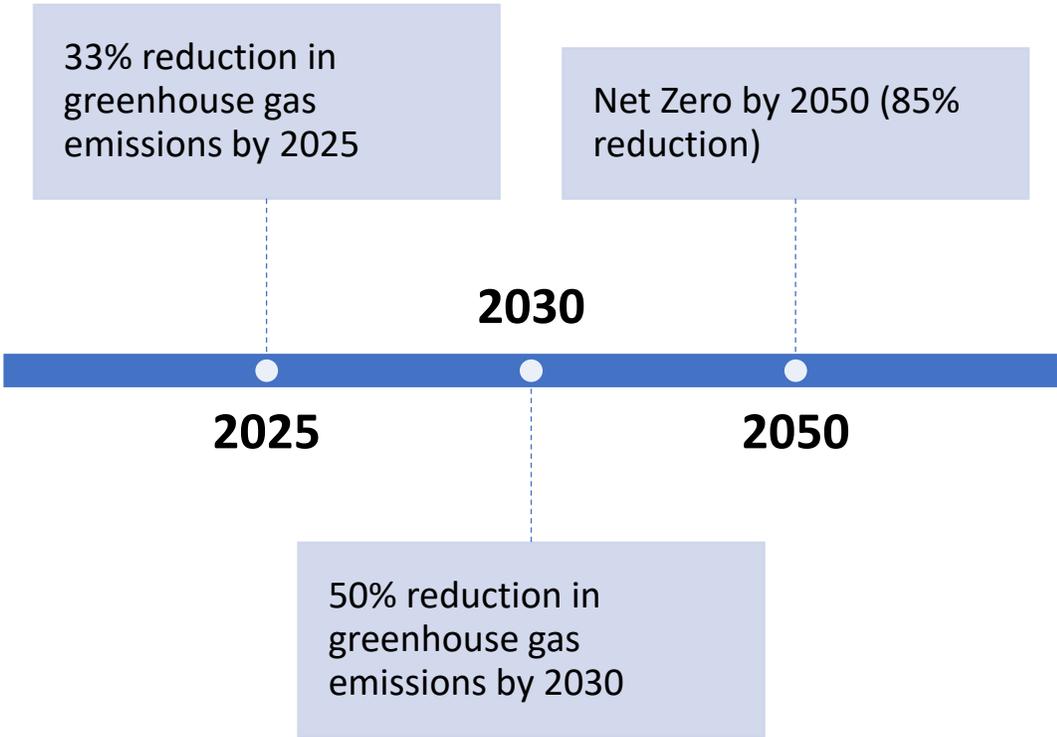


# **Article 18**

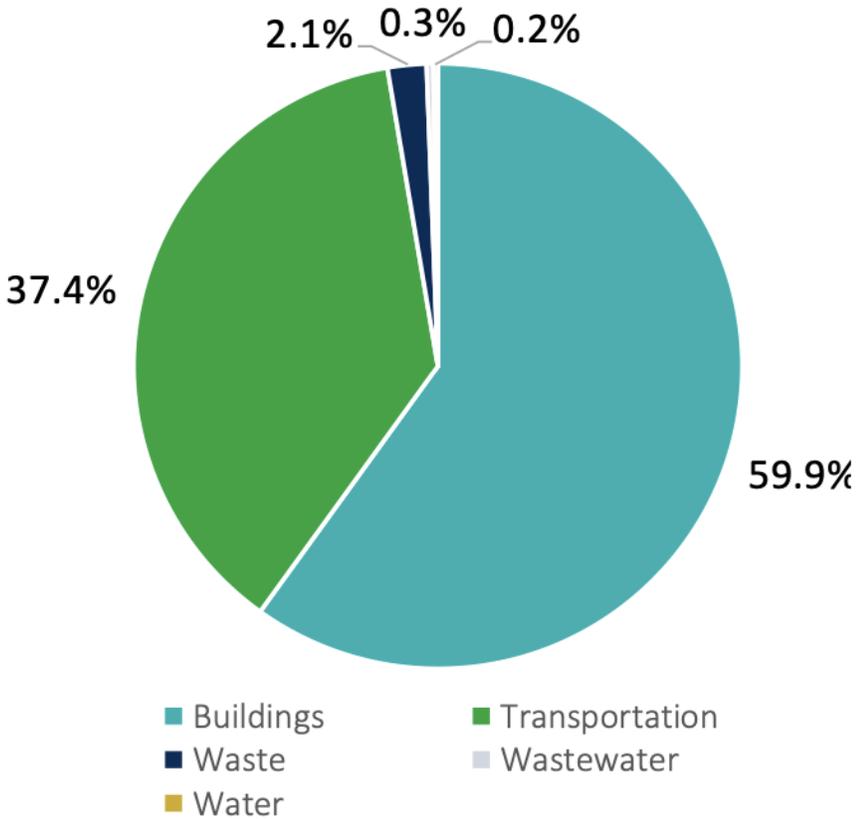
## **Adoption of the Opt-In Specialized Energy Code**

**Submitted by: Dedham Sustainability Advisory Committee**

# Massachusetts Climate Goals

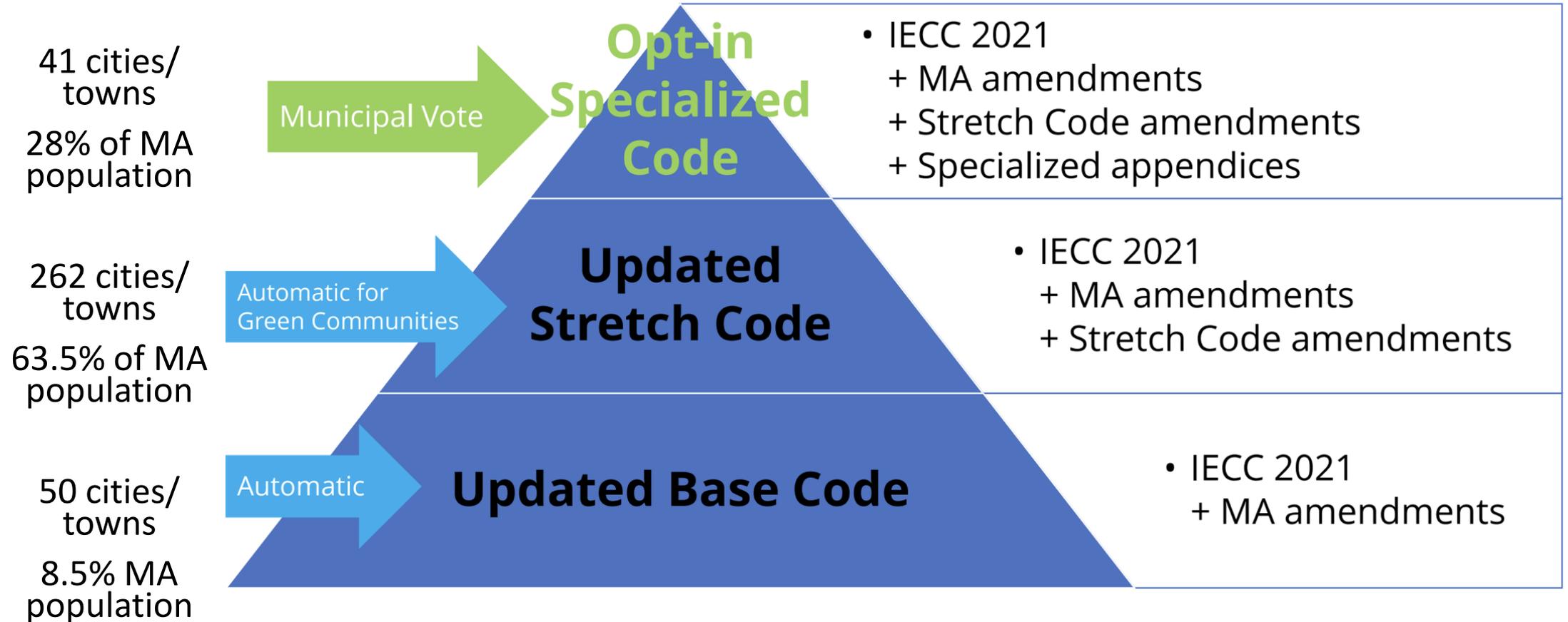


DEDHAM COMMUNITY GREENHOUSE GAS EMISSIONS BY SECTOR



Source: Massachusetts 2050 decarbonization roadmap <https://www.mass.gov/doc/ma-decarbonization-roadmap-lower-resolution/download>

# Building Code Levels



# Opt-In Specialized Code

## Opt-In Code Implications for Low-Rise Residential Buildings (NEW CONSTRUCTION ONLY)

Fuel Type	Home Size	Opt-In Code Requirements
All electric	Any size	Same as Stretch Code
Mixed fuel	Under 4,000 sq ft	Stretch Code + wiring for electrification + Solar PV (min 4kw)
	4,000 sq ft and over	Stretch Code + wiring for electrification + Solar PV to net zero

## Opt-In Code Implications for Commercial Buildings (NEW CONSTRUCTION ONLY)

Building Type	Fuel Type	Opt-In Code Requirements
New multi-family (4+ stories, over 12,000 sq ft)	All electric	Passive House*
	Mixed fuel	Passive House* + wiring for electrification
New schools, offices, municipal buildings	All electric	Same as Stretch Code
	Mixed fuel	Same as Stretch Code + <i>either</i> Solar PV <i>or</i> wiring for electrification
Other new commercial (over 20,000 sq ft)	All electric	Same as Stretch Code
	Mixed fuel	Same as Stretch Code + <i>either</i> Solar PV <i>or</i> wiring for electrification

# Specialized Code: Key Points

1. Would apply to ***new buildings*** constructed after January 2025 (permits pulled prior to January 1, 2025 would be on the Stretch Code)
2. Would help Dedham to achieve its greenhouse gas emission reduction goals
3. Preserves flexibility (does not require all-electric)
4. Pre-wiring requirement protects residents from costly retrofit projects
5. Helps Dedham qualify for state “Climate Leaders Program” which offers grants to support energy projects

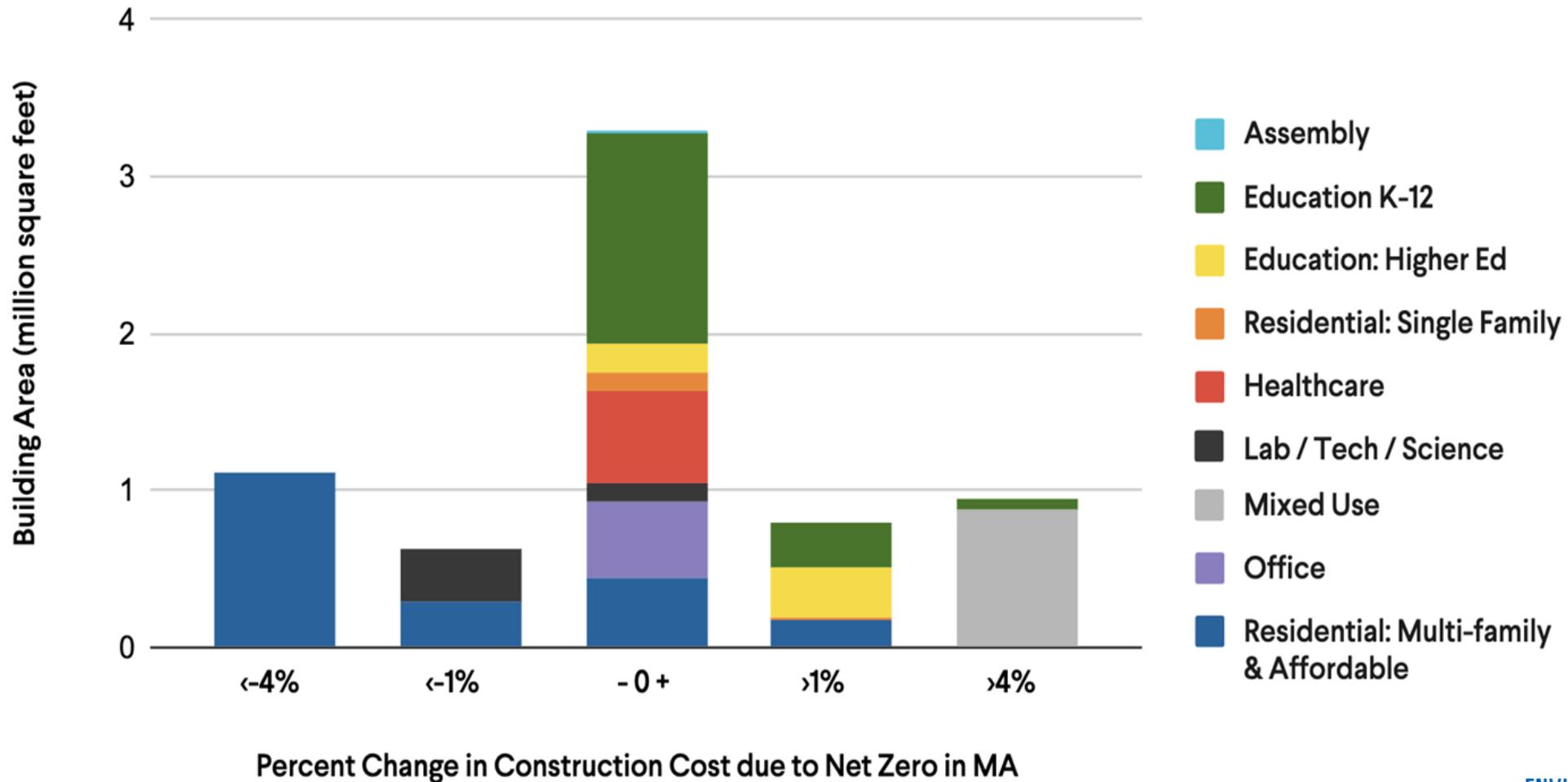
# Cost of Net Zero Buildings in MA

Key Findings from Spring 2024 Report from Built Environment Plus (BE+) on MA Net Zero and Net Zero Ready buildings:

- There's over **48.4 million square feet** of Net Zero and Net Zero Ready buildings in MA and that number is growing rapidly.
- Of the 13.1 million GSF with reported cost data, **80% of Net Zero Ready buildings had less than a 1% construction cost premium** including incentives from the government and utilities.
- Affordable housing makes up 40% of all residential Net Zero and Net Zero Ready square footage in MA.



