Existing Residential Buildings

mass save

2025 Massachusetts General Requirements and Stretch Code Introduction

WE ARE MASS SAVE®:

BERKSHIRE GAS An AVANGRID Company

Cape Light Compact

EVERSOURCE

Liberty

nationalgrid

Unitil

What is Mass Save®?

- Mass Save® is an initiative sponsored by Massachusetts' gas and electric Program Administrators and energy efficiency service providers, including
  - The Berkshire Gas Company
  - Cape Light Compact
  - Eversource Energy
  - Liberty Utilities
  - National Grid
  - Unitil
- The Sponsors of Mass Save work closely with the Massachusetts Department of Energy Resources to provide a wide range of services, incentives, trainings, and information promoting energy efficiency that help residents and businesses manage energy use and related costs.

WE ARE MASS SAVE®:

Presented by:

PSD

Moving Energy Efficiency Forward

We combine building science with technology to help utility companies, program implementers, and building performance professionals achieve energy savings.

Agenda

- Introduction
- 2025 Massachusetts Energy Code
- Stretch Code Overview
- Chapter 5 Existing Building – Overview
- Prescriptive Path
- HERS Index
- Appendix RB Solar Ready – Existing Buildings
- Summary
- Mass Save Opportunities

Learning Objectives

Upon completion of this training sessions, participants will possess knowledge of how to apply the Energy and Stretch Code to residential buildings.

Differentiate between Small and Large Additions and their compliance pathways under the Stretch Code.

Identify the compliance pathways for Non-Stretch and Stretch Additions and Alterations, including Prescriptive, Passive House, and ERI.

Summarize the key requirements of Chapter 5 Existing Buildings and how it impacts compliance with the Stretch Code.

Describe the key elements of Appendix RB Solar Ready and its role in compliance with the Stretch Code.

2025 Massachusetts Residential Energy Code

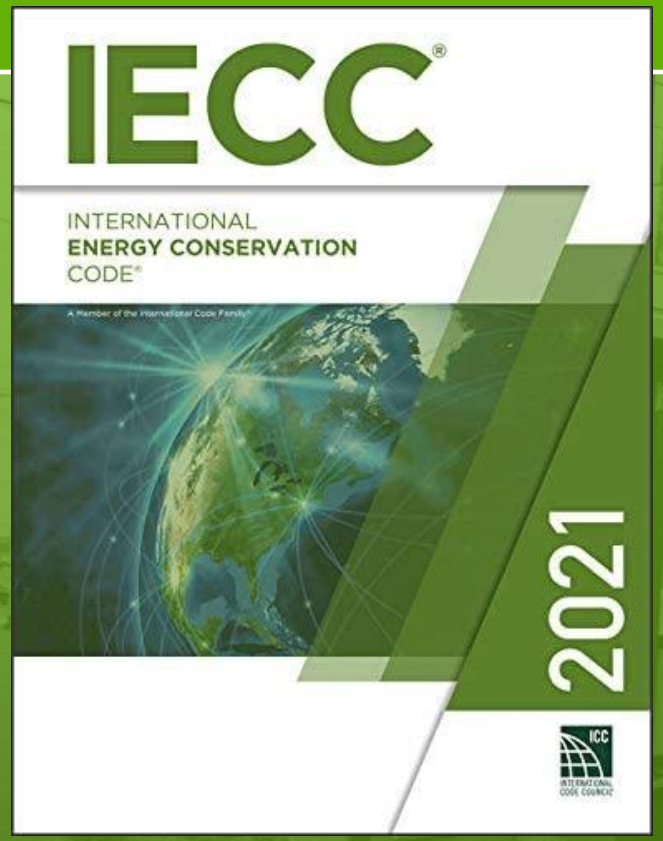
Base Code	Stretch Code	Specialized Code
2021 IECC w/MA Amendments; 780 CMR Chapter 11R (residential) & 780 CMR Chapter 13 (commercial) 780 CMR 10th Edition is the current MA Building Code	2021 IECC w/MA Amendments; 225 CMR Chapter 22 (residential) & 225 CMR Chapter 23 (commercial)	2021 IECC w/MA Amendments; 225 CMR Chapter 22 + Appendix RC (residential) & 225 CMR Chapter 23 + Appendix CC (commercial)

Source: MA DOER

Current Energy Code Options

The 2025 Massachusetts Energy Code

The 2021 IECC



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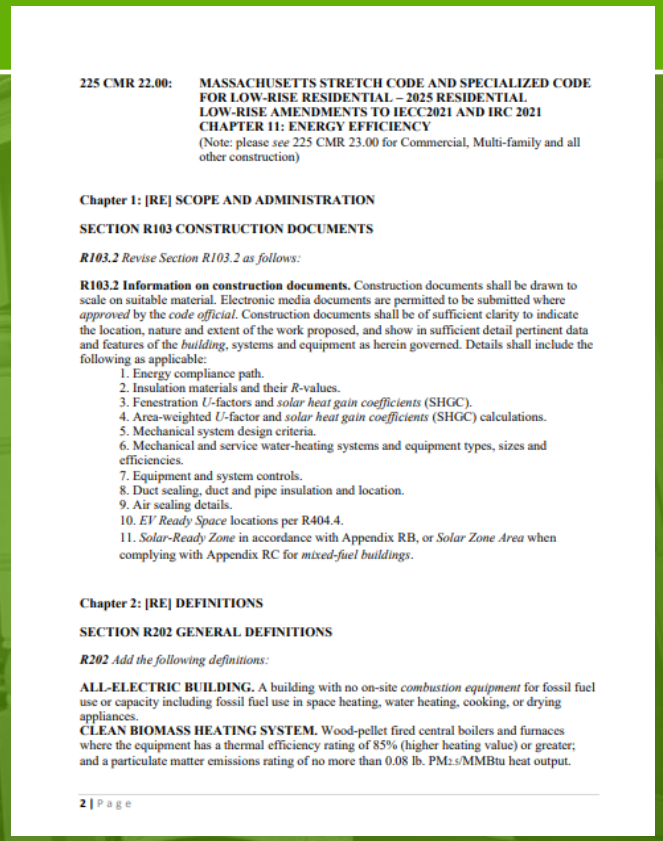
Massachusetts Amendments



225 CMR 22.00: MASSACHUSETTS STRETCH CODE AND SPECIALIZED CODE FOR LOW-RISE RESIDENTIAL – 2025 RESIDENTIAL LOW-RISE AMENDMENTS TO IECC2021 AND IRC 2021 CHAPTER 11: ENERGY EFFICIENCY
(Note: please *see* 225 CMR 23.00 for Commercial, Multi-family and all other construction)

Chapter 1: [RE] SCOPE AND ADMINISTRATION

SECTION R103 CONSTRUCTION DOCUMENTS

R103.2 *Revise Section R103.2 as follows:*

R103.2 Information on construction documents. Construction documents shall be drawn to scale on suitable material. Electronic media documents are permitted to be submitted where *approved* by the *code official*. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in sufficient detail pertinent data and features of the *building*, systems and equipment as herein governed. Details shall include the following as applicable:

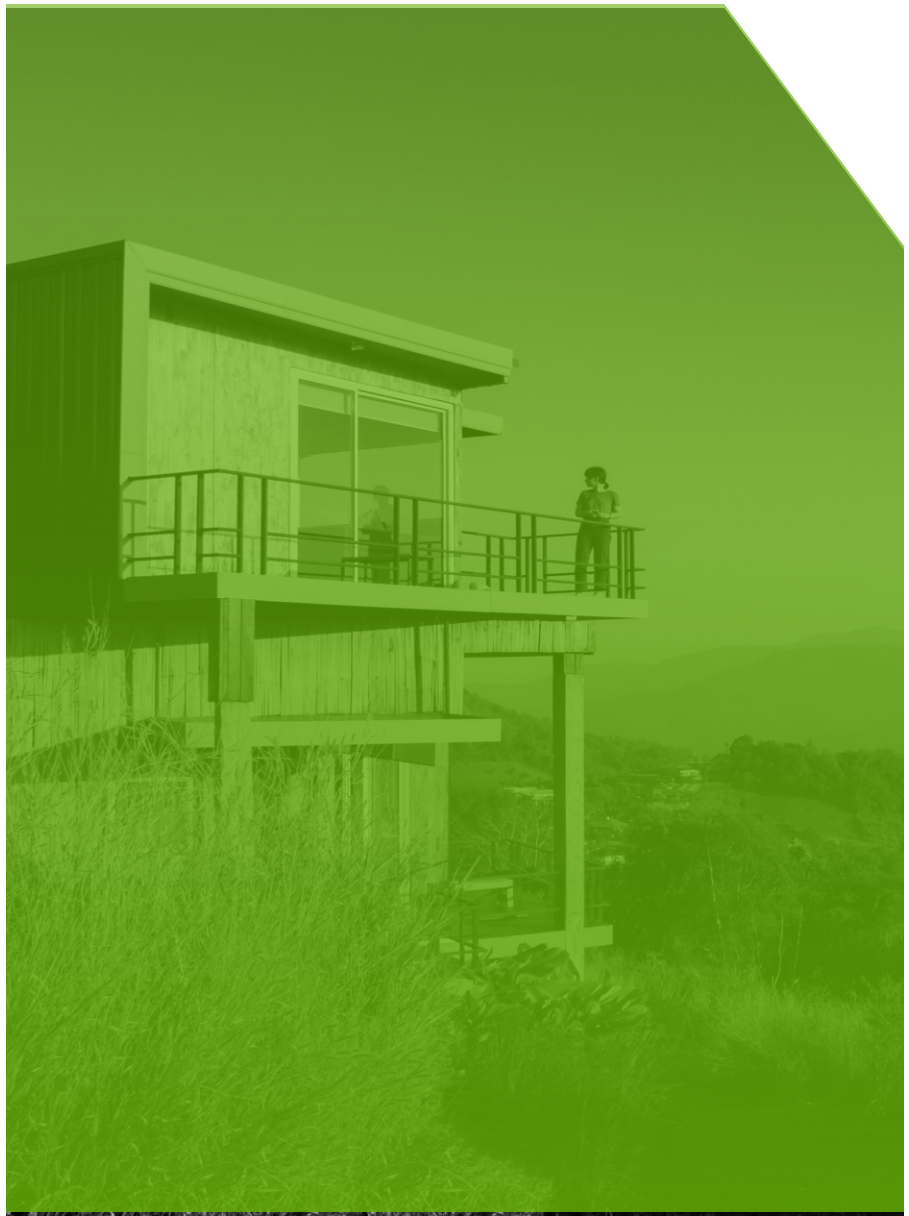
1. Energy compliance path.
2. Insulation materials and their *R*-values.
3. Fenestration *U*-factors and *solar heat gain coefficients* (SHGC).
4. Area-weighted *U*-factor and *solar heat gain coefficients* (SHGC) calculations.
5. Mechanical system design criteria.
6. Mechanical and service water-heating systems and equipment types, sizes and efficiencies.
7. Equipment and system controls.
8. Duct sealing, duct and pipe insulation and location.
9. Air sealing details.
10. *EV Ready Space* locations per R404.4.
11. *Solar-Ready Zone* in accordance with Appendix RB, or *Solar Zone Area* when complying with Appendix RC for *mixed-fuel buildings*.

