

Stretch Code Energy Regulations

Currently, the Massachusetts State Building Code uses the 2009 International Energy Conservation Code with some amendments to regulate energy use in projects that require a building permit. This regulation affects everything from lighting to boiler efficiency, but the meat of the regulation as it pertains to residential units is the thermal envelope. **All FCCIP towns have adopted the Stretch Energy Code (scroll to see list of towns).** There has been some confusion as to the requirements, especially for renovations and additions.

Stretch Code Requirements for New Construction (1-2 family):

- Hire a Resnet Certified HERS Rater:
<http://www.resnet.us/directory/auditor/01301/89/home-energy-raters-hers-raters/1>
- For units less than 3,000 sq. ft., a HERS rating of 70 or less is required; for units >3,000 sq.ft., 65 or less.
- Demonstrate compliance with the [Energy Star Qualified Homes Thermal Bypass Inspection Checklist](#).

Stretch Code Prescriptive Option for Additions (1-2 family): In lieu of the above requirements, additions that comply with all of the following will comply with stretch energy code:

- Comply with IECC requirements for new construction (see above).
- Demonstrate compliance with the Energy Star Qualified Homes Thermal Bypass Inspection Checklist.
- Meet the fenestration [u-factor requirements as listed in Energy Star Program\(.30 max u value windows, etc.\)](#)
- Perform a post construction duct test for all ducts and air handlers located in **unconditioned space** to demonstrate leakage to outdoors of less than or equal to 4cfm per 100sq.ft. of conditioned floor area.

Stretch Code Prescriptive Option for Alterations, Renovations, and Repairs (1-2 family):

- Whenever the building envelope is accessed, the affected portion of the envelope must comply with the prescriptive requirements for additions(see above).
- Envelope insulation must meet the minimum requirements of IECC 2009 **or** fully fill existing cavities with insulation that meets or exceeds an R value of **3.5** per inch.
- In lieu of the prescriptive requirements, a HERS rating of 80 or less for units >2000sq.ft. and 85 or less for units<2000sq.ft. will meet requirements.

Stretch Code Adoption, by Community

Municipality	Population	Status	Effective Date
Ashfield	1,695	Town Meeting adopted 9/29/11	7/1/2012
Bernardston	2,102	Town Meeting adopted 10/8/14	7/1/2015
Buckland	1,816	Town Meeting adopted 5/4/11	1/1/2012
Charlemont	1,185	Town Meeting adopted 5/30/18	7/1/2018
Conway	1,761	Town Meeting adopted 10/17/10	7/1/2012
Erving	1,665	Town Meeting adopted 6/28/16	1/1/2017
Gill	1,551	Town Meeting adopted 6/21/10	1/1/2011
Hawley	353	Town Meeting adopted 5/9/16	1/1/2017
Heath	723	Town Meeting adopted 5/12/18	7/1/2018
Leverett	1,865	Town Meeting adopted 4/24/10	1/1/2011
Leyden	724	Town Meeting adopted 3/20/2023	7/1/2023
Rowe	424	Town Meeting adopted 11/16/10	7/1/2011
Shelburne	1,884	Town Meeting adopted 9/18/17	1/1/2018
Shutesbury	1,717	Town Meeting adopted 10/26/10	7/1/2011
Whately	1,607	Town Meeting adopted 4/24/12	7/1/2013