

Article 30: Amend General Bylaws, Chapter IX Stretch Energy Code

To see if the Town will vote to replace Chapter IX of the Town of Truro General Bylaws, entitled “Stretch Energy Code” with “Specialized Energy Code” (language below) for the purpose of regulating the design and construction of buildings for the effective use of energy and reduction of greenhouse gas emissions, pursuant to 225 CMR 22 and 23 including Appendices RC and CC, including future editions, amendments or modifications thereto, with an effective date of January 1, 2024, a copy of which is on file with the Town Clerk:

CHAPTER IX SPECIALIZED ENERGY CODE**§ 9-1 DEFINITIONS**

International Energy Conservation Code (IECC) – The International Energy Conservation Code (IECC) is a building energy code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency, and is updated on a three-year cycle. The baseline energy conservation requirements of the MA State Building Code are the IECC with Massachusetts amendments, as approved by the Board of Building Regulations and Standards and published in state regulations as part of 780 CMR.

Specialized Energy Code – Codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, the Specialized Energy Code adds residential and commercial appendices to the Massachusetts Stretch Energy Code, based on amendments to the respective net-zero appendices of the International Energy Conservation Code (IECC) to incorporate the energy efficiency of the Stretch energy code and further reduce the climate impacts of buildings built to this code, with the goal of achieving net-zero greenhouse gas emissions from the buildings sector no later than 2050.

Stretch Energy Code - Codified by the combination of 225 CMR 22 and 231, not including Appendices RC and CC, the Stretch Energy Code is a comprehensive set of amendments to the International Energy Conservation Code (IECC) seeking to achieve all lifecycle cost-effective energy efficiency in accordance with the Green Communities Act of 2008, as well as to reduce the climate impacts of buildings built to this code.

§ 9-2 PURPOSE

The purpose of 225 CMR 22.00 and 23.00 including Appendices RC and CC, also referred to as the Specialized Energy Code is to provide a more energy efficient and low greenhouse gas emissions alternative to the Stretch Energy Code or the baseline Massachusetts Energy Code, applicable to the relevant sections of the building code for both new construction and existing buildings.

§ 9-3 APPLICABILITY

This energy code applies to residential and commercial buildings.

§ 9-4 SPECIALIZED CODE

The Specialized Code, as codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including any future editions, amendments, or modifications, is herein incorporated by reference into the Town of Truro General Bylaws, Chapter IX.

The Specialized Code is enforceable by the inspector of buildings or building commissioner.

or take any other action relative thereto.

Requested by the Energy Committee and Climate Action Committee

Explanation: The Town voted at the 2022 Annual Town meeting to adopt Article 53 "to have the Select Board charge the Climate Action Committee and Energy Committee to work with other pertinent Town committees to define a Carbon Net Zero standard for new construction and deliver that standard for approval to Town Meeting."

The Specialized Energy Code, written by the Massachusetts Department of Energy Resources (DOER), defines Net-zero Building as:

A building which is consistent with achievement of MA 2050 net zero emissions, through a combination of highly energy efficient design together with being an all-electric or Zero Energy Building, or where fossil fuels are utilized, a building fully pre-wired for future electrification and that generates solar power on-site from the available Potential Solar Zone Area.

Since that vote, the updated Stretch Energy Code, which is mandatory for Green Communities like Truro, and the Specialized Energy Code were written by DOER, as per the 2021 Climate Law, AN ACT CREATING A NEXT-GENERATION ROADMAP FOR MASSACHUSETTS CLIMATE POLICY.

The Committees have been participating in the Specialized Energy Code discussions with DOER and believe that the resulting Specialized Energy Code will meet the Net Zero goals of Truro voters for new construction and large additions to dwellings over 1,000 sq ft or over 100% of the existing conditioned floor area, while providing a cost-effective means to doing so. By adopting this standardized state code, the Town should have access to state resources for education and implementation assistance.

One example of meeting the Specialized Energy Code is to follow the Passive House Pathway which ensures an energy efficient building. The Cloverleaf Developer reviewed the Passive House Pathway in the Specialized code, found it to be cost effective, and adopted it.

225 CMR (Code of Massachusetts Regulations) 22 and 23 in combination form the Stretch Code – and must be adopted together and not in part. Municipalities may also elect to adopt the combination of Appendix RC of 225 CMR 22 (Residential Code for Low rise residential) and Appendix CC of 225 CMR 23 (Commercial Code for all other buildings) which together form the Municipal Opt-in Specialized code (Specialized Code).

Per the Massachusetts Municipal Association, the Specialized Municipal Opt-in Code includes net-zero building performance standards and is designed to achieve state greenhouse gas emission limits and sublimits. This code is expected to help Massachusetts meet its goal of 50% greenhouse gas emissions reduction from the 1990 baseline levels by 2030.

Energy Committee Recommendation	5	0	0
Climate Action Committee Recommendation	3	0	0
Select Board Recommendation	5	0	0