Chapter 2: [RE] DEFINITIONS

SECTION R202 GENERAL DEFINITIONS

R202 *Add the following definitions:*

ALL-ELECTRIC BUILDING. A building with no on-site *combustion equipment* for fossil fuel use or capacity including fossil fuel use in space heating, water heating, cooking, or drying appliances.
CLEAN BIOMASS HEATING SYSTEM. Wood-pellet fired central boilers and furnaces where the equipment has a thermal efficiency rating of 85% (higher heating value) or greater; and a particulate matter emissions rating of no more than 0.08 lb. $PM_{2.5}$/MMBtu heat output.



Green Communities Act

- Passed by the MA Legislature and signed into law in 2009
- Requires the Program Administrators to submit EE plans every 3 years – must be approved by the Dept. of Public Utilities
- *Requires adoption of the International Energy Conservation Code and subsequent updating to the latest version within one year of its publication*
- Created the Energy Efficiency Advisory Council of DOER
- Created the Green Communities Program
  - Provides $20 million per year statewide in technical and financial help to municipalities to promote energy efficiency and the financing, siting and construction of renewable alternative energy facilities.
  - *Municipalities must adopt the Stretch Energy Code and meet a variety of other energy efficiency policies.*

The 2025 Massachusetts Energy Code

Base Code

Stretch Code

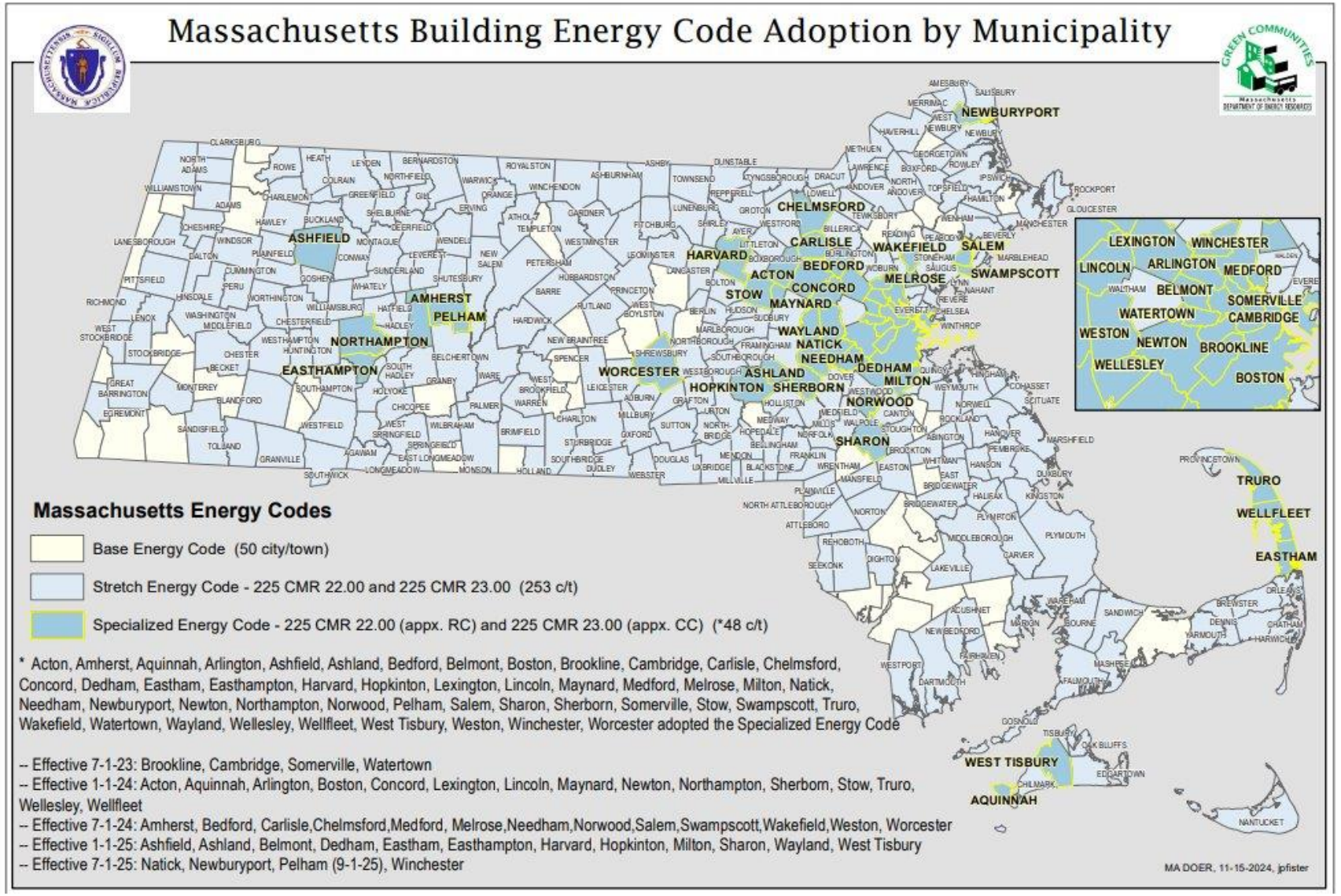
Municipal Opt-In Specialized Stretch Code

MA Stretch Energy Code

The residential Stretch Energy Code…

- Is developed by the MA Department of Energy Resources (DOER)
- Results in greater energy savings than the Base Energy Code
- Requires new homes and large additions and alterations to receive a HERS Rating
- Requires compliance with 2021 IECC “mandatory” provisions (Passive House excluded)
- Is found in 225 CMR 22.00 and 225 CMR 23.00
- Is adopted at the level of the local jurisdiction

Stretch Code Communities



Source: MA DOER

Poll Question #1

Which of the following best describes your field of work?

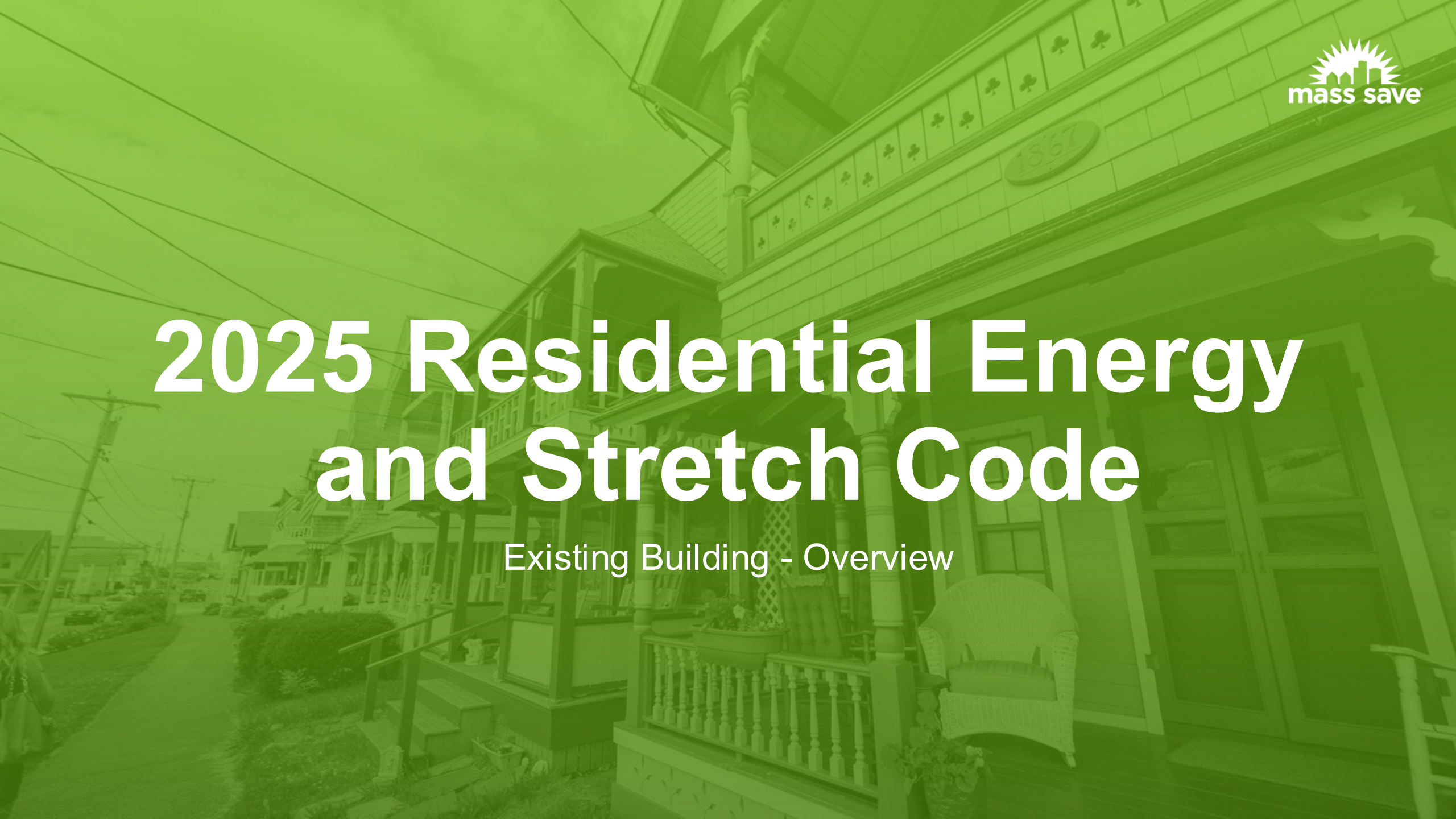
A. Builder

B. Architect

C. Code Official

D. HERS Rater

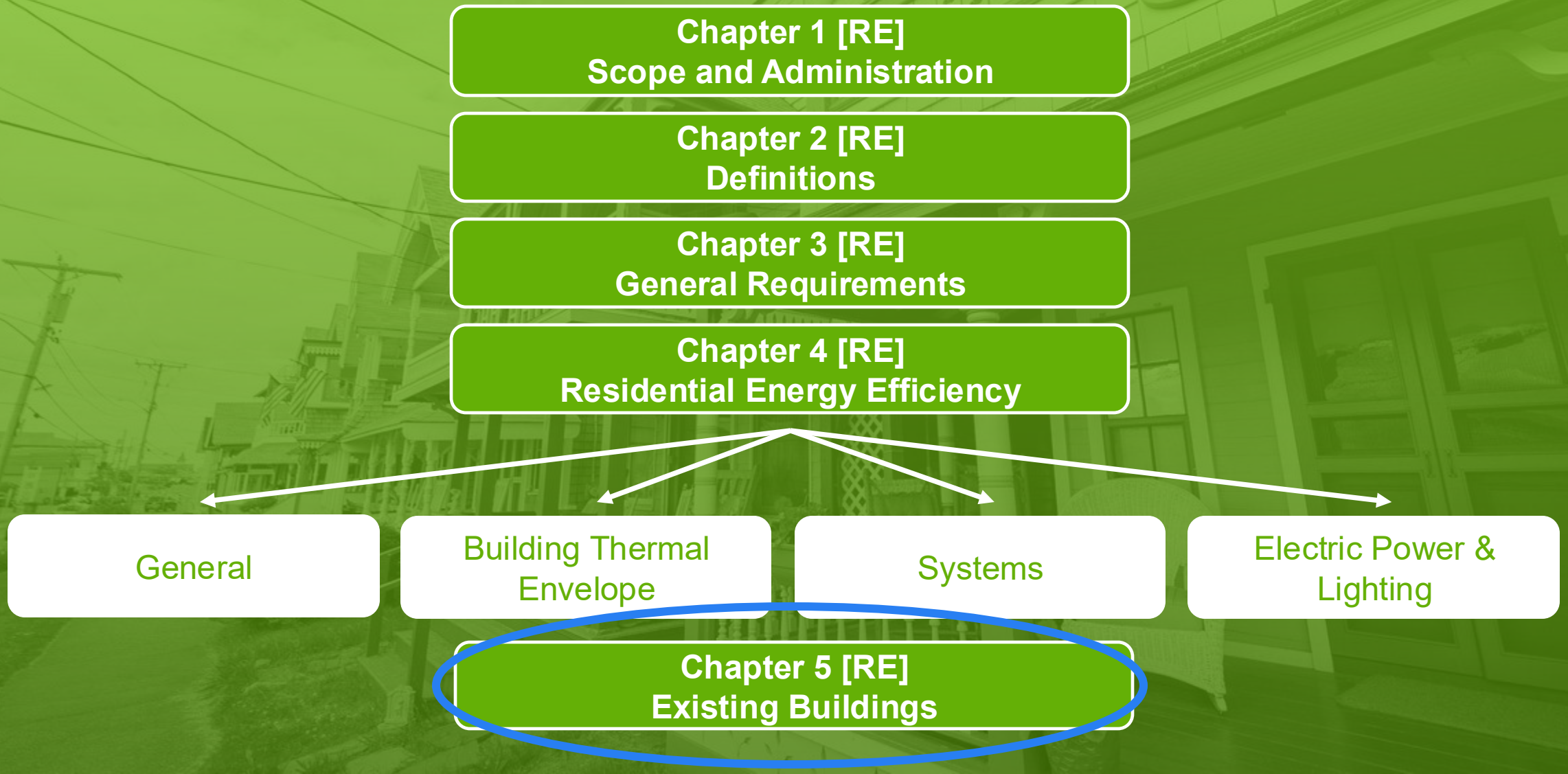
E. Passive House Consultant



2025 Residential Energy and Stretch Code

Existing Building - Overview

The Base Code and (Most) Stretch Code Additions



Historic Buildings

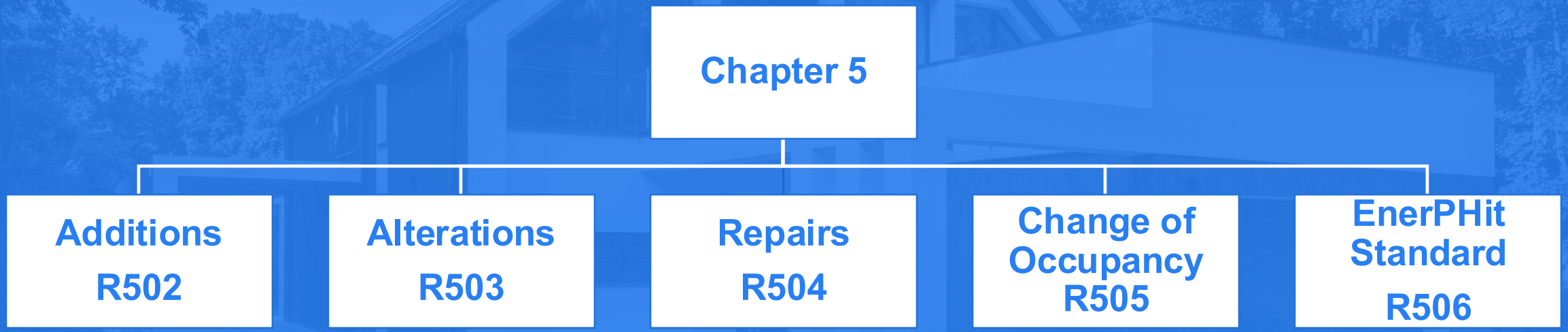
R501.6 Energy code does not apply ***provided***:

- A report is submitted to the code official demonstrating that compliance with a provision would threaten, degrade or destroy the historic form, fabric or function of the building
- The report must be signed by one of the following:
  - Owner
  - Registered design professional
  - Rep of the State Historic Preservation Office or historic preservation AHJ

Source: Mass Save

Chapter 5 of the MA Amended 2021 IECC

The provisions for existing buildings are found in MA Amended 2021 IECC Chapter 5



Chapter 5 – Existing Building(s)

Definitions

Additions: An extensions or increase in the conditioned space floor area, number of stories or height of a building or structure.

Alterations: Any construction, retrofit or renovation to an existing structure other than repairs or additions.

Repairs: The reconstruction or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

Changes of occupancy or use: Spaces undergoing a change in occupancy that would result in an increase in demand for either fossil fuels or electrical energy.

Compliance Paths – Existing Buildings

Additions & Change of Use

- Prescriptive Compliance or
- Comply with Table R406.5 HERS Index (Mandatory greater than 1000sqft or 100% of Existing Floor Area)

Alterations

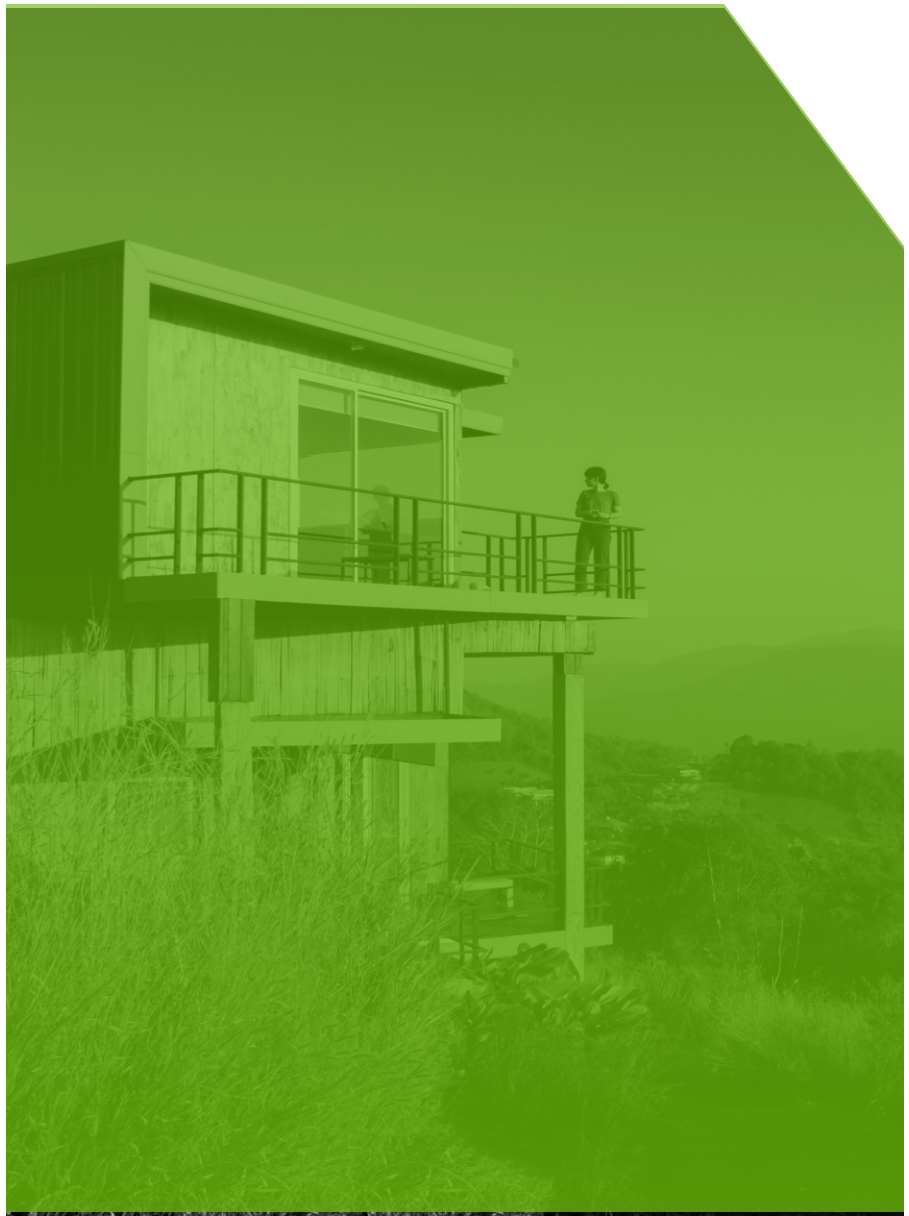
- Prescriptive compliance or
- Comply with Table R406.5 HERS Index for Level 3 alteration greater than 1000sqft

Alterations Continued

- Exceptions: storm windows, roof recover, construction where roof, wall or floor cavities not exposed, etc.

Repairs (exempt)

- Including glass-only replacements, roof repairs, lighting replacement within existing luminaires



Existing Buildings

R501.1.1 General

- Unaltered portions of the existing building or system shall not be required to comply
- This code shall not be used to require the removal, alteration or abandonment of, nor prevent the continued use of an existing building *provided it was legal when it was built*

R501.2 Compliance

- Additions shall not create an unsafe or hazardous condition or overload existing building systems.
- An addition shall be deemed to comply with this code:
  - where the addition alone complies,
  - where the existing building and addition comply with this code as a single building, or
  - where the building dwelling unit with the addition achieves a certified HERS rating in accordance with Table R406.5.
- Additions shall be in accordance with Section R502.1.1, R502.2 or R502.3.

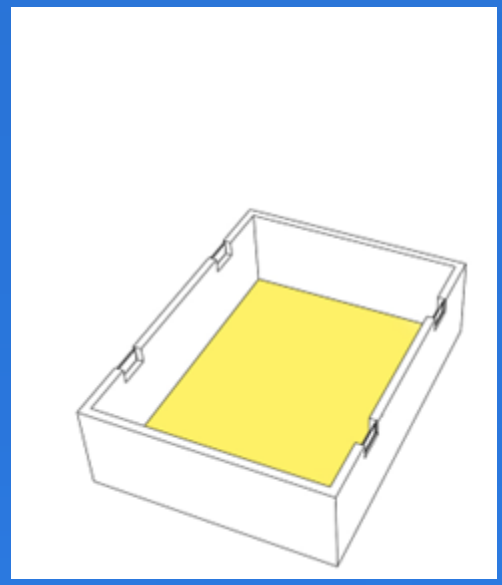
The Stretch Code and Existing Buildings

Exception: Additions that add existing basement or attic spaces to the conditioned floor area of an existing dwelling unit due to changing the thermal boundary but not changing the building footprint or roofline do not require a HERS rating.

Projects That DO NOT Trigger a HERS Rating

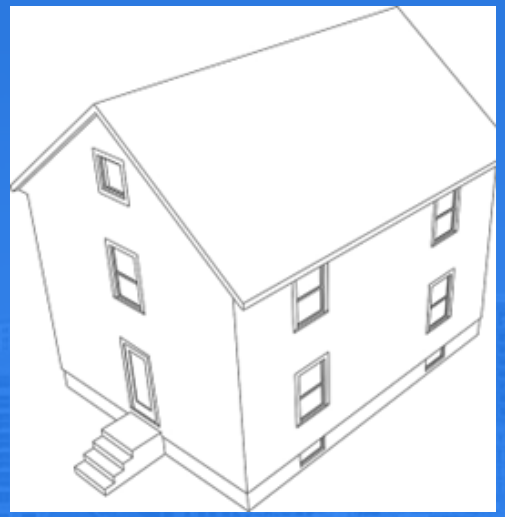
An existing house with an unconditioned basement will be remodeled. The basement is 1,200 ft^2 and will be insulated and fully conditioned.

Source: MA DOER

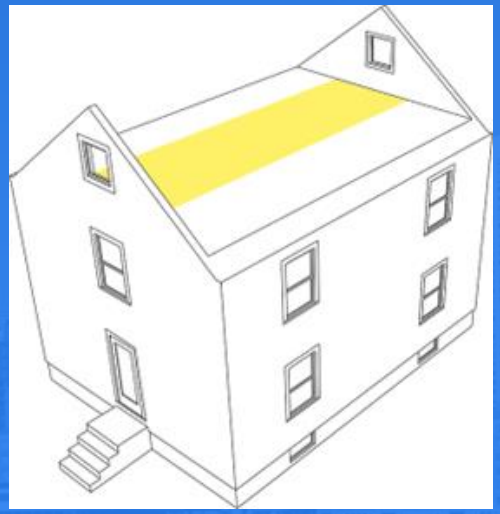


Source: MA DOER

An existing attic space, 1200 ft^2, will be finished and insulated so that it is part of the conditioned building envelope. No changes to the roof will be made to "grow" the space.



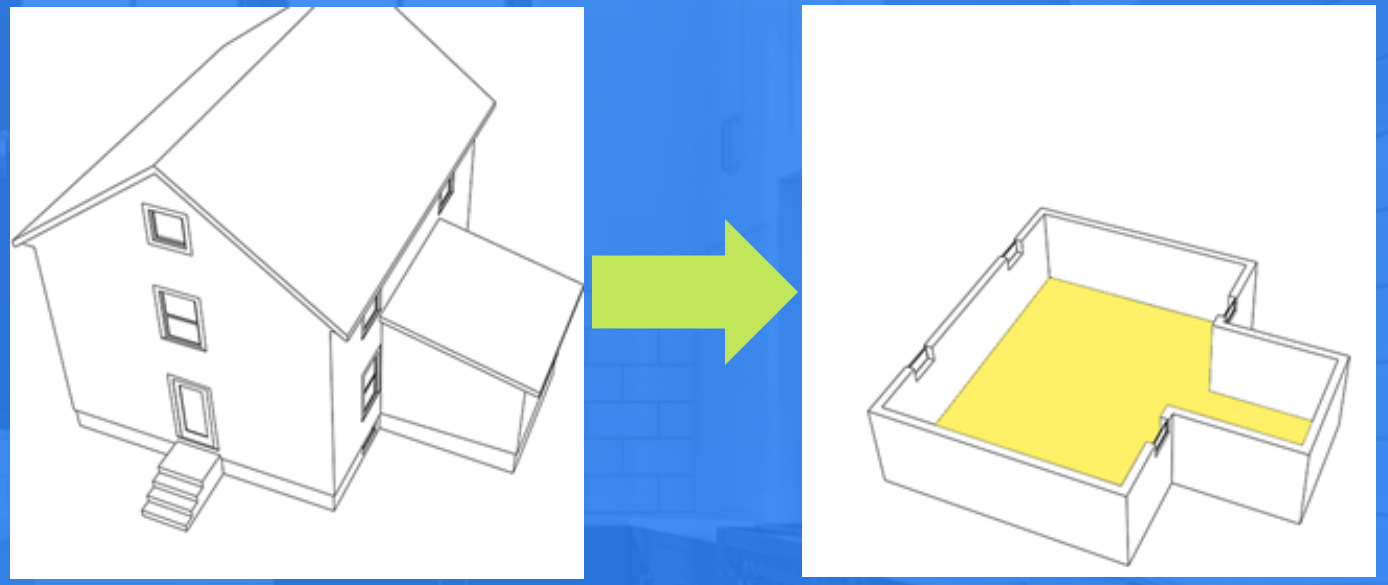
Source: MA DOER



Source: MA DOER

Projects That DO Trigger a HERS Rating

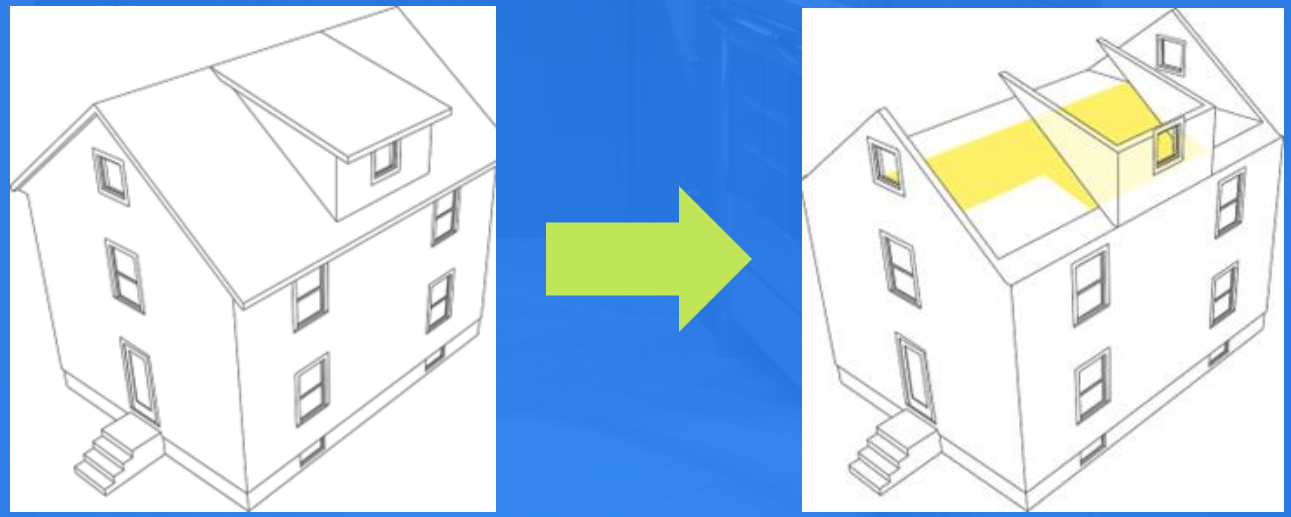
If an addition is added to the house with a full basement connecting to the existing basement, and the new larger basement is conditioned, the project will require a HERS rating.



Source: MA DOER

Source: MA DOER

If a dormer is added to the existing roof, thereby increasing the occupiable SF of the existing attic, and the attic is insulated and finished to become part of the conditioned building envelope, this WILL trigger a HERS rating.



Source: MA DOER

Source: MA DOER

Additions: Compliance Options

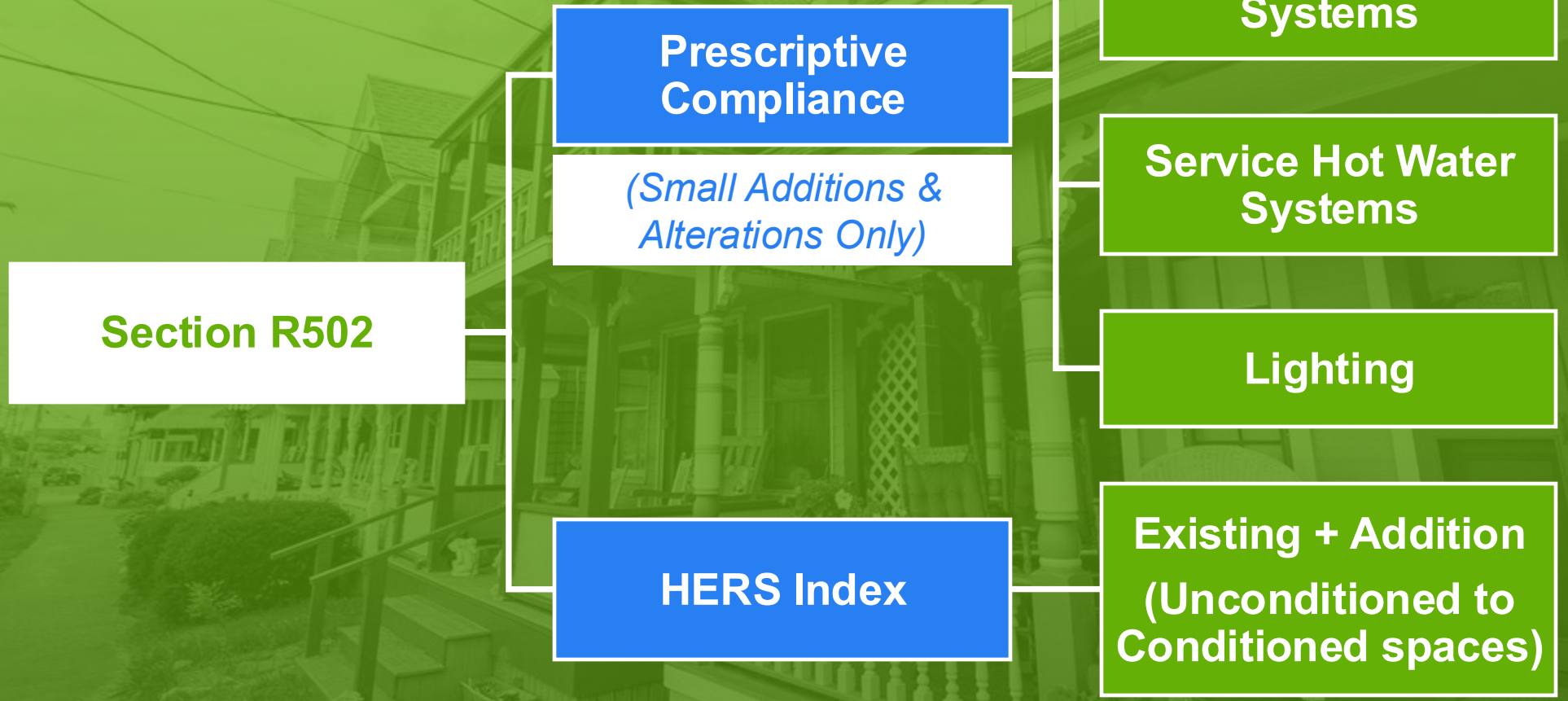


Table R406.5 Maximum Energy Rating Index

Clean Energy Application	New Construction – Permits after July 1, 2024	New Construction – With R406.5.2 embodied carbon credit	Accessory Dwelling Units	Major Alterations, Additions, and Changes of Use
Mixed-Fuel Building	42	45	52	65
Solar Electric Generation*	42	45	55	70
All-Electric Building	45	48	55	70
Solar Electric* and All-Electric Building	45	48	58	75

**Solar Electric Generation = Solar photovoltaic array rated at 4kW*

a. Maximum HERS rating prior to onsite renewable electric generation in accordance with Section R406.5

b. The building shall meet the mandatory requirements of Section R406.2.

c. Alterations, Additions or Change of use covered by Section R502.1.1 or R503.1.5 are subject to this maximum HERS rating, except for Historic Buildings which may opt to follow R503.1.1 for alterations.

R406.5.1 Trade-Off for Clean Energy Systems

Accessory Dwelling Units (ADUs) following Section R406 or existing buildings and additions following IECC chapter 5[RE] may use clean energy trade-offs to increase the maximum allowable HERS rating

Solar Electric Generation

Solar photovoltaic array rated at 4kW or higher shall offset 3 HERS points for new ADUs and 5 HERS points for alterations, Change of use to Residential R-use occupancies or for fully attached additions.

All Electric Buildings

Shall offset 3 HERS points for each dwelling unit in new construction, including new ADUs, and 5 HERS points for alterations, change of use to Residential R-use occupancies and fully attached additions.

Poll Question #2

True or False. The new residential stretch code took effect on January 1, 2023.

A. True

B. False

Prescriptive Compliance

“Small” Stretch Code Additions and Alterations

- The Prescriptive Path is only available for Base Code projects and Stretch Code additions and alterations that are **≤ 1,000** sq ft or **100%** of existing building area
- The provisions for these projects come from the 2021 IECC with Massachusetts amendments
- Significant increases in R-values for above-grade walls

Changes to Prescriptive Values for Climate Zone 5

	2018 IECC	MA Amended 2021 IECC
FENESTRATION U-FACTOR	0.30	0.30
SKYLIGHT U-FACTOR	0.55	0.55
GLAZED FENESTRATION SHGC	NR	NR
CEILING R-VALUE	49	49
WOOD FRAME WALL R-VALUE	20 or 13+5	**30 or 20+5ci or 13+10ci or 0+20ci**
MASS WALL R-VALUE	13/17	13/17
FLOOR R-VALUE	30	30
BASEMENT WALL R-VALUE	15/19	**15ci or 19 or 13+5ci**
SLAB R-VALUE & DEPTH	10, 2ft.	**10ci and 4'**
CRAWL SPACE WALL R-VALUE	15/19	**15ci or 19 or13+5ci**

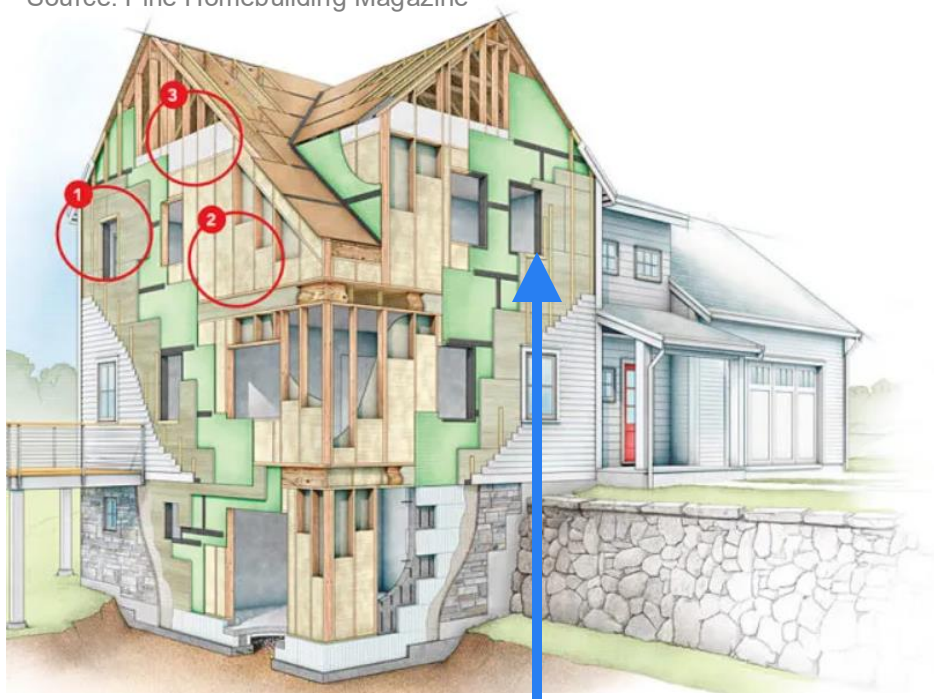
Prescriptive Values for Climate Zone 5

	2018 IECC	2021 IECC
WOOD FRAME WALL R-VALUE	20 or 13+5	**30 or 20+5ci or 13+10ci or 0+20ci**

Source: Fine Homebuilding Magazine

Double 2x4 Wall

Source: Fine Homebuilding Magazine



Insulated Cavity + Continuous Insulation

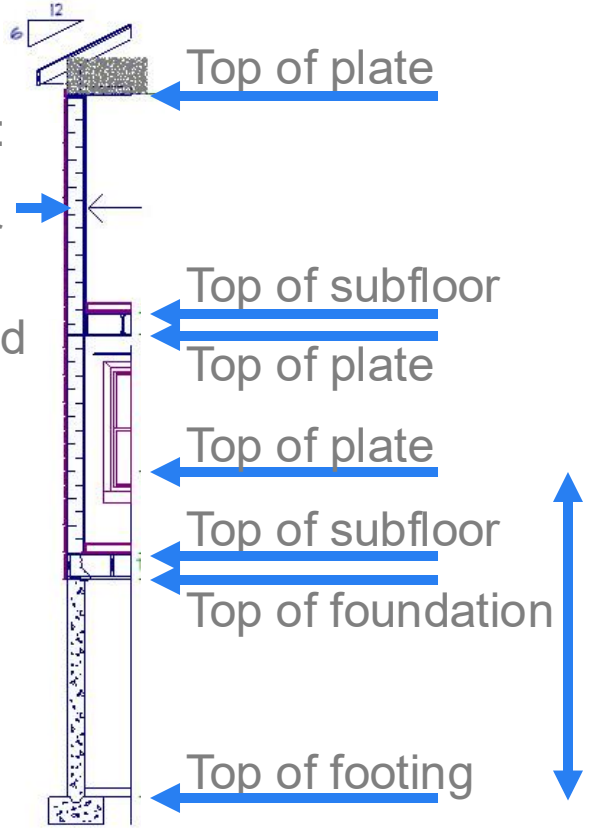
Prescriptive Values for Climate Zone 5

	2018 IECC	2021 IECC
WOOD FRAME WALL R-VALUE	20 or 13+5	**30 or 20+5ci or 13+10ci or 0+20ci**

Source: PSD

Exterior Wall System:
- Horizontal siding
- Housewrap barrier
- SIP panel (r-35)
- ½" GYP, BD., taped & sanded

Continuous Insulation Only



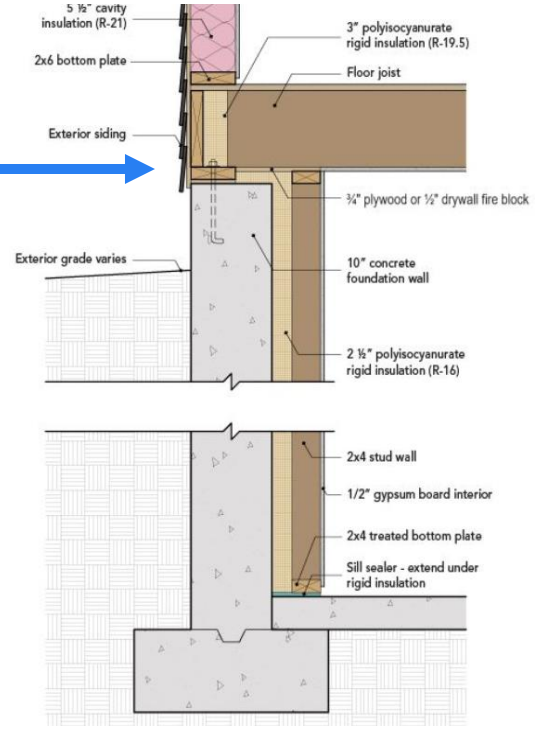
Prescriptive Values for Climate Zone 5

	2018 IECC	2021 IECC
BASEMENT WALL R-VALUE	15/19	**15ci or 19 or 13+5ci**
CRAWL SPACE WALL R-VALUE	15/19	**15ci or 19 or13+5ci**

Source: Fine Homebuilding Magazine

Continuous Insulation + Cavity

Continuous Insulation Only

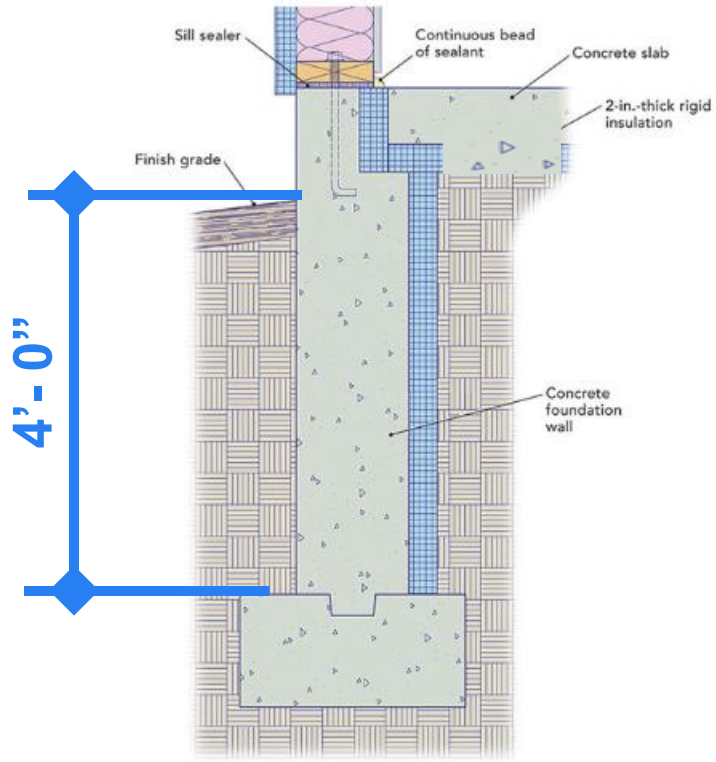


Source: Fine Homebuilding

Prescriptive Values for Climate Zone 5

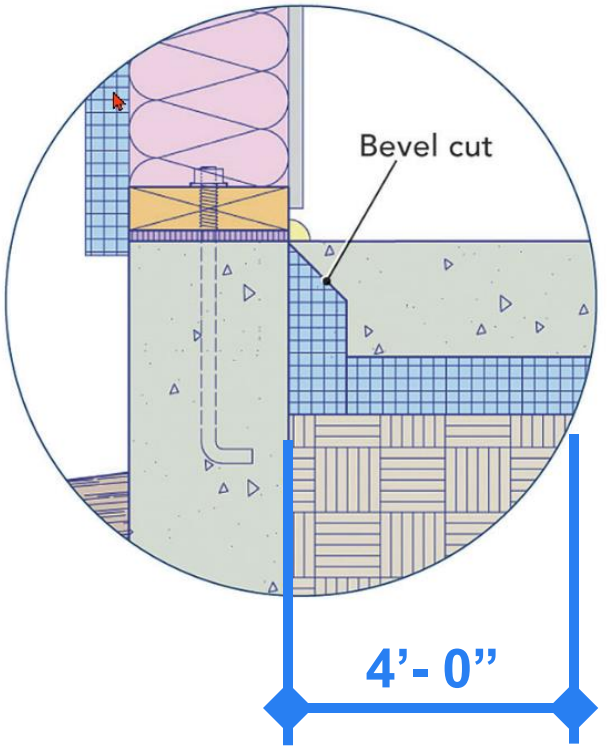
	2018 IECC	2021 IECC
SLAB R-VALUE & DEPTH	10, 2ft.	**10ci and 4ft.**

Source: Fine Homebuilding



Slab Insulation

Source: Fine Homebuilding



Poll Question #3

Additions of what size require a HERS Rating?

A. 1000 square feet

B. 500 square feet

C. Over 1000 square feet

D. None

HERS Index

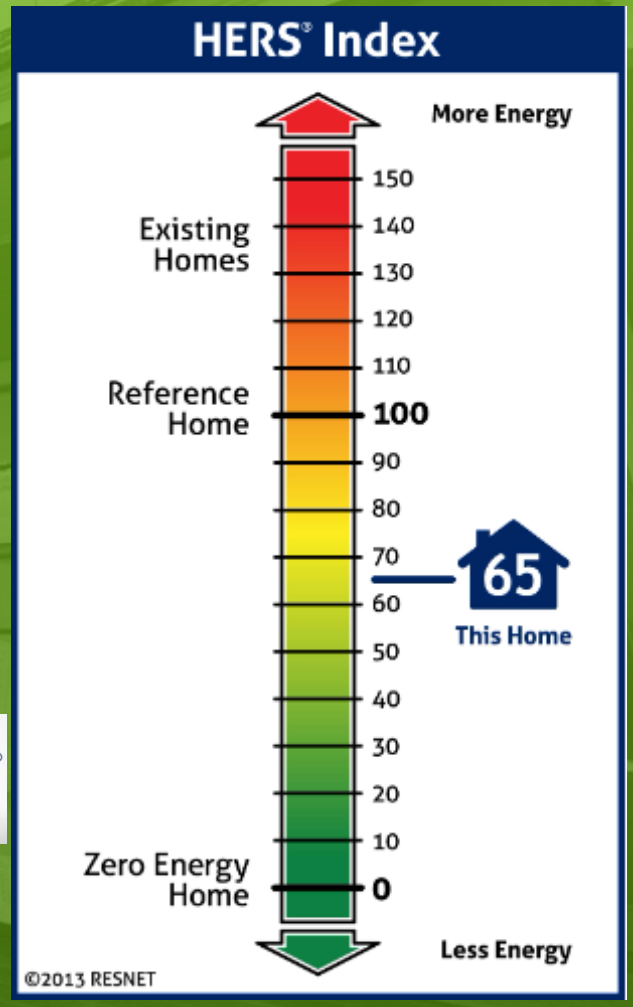
HERS Index

A certified Home Energy Rater assesses the energy efficiency of a home, assigning it a relative performance score. The lower the number, the more energy efficient the home. A typical home built to 2006 energy efficiency standards scores 100 on the HERS® Index.

- A home with a HERS® Index Score of 70 is 30% more energy efficient than a standard new home
- A home with a HERS® Index Score of 130 is 30% less energy efficient than a standard home

Some variables included in a HERS Rating:

- All exterior walls (both above and below grade)
- Floors over unconditioned spaces (like garages or cellars)
- Ceilings and roofs
- Attics, foundations and crawlspaces
- Windows and doors, vents and ductwork
- HVAC systems, water heating system, and your thermostat



Source: RESNET

R406.6.2 Documentation for Permit Application Energy Rating Index

Prior to the issuance of a **building permit**:

- A **HERS compliance report** which includes a HERS index score of 65 or lower, or otherwise complies via renewable trade-offs
- **A description of energy features**
- A statement that the rating index score is “**based on plans**”

R406.6.2 Documentation for Permit Application Energy Rating Index

Home Energy Rating Certificate
Projected Report
Based on Plans

Rating Date: 2024-10-01
Registry ID:
Ekotrope ID: LZg0qgod

HERS® Index Score:
65
Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

Annual Savings
$2,692
*Relative to an average U.S. home

Home:

Builder:

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	69.3	$1,491
Cooling	0.1	$5
Hot Water	3.8	$145
Lights/Appliances	21.1	$803
Service Charges		$84
Generation (e.g. Solar)	0.0	$0
Total:	**94.3**	**$2,527**

This home meets or exceeds the criteria of the following:

Home Feature Summary:

Home Type:	Single family detached
Model:	N/A
Community:	N/A
Conditioned Floor Area:	2,230 ft²
Number of Bedrooms:	5
Primary Heating System:	Boiler • Natural Gas • 79.8 AFUE
Primary Cooling System:	Air Conditioner • Electric • 13 SEER
Primary Water Heating:	Residential Water Heater • Electric • 0 Energy Factor
House Tightness:	2482 CFM50 (6.89 ACH50)
Ventilation:	40 CFM, 40 CFM • 28 Watts, 20 Watts • Exhaust Only, Exhaust Only
Duct Leakage to Outside:	150 CFM @ 25Pa (10 / 100 ft²)
Above Grade Walls:	R-25
Ceiling:	Attic, R-54
Window Type:	U-Value: 0.29, SHGC: 0.35
Foundation Walls:	N/A
Framed Floor:	R-5

Rating Completed by:

Energy Rater: PSD Test Rater
RESNET ID: 2632471

Rating Company: Performance Systems Development
950 Danby Road Ithaca NY 14850

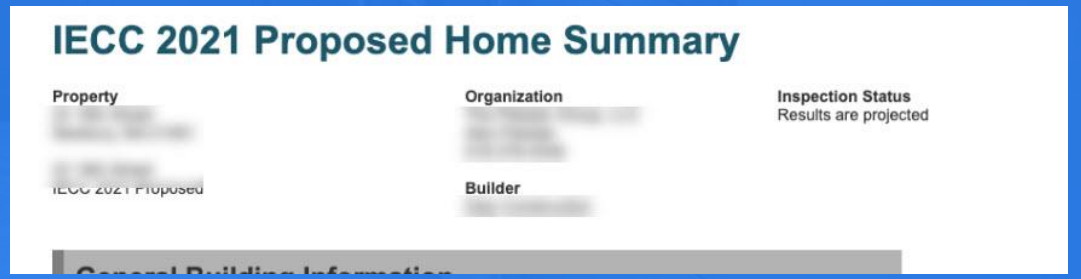
Rating Provider: Performance Systems Development_TESTING
124 Brindley Street, Ithaca NY 14850
607-277-6240

PSD Test Rater, Certified Energy Rater
Date: 3/26/25 at 8:29 AM

ekotrope

Ekotrope HERS® - Version 4.2.2.3575
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

Source: RESNET



IECC 2021 Proposed Home Summary

Property
[redacted]

Organization
[redacted]

Inspection Status
Results are projected

IECC 2021 Proposed

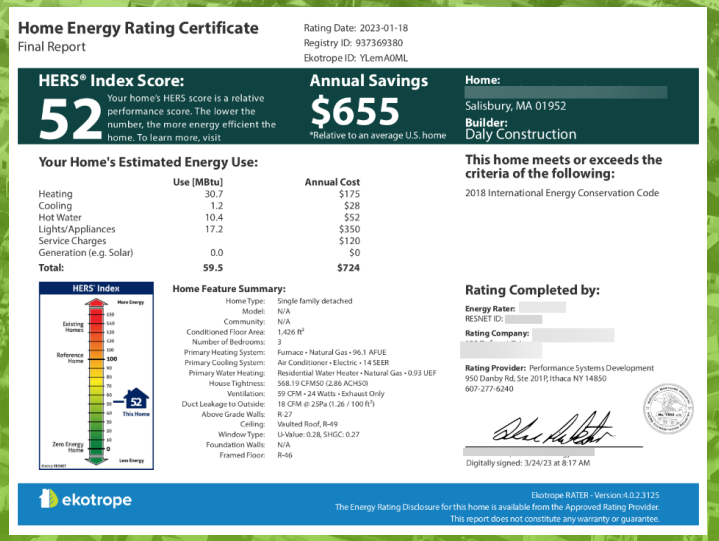
Builder
[redacted]

General Building Information

MA Residential Amendments

The following are recommended documents for issuance of a ***certificate of occupancy:***

1. A *copy of the final certificate* indicating that the HERS rating index score for each unit is verified to be 65 or less or otherwise complies via renewable trade-offs,
2. IECC 2021 Reference Home Summary – provided by the HERS Rater
3. An *Energy Code Certificate*, for each unit listing the final HERS index score of the dwelling unit to be posted on site adjacent to the electric panel.



Home Energy Rating Certificate
Final Report

Rating Date: 2023-01-18
Registry ID: 937369380
Ekotrope ID: YLemA0ML

HERS® Index Score: 52
Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit

Annual Savings $655
*Relative to an average U.S. home

Home:
Salisbury, MA 01952
Builder:
Daly Construction

Your Home's Estimated Energy Use:

	Use (MBtu)	Annual Cost
Heating	30.7	$175
Cooling	1.2	$28
Hot Water	10.4	$52
Lights/Appliances	17.2	$350
Service Charges		$120
Generation (e.g. Solar)	0.0	$0
Total:	**59.5**	**$724**

This home meets or exceeds the criteria of the following:
2018 International Energy Conservation Code

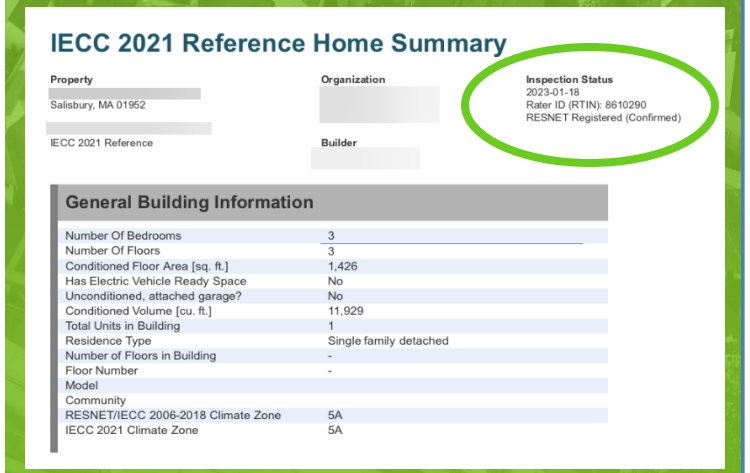
HERS Index

Home Feature Summary:

Home Type:	Single family detached
Model:	N/A
Community:	N/A
Conditioned Floor Area:	1,426 ft²
Number of Bedrooms:	3
Primary Heating System:	Furnace • Natural Gas • 96.1 AFUE
Primary Cooling System:	Air Conditioner • Electric • 14 SEER
Primary Water Heating:	Residential Water Heater • Natural Gas • 0.93 UEF
House Tightness:	568.19 CFM50 (2.86 ACH50)
Ventilation:	59 CFM • 24 Watts • Exhaust Only
Duct Leakage to Outside:	18 CFM @ 25Pa (1.26 / 100 ft²)
Above Grade Walls:	R-27
Ceiling:	Vaulted Roof, R-49
Window Type:	U-Value: 0.28, SHGC: 0.27
Foundation Walls:	N/A
Framed Floor:	R-46

Rating Completed by:
Energy Rater:
RESNET ID:
Rating Company:
Rating Provider: Performance Systems Development
950 Danby Rd, Ste 201P, Ithaca NY 14850
607-277-6240
Digitally signed: 3/24/23 at 8:17 AM

ekotrope
Ekotrope RATER - Version:4.0.2.3125
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.



