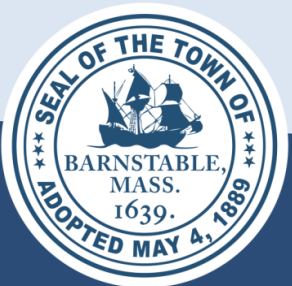
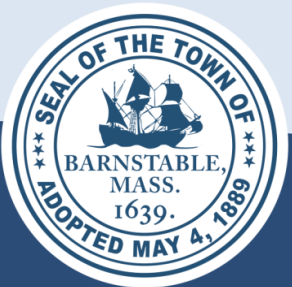


STRETCH ENERGY CODE

Thursday October 9, 2025

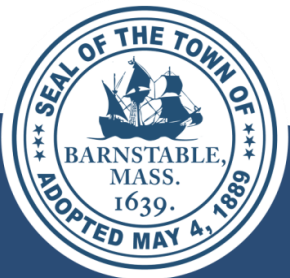


Massachusetts Stretch Energy Code



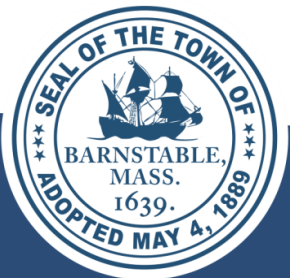
Massachusetts Stretch Energy Code

- In 2009, Massachusetts adopted the “Stretch Code” to provide a **more energy efficient alternative to the Base Energy Code** for new buildings
- The Stretch Energy Code is applicable to the relevant sections of the building code for **both new construction and existing buildings**
- The Stretch code is published and maintained by the Department of Energy Resources

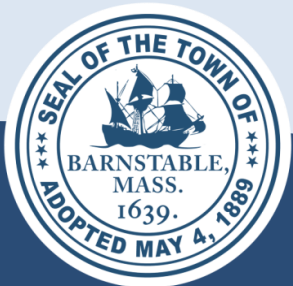


Massachusetts Stretch Energy Code

- **300 out of 351** Massachusetts cities and towns have adopted the Massachusetts Stretch Code (as of January 2023)
- The Town of Barnstable has **not** adopted the Massachusetts Stretch Code to date

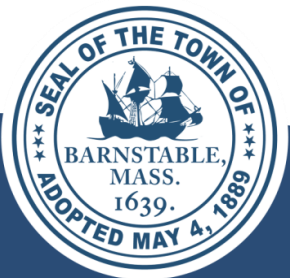


Green Communities



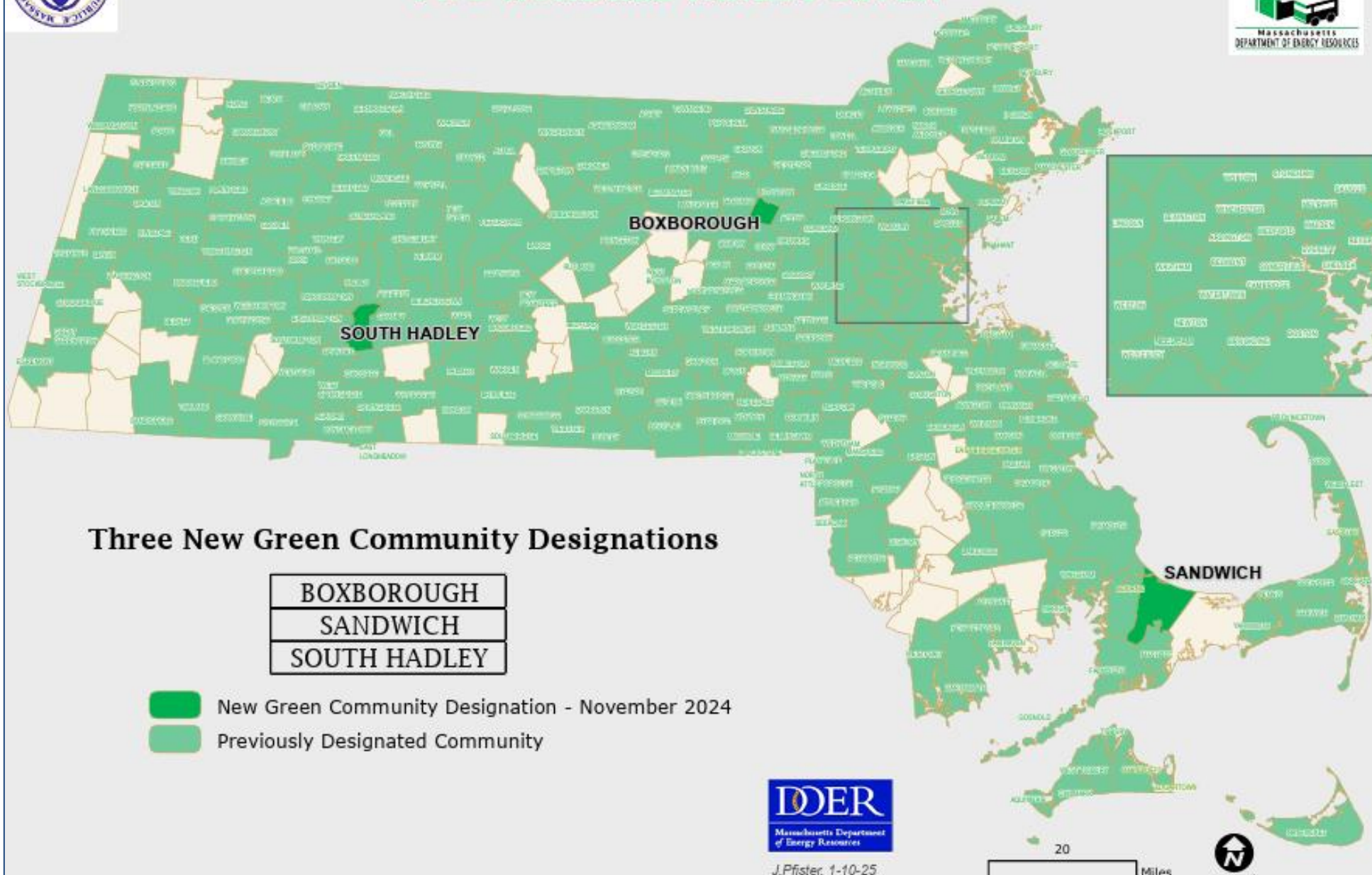
Green Communities

- **297 out of 351** Massachusetts cities and towns are currently “Green Communities”



