

Energy Codes

Base Code

Based on the 2018 IECC with amendments

ICC document [linked here](#)

MA amendments 2/7/2020 through 10/13/2020 [linked here](#)

Effective for communities not currently adopting Green Communities act or for addition less than 1000 sf.

Stretch Code

Low rise residential, effective December 9, 2022

Commercial, effective date July 1, 2023

DOER program web page [linked here](#)

DOER summary document [linked here](#)

Based on the 2021 IECC

Amended by DOER CMR 225 chapters [22 Residential](#) & [23 Commercial](#)

Effective for communities participating in the Green Communities Act

DOER overview slides [linked here](#), webinar recording [linked here](#).

Specialized Opt-in Code

Based on the 2021 IECC

Amended by DOER CMR 225 chapters

[22 Residential](#) section RC

[23 Commercial](#) section CC

Available for adoption by communities participating in the Green Communities Act

Adoption requires action by the community through town meeting or town council votes.

Fossil Fuel Free St. 2022, c. 179, § 84

Requires DOER to establish a demonstration project in which cities and towns may adopt and amend general or zoning ordinances or by-laws that require new building construction or major renovation projects to be fossil fuel-free.

Limited to 10 communities who have filed home rule petitions with the general court.

DOER program web page [linked here](#)

Virtual public hearing on the proposed rules February 8, 2023, [register here](#)

Proposed regulation DOER CMR 225 section 24 [linked here](#)

Sample Bylaw [linked here](#)

Technical Guidance

Draft document [linked here](#), written comments will be accepted until 5PM February 5, 2023 at stretchcode@mass.gov.