

2025 Massachusetts Municipal Opt-In Specialized Code: Commercial

What is the Massachusetts Municipal Opt-In Specialized Code?



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

Found in Appendix CC.

NET ZERO EMISSIONS BUILDING

A building which is consistent with achievement of MA 2050 net zero emissions, through a combination of highly energy efficient design and being either a Zero Energy Building, or an All-Electric Building, or where fossil fuels are utilized, the building is fully pre-wired for future electrification and generates solar power on-site from the available Potential Solar Zone Area.

ALL-ELECTRIC

A building with no on-site combustion equipment for fossil fuel use or capacity for including fossil fuel use in space heating, water heating, cooking, or drying appliances.

NEW! COMMERCIAL SPECIALIZED COMPLIANCE PATHWAYS

1. Zero Energy Pathway

Follow the appropriate compliance path found in the Commercial Stretch Code, plus the electric vehicle (EV) ready parking requirements (CC101.5), on-site renewable energy systems (such as Photovoltaics), the annual site energy production from on-site renewable energy systems must be greater than or equal to the building energy use without renewable energy systems.

2. All-Electric Pathway

Follow the appropriate compliance path found in the Commercial Stretch Code, plus the minimum electric vehicle (EV) ready parking requirements (CC101.5), and full space and water heating electrification requirements (C401.4.3), or can use Passive House. Solar is not required in this path.

3. Mixed-Fuel Pathway

Used for buildings containing combustion equipment for space heating, water heating, cooking, and clothes drying. Follow the appropriate compliance path found in the Commercial Stretch Code, plus wiring for future electrification (CC106), on-site renewable energy (CC105.2), and more efficient HVAC equipment (CC105.3.1). EV ready provisions (CC101.5) also required.

STRETCH CODE TO OPT-IN CODE CHANGES

- Opt-In Code builds on the Stretch Code, with additional provisions
- Additions and alterations to existing residential and commercial buildings are exempt and would comply with the Stretch Code.
- Electric Vehicle Ready Provisions in CC101.5 (same as stretch code).
- Wiring for future electrification for mixed-fuel buildings in CC106.
- On-site renewable energy generation for mixed-fuel buildings in CC105.2.
- Additional efficiency requirements for mixed fuel buildings in Section CC105.3.

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

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