

# 2025 Massachusetts Municipal Opt-In Specialized Code: Residential

## What is the Massachusetts Municipal Opt-In Specialized Code?



### The MA Specialized Code is also known as the Opt-In code.

Found in Appendix RC.

#### **NET ZERO EMISSIONS BUILDING**

A building would achieve net zero emissions through a combination of highly energy efficient design and using either the Zero Energy Building or the All-Electric Building paths. Buildings utilizing fossil fuels are required to be fully pre-wired for future electrification and generates solar power on-site.

#### **SOLAR PV IS NOT REQUIRED WHEN**

- Following the All-Electric Path.
- The potential solar zone area is less than 300 ft<sup>2</sup>.
- When the roof doesn't have proper orientation (it is not between 90 degrees and 300 degrees of true north).
- When the annual solar access is less than 70% (when the site is shaded for more than 70% of the time).

### **NEW! RESIDENTIAL SPECIALIZED COMPLIANCE PATHWAYS**

Follow one of these pathways to meet compliance for new units under 4,000 ft<sup>2</sup>. For units over 4,000 ft<sup>2</sup>, the Mixed-Fuel pathway is not an option. R-use buildings over 12,000 ft<sup>2</sup> must be Passive House certified in accordance with Section R405. The specialized code does not have any additional requirements for existing buildings, which may follow the requirements of the stretch code.

#### **1. Zero Energy Pathway**

Achieve a HERS 0 or better after factoring in on-site power production in accordance with Table RC102.2.

**OR**

Follow PHIUS Zero pathway, found in Section RC102.

#### **2. All-Electric Pathway**

There are no additional requirements in this path that go beyond the current stretch code provisions. Projects must comply with Section RC103.

**OR**

Follow Section R405 and be pre-certified to the PHI or Phius CORE standard.

#### **3. Mixed-Fuel Pathway**

This path requires projects using combustion equipment for space heating, water heating, cooking and clothes drying to be pre-wired for future electrification in accordance with Section RC104.3. Additionally, projects using this path must provide 4kW of on-site renewable energy in accordance with Section RC104.4.

**OR**

Follow the Passive House pathway.

**FREE ENERGY CODE SUPPORT HOTLINE: 1-855-757-9717**

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