

# Massachusetts Energy Code Compliance Paths



## Residential Stretch Code: New Construction

*One and two family dwellings and townhouses and dwelling units in Group R-2, R-3, and R-4 three stories or less*

**Note:** For spaces in Group R buildings that are not dwelling units, use the Commercial Stretch Code.

Compliance Options	Mandatory Requirements
<b>Option 1: Passive House Building Certification (R405)</b>	<ul style="list-style-type: none"><li>• Appendix RB: Solar Ready Provisions</li><li>• EV Ready Spaces</li></ul>
<b>Option 2: Energy Rating Index (R406)</b>	<ul style="list-style-type: none"><li>• Mandatory requirements per Table R406.2</li><li>• Maximum HERS Index per Table R406.5</li><li>• Appendix RB: Solar Ready Provisions</li><li>• EV Ready Spaces</li></ul>
<b>Option 3: MA Specialized Stretch Code (Appendix RC)</b>	<ul style="list-style-type: none"><li>• Includes all stretch code requirements and has additional requirements for mixed-fuel buildings</li></ul>

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**Table R406.5**  
Maximum Energy Rating Index

Clean Energy Application	Maximum HERS Index Score			
	New Construction Permits after July 1, 2024	New Construction with R406.5.2 Embodied Carbon Credit	Accessory Dwelling Units	Major Alterations, Additions, or Change 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* & All-Electric Building†	45	48	58	75

\*Solar Electric Generation = Solar photovoltaic array rated at 4kW or higher

†Buildings electing to be all-electric and utilizing trade-offs for clean energy systems per R406.5.1 to achieve an increase in maximum HERS Index, must meet the efficiencies of R408.2.2 and R408.2.3 for primary heating and domestic hot water equipment.

**Table R406.2**  
Requirements for Energy Rating Index

General	
<b>R401.3</b>	Certificate
Building Thermal Envelope	
<b>R402.1.1</b>	Vapor retarder
<b>R402.2.3</b>	Eave baffle
<b>R402.2.4.1</b>	Access hatches and doors
<b>R402.2.10.1</b>	Crawl space wall insulation installation
<b>R402.4.1.1</b>	Installation
<b>R402.4.1.2</b>	Testing
Mechanical	
<b>R403.1</b>	Controls
<b>R403.3</b>	Ducts (except R403.3.2, R403.3.3.3, and R403.3.6)
<b>R403.4</b>	Mechanical system piping insulation
<b>R403.5.1</b>	Heated water circulation and temperature maintenance systems
<b>R403.5.3</b>	Drain water heat recovery units
<b>R403.6.1</b>	Heat or energy recovery ventilation (HRV/ERV)
<b>R403.7</b>	Equipment sizing and efficiency rating
<b>R403.8</b>	System serving multiple dwelling units
<b>R403.9</b>	Snow and ice melt systems
<b>R403.10</b>	Energy consumption of pools and spas
<b>R403.11</b>	Portable spas
<b>R403.12</b>	Residential pools and permanent residential spas
Electrical Power and Lighting Systems	
<b>R404.1</b>	Lighting Equipment
<b>R404.2</b>	Interior lighting controls
<b>R404.4</b>	Wiring for electric vehicle charging spaces

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