

ARTICLE 23. Adopting the Specialized Stretch Energy Code

To determine whether the Town will vote to adopt the Department of Energy Resources (DOER) Municipal Opt-in Specialized Stretch Code of 2023 (225 CMR 22.00 and 225 CMR 23.00) as the building code applicable for new construction of residential, commercial and mixed-use structures, effective January 1, 2024, or take any other action relative thereto.

Background

ARTICLE 23: Specialized Stretch Code

- Concord adopted the Stretch Energy code in 2010 which requires higher energy efficiency than the base building code
- In 2022 MA Department of Energy Resources (DOER) revised and strengthened Stretch Code significantly to support MA climate goals
- Updated Stretch Code is automatic, the opt-in Specialized provisions on next slide are what is being voted on
- Stretch code update improves efficiency for both residential and commercial structures, and allows all-electric or mixed-fuels (fossil-fuel) options with higher efficiency required for mixed-fuels
 - Requires lower HERS ratings (Home Energy Rating Score) than current code, also heat recovery ventilation and EV charging

Specialized provisions

- Opt-in provisions (“Specialized Stretch Code”) - additional requirements:
 - New buildings wired for electrification ready if they use mixed-fuels for residential, commercial and multi-family
 - Zero energy option for mixed-fuels using solar PV or other renewables
 - Passive House design or Zero energy option (on-site solar) required for Multi-family >12,000 sq ft
- Detailed comparison provided in hand-out

Further Info

- Voted at 2022 Annual Town Meetings to require new buildings to be fossil-free, via home-rule petition
- Voted at January Special Town Meeting to join the 10 community pilot for fossil-free construction
 - If approved, the mixed-fuel scenarios won't be relevant, so Specialized Stretch code would be identical to Stretch code in nearly all cases

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