# 80% of Net Zero Ready Buildings Have <1% Construction Cost Premium



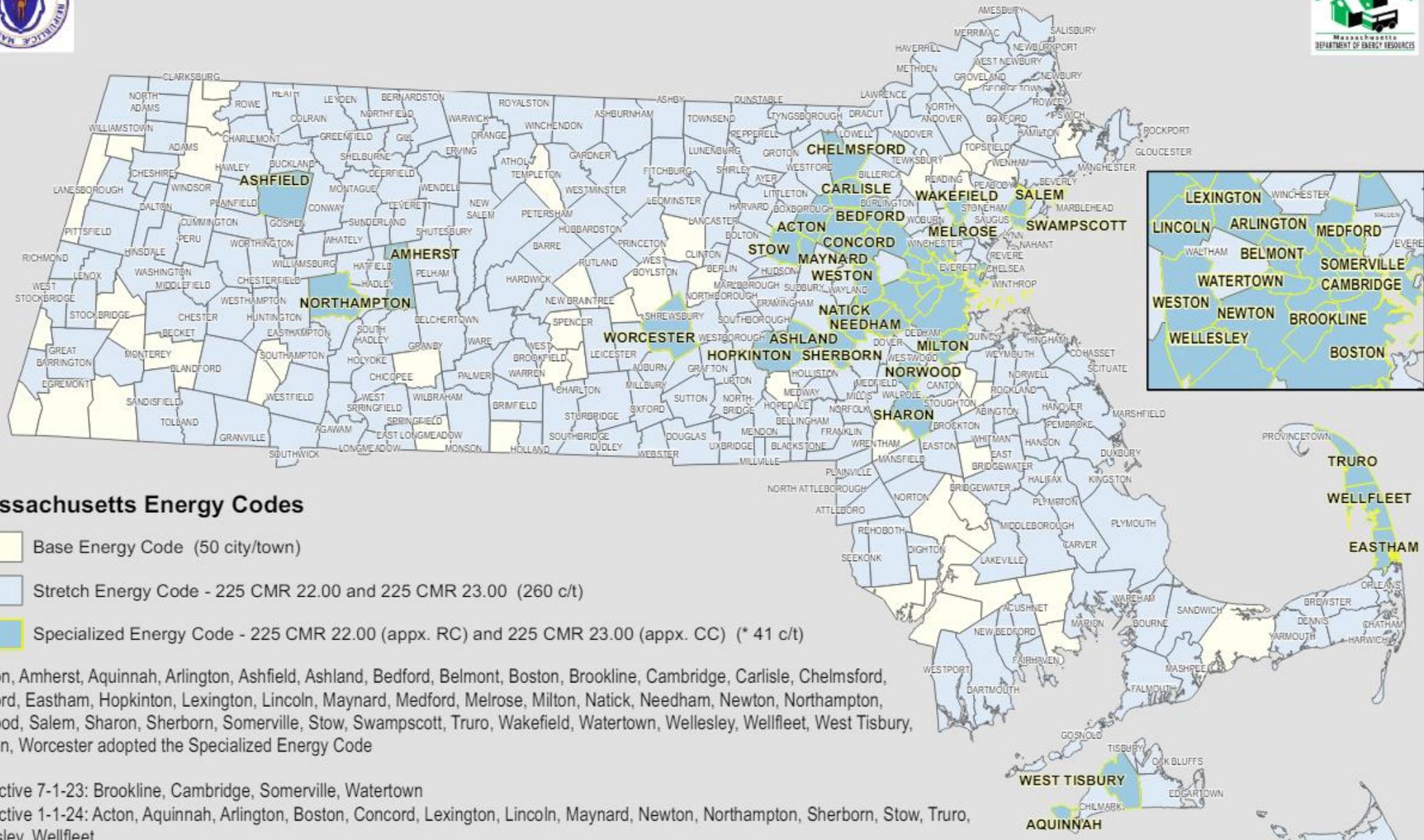
**41** cities and towns in MA have adopted the Opt-In Specialized Code.

Together they account for **> 28%** of the State's population.

Watertown	Boston	Acton	Carlisle	Wakefield	Ashfield
Brookline	Wellesley	Aquinnah	Amherst	Weston	Eastham
Cambridge	Arlington	Stow	Chelmsford	Melrose	Sharon
Somerville	Truro	Maynard	Needham	Salem	Natick
Newton	Sherborn	Northampton	Bedford	Swampscott	Hopkinton
Lincoln	Wellfleet	Medford	Belmont	West Tisbury	Milton
Lexington	Concord	Worcester	Norwood	Ashland	



# Massachusetts Building Energy Code Adoption by Municipality



**THANK YOU**