Today’s Topics

1. Meeting State's Climate Goals through Building Code
2. Municipal Adoption of Specialized Code
3. Who to reach out to on specific technical questions, code language or enforcement questions.
Why Address Climate Through Building and Electrical Code?

- 2008 Green Communities Act
  - Base Energy Code and established the Stretch Energy Code alongside the Green Communities Program

- 2021 Climate Act
  - 50% emission reduction by 2030
  - Gave authority to DOER to update the Stretch Code and to develop a municipal opt-in Specialized energy code that includes
    - Net Zero building performance standard
    - Definition of net-zero building
    - Designed to achieve MA GHG emissions limits
    - May be phased in by building type
Building Energy Code role in reducing emissions

- Building code is the primary policy impacting new buildings.
- New buildings (built after 2023) ~27% of all building space by 2050
- New buildings are easiest and cheapest to make 2050-compliant
- New construction market helps drive cost reductions in building retrofits.
- 2030: Massachusetts legal limit is at least 50% reduction in GHG from 1990
Massachusetts Building Energy Code Adoption by Municipality

**Massachusetts Energy Codes**
- **Base Energy Code** (50 city/town)
- **Stretch Energy Code** - 225 CMR 22.00 and 225 CMR 23.00 (270 ct)
- **Specialized Energy Code** - 225 CMR 22.00 (appx. RC) and 225 CMR 23.00 (appx. CC) (* 31 ct)


- Effective July 1, 2023 (Brookline, Cambridge, Somerville, Watertown)
- Effective July 1, 2024 (Amherst, Bedford, Carlisle, Chelmsford, Medford, Melrose, Needham, Norwood, Wakefield, Weston, Worcester)
- Effective January 1, 2025 (Belmont)
<table>
<thead>
<tr>
<th># Jurisdictions</th>
<th>Current Base Code</th>
<th>Updated Stretch Code</th>
<th>Specialized Code</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>49 communities</td>
<td>270 communities</td>
<td>31 communities, Requires special adoption</td>
</tr>
<tr>
<td>Timeline/Effective Date</td>
<td>TBD</td>
<td>Residential: Jan 2023 Commercial: July 2023</td>
<td>6-11 months after adoption; recommended July 1st or January 1st</td>
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<tr>
<td>Goals</td>
<td>Ensure new construction is built with energy efficiency in mind</td>
<td>More energy efficient than base code</td>
<td>Consistent with MA state GHG limits and targets</td>
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## EV Requirements

<table>
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<th>Current Base Code</th>
<th>Updated Stretch Code</th>
<th>Specialized Code</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EV CHARGING RESIDENTIAL CODE (low-rise)</strong></td>
<td>Proposed: 1-2 family- 1 space per dwelling; Other R uses minimum of 10% of spaces to be wired for EV charging</td>
<td>1-2 family- Requires 1 space per dwelling; Other R uses minimum 20% of spaces to be wired for EV charging</td>
<td>1-2 family- Requires 1 space per dwelling; Other R uses minimum 20% of spaces to be wired for EV charging</td>
</tr>
<tr>
<td><strong>EV CHARGING COMMERCIAL CODE</strong></td>
<td>requires wiring for 10% of new parking spaces</td>
<td>Group R &amp; B- Minimum 20%; All other occupancies 10%</td>
<td>Group R &amp; B- Minimum 20%; All other occupancies 10%</td>
</tr>
</tbody>
</table>

* Subtype R- Residential Use B- Business Use Occupancies in the Commercial Code
Specialized code adoption at the local level, similar to prior stretch code process:

- Warrant article
- Town Meeting bylaw or City Council ordinance vote
- Effective date: Jan 1, or July 1
- Recommend implementing 6-12 months after adoption
Resources from DOER

Sample Town Warrant
download (mass.gov)

Sample FAQ
download (mass.gov)

Contact Green Communities Regional Coordinator to schedule a public information forum prior to Town Meeting/City Council vote

Contact GC Coordinator | Mass.gov
Resources and Trainings

- **DOER Technical Support Questions:** Stretchcode@mass.gov
- **Mass Save Energy Code Technical Support Program** Call 1-855-757-9717 or email energycodesma@psdconsulting.com
- **Policy Adoption Questions:** Reach out to your Green Communities Regional Coordinator
- **MAPC** cleanenergy@mapc.org

**Websites:**
- Building Energy Code | Mass.gov
- Energy Code Training and Events (masssave.com)
- Codes for Climate: Reducing GHG Emissions through Massachusetts Stretch Energy Code and Specialized Code (mapc.org)