

2025 Massachusetts Stretch Code: Residential

What is the Massachusetts Stretch Code?



Imagine Your First Car.

Did it have AC? Manual windows? Gas-fueled? Now, imagine cars today. Better mileage, safer, greener, easier to control, user-friendly – now let's think about homes.

STRETCH CODE SNAPSHOT

- Impacts new construction, accessory dwelling units (ADUs) and large additions and alterations.
- 2021 International Energy Conservation Code (IECC) with MA amendments, which is the National model code, has been updated from the 2018 IECC version.
- Optional for towns to adopt. "Stretch" means going beyond the Base Code. Unique to Massachusetts.
- Gas and Propane appliances are allowed.
- Purpose: Healthier homes, greener communities, more cost-effective over time.

NEXT STEPS

MASS SAVE REBATES

BASE CODE TO STRETCH CODE COMPLIANCE

The Stretch Code is Performance Based, instead of Prescriptive.

Performance Based: Projects need to be tested and verified by an approved third party, such as a HERS Rater or Passive House Consultant.

HERS (Home Energy Rating System): A numerical score that measures energy use of a dwelling before factoring in occupant behavior. Like a MPG sticker for a car, but for a house.

HERS Raters: Able to determine deficiencies in the installation of insulation and equipment, which is often more difficult to detect under the Base code's Prescriptive path.

Positive Impact: HERS raters can help ease the workload of building officials by supporting compliance and enforcement, providing additional resources, reducing potential obstacles, and ultimately making the process easier for builders.



Did You Know?

Great Barrington was the first town to adopt the stretch code in 2009.

BASE CODE TO STRETCH CODE KEY CHANGES

- ERVs (Energy Recovery Ventilators) and HRVs (Heat Recovery Ventilators) are now required for ventilation.
- More stringent Energy Rating Index of HERS 42 is now required instead of less stringent HERS 52 in the base code.
- Prescriptive path is no longer available for most new buildings.
- Code updates align with Mass Save incentives.
- Stretch code uses less energy.
- Can help improve appraisal and financing options.
- Marketability: Creates lower utility bills, helps differentiate your work with modern, tech-ready designs, marketing leverage, stay competitive in a Green market.

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

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WE ARE MASS SAVE™:

