



Warrant Article 10: Specialized Stretch Energy Code

Arlington Annual Town Meeting, 2023

Clean Energy Future Committee

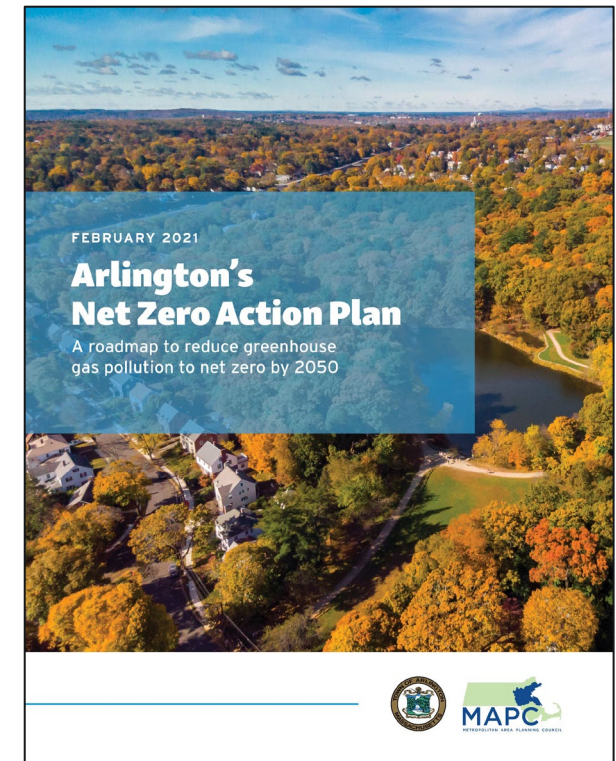
Ryan Katofsky, Chair, Clean Energy Future Committee

Talia Fox, Sustainability Manager, Department of Planning & Community Development



Specialized Stretch Energy Code is a Net Zero Action Plan Priority

- Roadmap to net zero greenhouse gas (GHG) emissions by 2050
- Key strategy is electrification of buildings
- Metric of success is Town adoption of a Net Zero Stretch Energy Code, also known as Municipal Opt-in Code or Specialized Code



Three Levels of MA Energy Codes Build Successively

Town Meeting Vote

8 communities have already opted in, ~20 more plan to this year

Specialized Code

IECC 2021
+ MA amendments
+ Stretch Code amendments
+ Specialized Code appendices

Automatic for Arlington

+ for all 300 Stretch Code communities in Massachusetts

Stretch Code

IECC 2021
+ MA amendments
+ Stretch Code amendments

Base Code

Int'l Energy Conservation Code (IECC) 2021
+ MA amendments



Specialized Code Basics

- **The Specialized Code applies to new construction only**

Approximately 20-30 new single- and two-family homes and 1-2 new multifamily and mixed-use commercial buildings are constructed in Arlington per year

- **The Specialized Code facilitates electrification of current and future buildings**

This new code option was mandated by the MA 2021 Climate Act, designed so new construction is consistent with MA goal of net zero economy by 2050

- **Proposed January 1, 2024, effective date in Arlington**

The proposed effective date aligns with recommendations from the MA Department of Energy Resources



Specialized Code Requirements for New Construction in Arlington

1. Exemplary performance for large homes using fossil fuels

Homes greater than 4,000 conditioned square feet (CSF) that use fossil fuels must be net zero energy

2. Pre-wiring for electrification for buildings using fossil fuels

Buildings using fossil fuels (except multifamily and Passive House projects) must prewire for future electrification

3. Solar arrays for buildings using fossil fuels

Buildings using fossil fuels must install a certain amount of rooftop solar (with exemptions for shaded sites and Passive House buildings)

4. Exemplary performance for large multifamily buildings

Multifamily buildings >12,000 CSF must use Passive House pathway