IECC 2021 Reference Home Summary

Property
Salisbury, MA 01952
IECC 2021 Reference

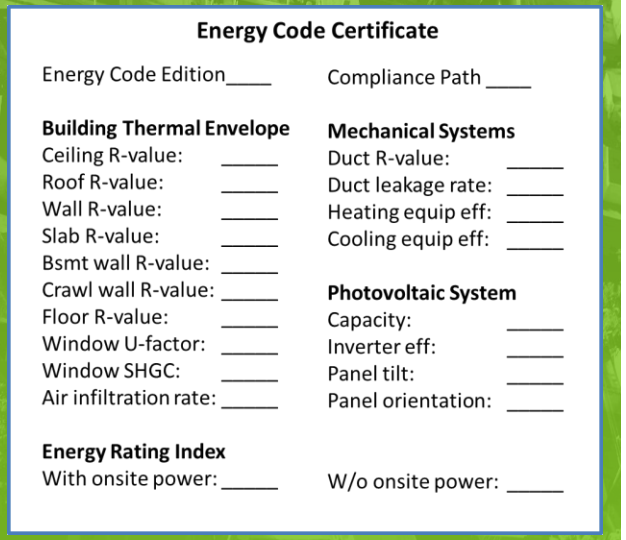
Organization

Builder

Inspection Status
2023-01-18
Rater ID (RTIN): 8610290
RESNET Registered (Confirmed)

General Building Information

Number Of Bedrooms	3
Number Of Floors	3
Conditioned Floor Area [sq. ft.]	1,426
Has Electric Vehicle Ready Space	No
Unconditioned, attached garage?	No
Conditioned Volume [cu. ft.]	11,929
Total Units in Building	1
Residence Type	Single family detached
Number of Floors in Building	-
Floor Number	-
Model	
Community	
RESNET/IECC 2006-2018 Climate Zone	5A
IECC 2021 Climate Zone	5A



Energy Code Certificate

Energy Code Edition____ Compliance Path ____

Building Thermal Envelope
Ceiling R-value: _____
Roof R-value: _____
Wall R-value: _____
Slab R-value: _____
Bsmt wall R-value: _____
Crawl wall R-value: _____
Floor R-value: _____
Window U-factor: _____
Window SHGC: _____
Air infiltration rate: _____

Mechanical Systems
Duct R-value: _____
Duct leakage rate: _____
Heating equip eff: _____
Cooling equip eff: _____

Photovoltaic System
Capacity: _____
Inverter eff: _____
Panel tilt: _____
Panel orientation: _____

Energy Rating Index
With onsite power: _____ W/o onsite power: _____

Source: RESNET

R506 EnerPHit Standard Compliance Pathway

R506 EnerPHit Standard

- Available for existing building retrofit projects
- Certified through Passive House Institute (PHI)
- Pre-certified to the EnerPHit Retrofit Plan Standard

Source: PHI

R506.2 Documentation

Documentation
Building Permit

Prior to the issuance of a building permit, the following items must be provided to the Building Official:

A. A PHPP compliance report with results from the approved Passive House certification software which demonstrates project compliance with current PHI performance requirements;
B. A statement from the PHI-accredited Certifier that the approved Passive House certification software results and compliance report accurately reflect the plans submitted;
C. Evidence of project registration from a PHI-accredited Certifier **OR**
D. A Design State Conditional Assurance Letter from a PHI-accredited Certifier.

Documentation
Final Certificate of Occupancy

Prior to the issuance of a final certificate of occupancy, the following items must be provided to the building official:

A. A Design State Conditional Assurance Letter from a PHI-accredited Certifier.
B. An updated compliance report with results from the approved Passive House certification software which reflects “as-built” conditions and test results (blower door and ventilation results) that demonstrates project compliance with PHI performance requirements;
C. A copy of both the air leakage test results and report on the commission settings and performance of the building’s ventilation system;
D. A statement from the Certified Passive House Consultant or Certified Passive House Designer that the project test results meet the model performance requirements, all the mandatory limits and any other mandatory requirements **OR**
E. A Final Certification Letter from a PHI-accredited Certifier.

Appendix RB: Solar-Ready Provisions

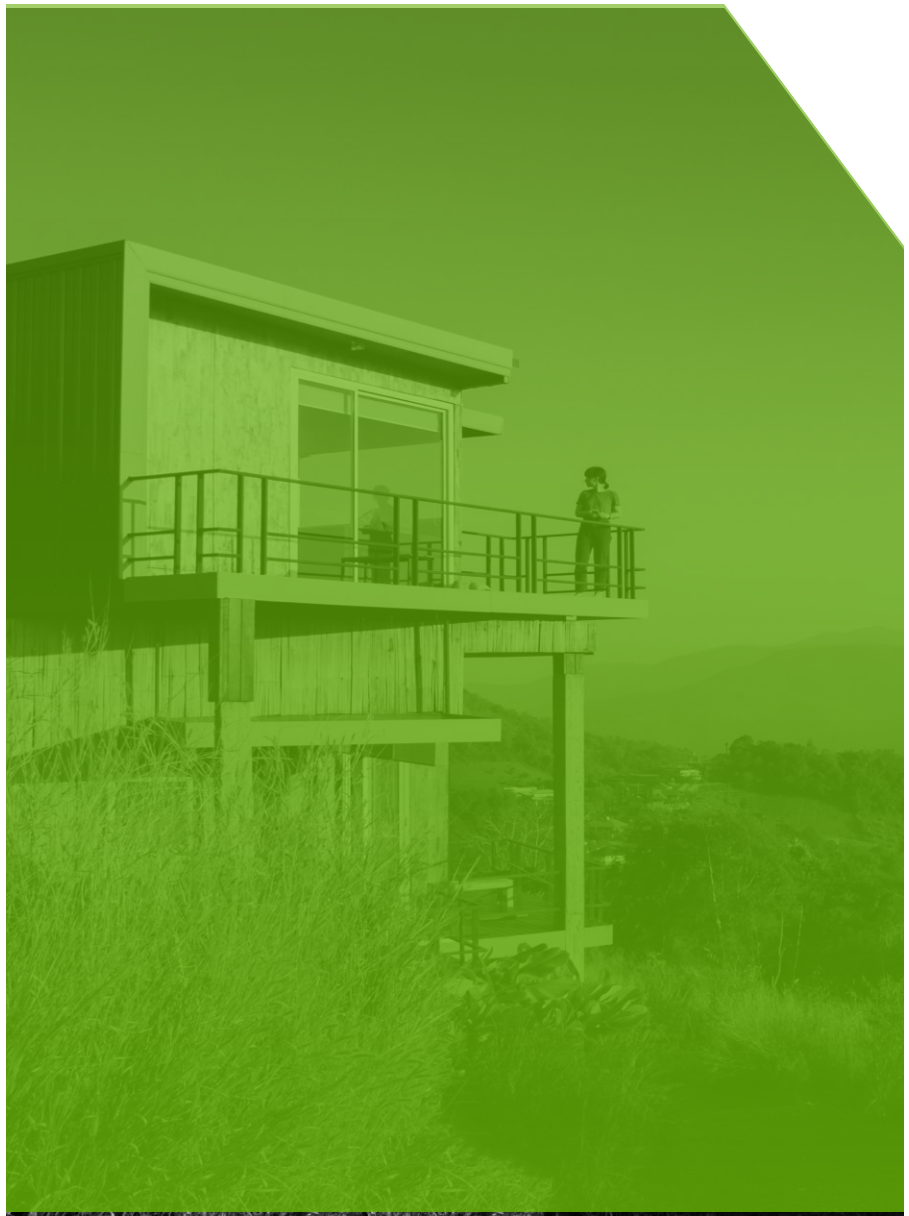
Existing Buildings

RB 101 Scope

RB101.1 General. These provisions shall be applicable for new construction, **except additions 1,000 sq ft and under.**

Exceptions

- Buildings and dwelling units complying with Appendix RC
  - Section RC102 (Zero energy pathway)
  - Section RC105 (Solar-roof zone)



Appendix RB: Solar-Ready Provisions

New in MA Amended 2021 IECC:

- Applies to Group R (in addition to one- and two-family dwellings and townhouses)
- Zone setbacks from obstructions
- Capped roof penetration sleeve for flat roofs

Existing Buildings Summary

- For additions or increases in size of over 1000 square feet or 100% of the existing square footage, a HERS Rating is required as per Table R406.5.
- For “small” additions or alterations, the guidelines in chapter 5 for existing buildings should be followed.
- Solar Ready applies only to additions over 1000 square feet.
- Historical buildings can still apply for exemptions if the work would affect the historical nature of the building.

Mass Save Incentive Programs

Residential Rebates and Incentives

Rebates for appliances, heating systems and more.

www.masssave.com/en/residential/rebates-and-incentives

Low Rise/Repair & Additions

Incentives for energy efficient building and renovating:

- Single Family Homes
- Multi-Family 3 stories and residential-metered heat
- New Construction
- Major Renovations and Large Additions
- Residential Energy Code
- Residential HVAC and DHW Systems only
- On-site testing and verification completed by program-approved HERS Raters
- Incentives for commercially metered buildings/units are not available

Details at: www.masssave.com/en/saving/residential-rebates/new-construction

Low-Rise/Repairs & Additions

Incentives for energy efficient building and renovating

Benefits of Working with a HERS Rater

Diagnostic testing

- Blower door and duct leakage tests (pre- and post-tests, ideally)
  - Help with Code compliance documents
- Infrared testing
- Ventilation commissioning
- Quantify savings

Plan analysis

- Drives deeper energy savings
- Improves occupant comfort

Technical guidance and expertise

- Create a comprehensive plan for energy efficiency
- Can act as a liaison between homeowner, builder, architect, and trades

Access to Mass Save incentives

- Can be paid to builder or homeowner

Low-Rise/Repairs & Additions

Incentives for energy efficient building and renovating

Renovations and Additions

Gut Renovations and Additions

- Renovations are ideally at least 50% gut projects
- Substantial HVAC changes
- Clear project scope
- Small jobs like kitchen/bath remodels are not a good fit
- Additions should be at least 500 SF

Participants include Builders, Developers & Homeowners

Program-approved HERS Rating companies

Access to Mass Save 0% interest HEAT Loan

- Up to 7 years and $25,000

Process Similar to LR with addition of Preliminary Inspection

Energy Code Support

Questions about the energy code?

Energy Code Support Hotline:

855-757-9717

Energy Code Support Email:

energycodesma@psdconsulting.com

Thanks!

Massachusetts Energy Code Technical Support Program

WE ARE MASS SAVE®:

BERKSHIRE GAS
An AVANGRID Company

Cape Light Compact

EVERSOURCE

Liberty

nationalgrid

Unitil