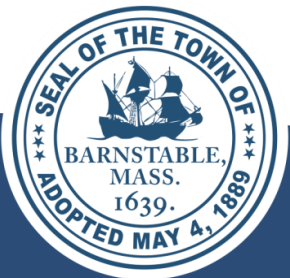


GREEN COMMUNITY DESIGNATIONS REACH TWO HUNDRED NINETY-SEVEN



Green Communities: Criteria

- To become a Designated Green Community the Town must complete **(5) criteria** defined by the State



1: As-of-right zoning



Pass zoning in designated locations for the as-of-right siting of renewable or alternative energy generating facilities

1: As-of-right zoning

2: Expedited process and permitting



Adopt an expedited process and permitting of one year at most, under which facilities interested in locating their facility in a designated renewable zone may be sited within the municipality

1: As-of-right zoning

2: Expedited process and permitting

3: Energy use baseline inventory



Establish an energy use baseline inventory for municipal buildings and facilities, street and traffic lighting, and vehicles; and adopt an Energy Reduction Plan demonstrating a reduction of 20 percent of energy use after five years of implementation

1: As-of-right zoning

2: Expedited process and permitting

3: Energy use baseline inventory

4: Fuel-efficient vehicles for municipal use



Requires all departments within a Green Community to purchase fuel-efficient vehicles for municipal use, whenever such vehicles are commercially available and practicable

1: As-of-right zoning

2: Expedited process and permitting

3: Energy use baseline inventory

4: Fuel-efficient vehicles for municipal use

5: Adopt the Stretch Code

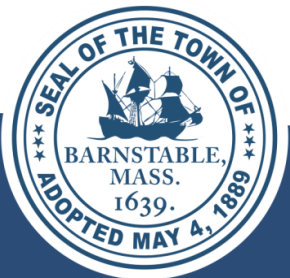


A municipality shall adopt the Stretch Code

Green Communities: Benefits

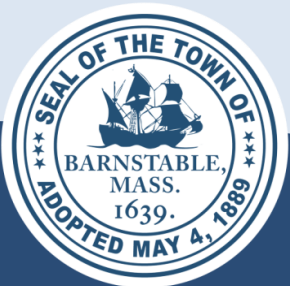
The State lists the following as benefits of becoming a Designated Green Community:

- Reduced municipal energy costs
- Access to grants for clean affordable and resilient energy projects
- Reduced greenhouse gas emissions
- Promote energy-efficient building construction that drives the market for better built homes



Town of Barnstable

Proposed Stretch Code Zoning Amendment



**2026-014 AMENDING THE CODE OF THE TOWN OF BARNSTABLE, PART I
GENERAL ORDINANCES, TO INSERT A NEW CHAPTER 48 STRETCH
ENERGY CODE**

ORDERED: That the Code of the Town of Barnstable, Part I General Ordinances, is hereby amended by inserting after Chapter 47 the following new Chapter 48 Stretch Energy Code:

“Chapter 48 Stretch Energy Code

§ 48-1. Purpose and Intent.

The purpose of the Stretch Energy Code is to provide a more energy efficient alternative to the Base Energy Code applicable to the relevant sections of the building code for both new construction and existing buildings.

§ 48-2. Definitions.

As used in this Chapter, the following terms shall have the following meanings:

Base Energy Code – The baseline energy conservation requirements of the Massachusetts State Building Code, 780 CMR, are the IECC with Massachusetts amendments, as approved by the Board of Building Regulations and Standards.

International Energy Conservation Code (IECC) – The International Energy Conservation Code 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.

Stretch Energy Code – Codified by the combination of 225 CMR 22 and 23, not including the Appendices RC and CC, and including any future editions, amendments or modifications, the Stretch Energy Code is a comprehensive set of amendments to the IECC seeking to achieve all lifecycle cost-effective energy efficiency in accordance with Chapter 169 of the Acts of 2008, the Massachusetts Green Communities Act, as well as to reduce the climate impacts of buildings built to this code.

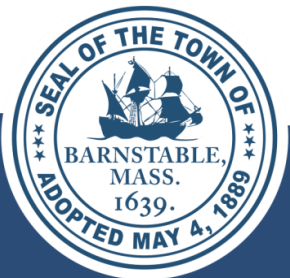
§ 48-3. Applicability.

The Stretch Energy Code applies to residential and commercial buildings in the Town of Barnstable and is enforceable by the Building Commissioner.

§ 48-4. Effective Date.

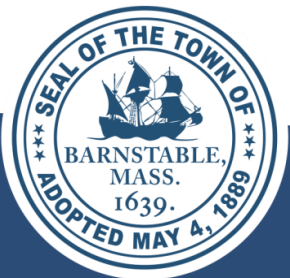
The Stretch Energy Code is effective as of January 1, 2026.”

General Differences Between the Base & Stretch Code



Infrastructure & Energy Committee

- March 20, 2025: Town Council Workshop on Stretch Code and Potential Green Communities Designation



Shall the Town of Barnstable Adopt the Stretch Code?

