



Warrant Article 10: Specialized Stretch Energy Code

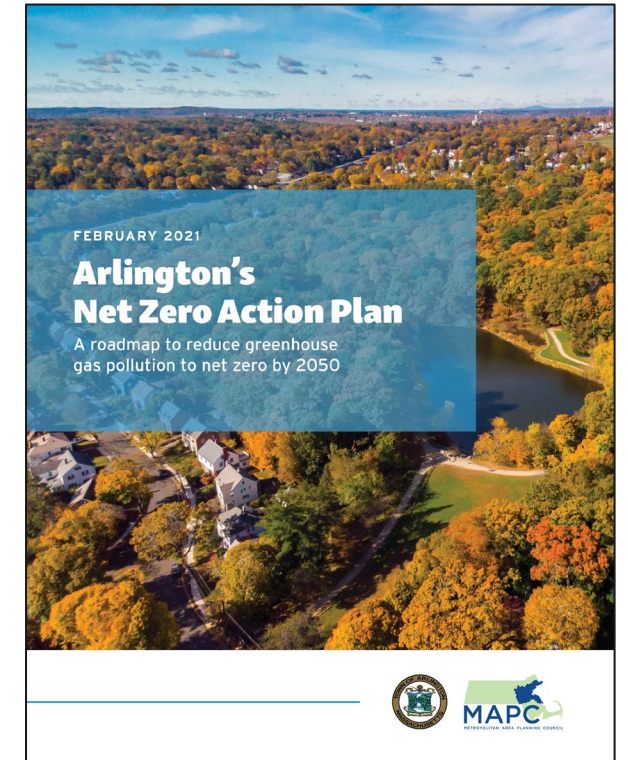
Select Board Hearing

March 20, 2023



Net Zero Action Plan Priority

- Roadmap to net zero greenhouse gas (GHG) emissions by 2050
- Key strategy is electrification of buildings
- Priority measure: “Advocate...for a state net zero energy stretch code” (what eventually became the Specialized Stretch Code)
- Metric of success is Town adoption of Specialized Stretch Code



HISTORY

2010

Town Meeting adopts Stretch Code
Arlington receives Green Communities Designation; ~\$2M in grants since 2010

2020

Town Meeting adopts clean heat home rule petition/bylaw amendment

2022

Town Meeting passes Article 73 Resolution: A True Net Zero Opt-In Code for Cities & Towns
DOER completes Stretch Code updates, develops Specialized Code Act Driving Clean Energy & Offshore Wind creates Fossil Fuel Free Demonstration Project

2009

Stretch Code created, provides 20-35% greater efficiency over Base Code

2018

Select Board adopts goal of net zero greenhouse gas emissions by 2050

2021

Arlington files clean heat home rule petition
Select Board endorses Net Zero Action Plan
Act Creating Next Generation Roadmap for MA Climate Policy

2023

Stretch Code Update takes effect for residential buildings
CEFC & Town Manager bring Article 10 to adopt Specialized Code to Town Meeting for vote



Three Levels of MA Energy Codes Build Successively

Opt-in Specialized Code

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

Updated Stretch Code

IECC 2021
+ MA amendments
+ Stretch Code amendments

Updated Base Code

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



Three Levels of MA Energy Codes Build Successively

Town Meeting Vote

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

Opt-in Specialized Code

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

Automatic for Arlington

+ for all 300 Stretch Code communities in Massachusetts

Updated Stretch Code

- IECC 2021
- + MA amendments
- + Stretch Code amendments

Updated Base Code

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



Three Levels of MA Energy Codes Build Successively

Town Meeting Vote

**Fossil Fuel Free
Demonstration Project**

Adoption of Specialized Code
may facilitate participation

Town Meeting Vote

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

**Opt-in
Specialized
Code**

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

Automatic for Arlington

+ for all 300 Stretch
Code communities
in Massachusetts

**Updated Stretch
Code**

IECC 2021
+ MA amendments
+ Stretch Code amendments

Updated Base Code

Int'l Energy Conservation
Code (IECC) 2021
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The Specialized Code applies to new construction only

Key requirements for new homes in Arlington would include:

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. Exemplary performance for large multifamily buildings

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

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

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

4. 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)



Potential Specialized Stretch Code Timeline in Arlington

