

# 2025 Massachusetts Stretch Code: Commercial

## What is the Massachusetts Stretch Code?



### Imagine an office space from previous decades.

Fluorescent lights, inefficient HVAC, drafty windows, and high utility bills. Now envision a modern smart building: LED lighting, advanced HVAC with heat-recovery, improved envelope performance, rooftop solar readiness, and ultra-low energy use. How can we achieve better buildings?

#### STRETCH GOALS

##### Goal

Reduce onsite energy loads and demand through more energy efficient design.

##### Compliance

Provides new compliance paths that require large commercial buildings over 20,000 ft<sup>2</sup> to model energy performance to reduce the demand of the energy used for heating and cooling in the building.

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#### NEW! STRETCH CODE COMPLIANCE PATHS

5 Options for Compliance:

- 1. Prescriptive Path:** For non-residential buildings or mixed-use portions under 20,000 ft<sup>2</sup>. Compliance using ComCheck software is required.
- 2. Targeted (TEDI) Performance Path:** Available for Buildings over 20,000 ft<sup>2</sup> and large structures, as well as residential units over 12,000 ft<sup>2</sup>. Best for buildings with average ventilation needs. Energy modeling is required to meet a targeted energy design.  
Example: A school
- 3. Relative Performance Path:** Buildings not covered by TEDI and have high ventilation needs. This path compares a proposed design with a baseline, instead of meeting a specific target, which is required under TEDI.  
Example: A laboratory
- 4. Passive House Certification:** Available for any sized building or dwelling. Verified high-performance standard with third-party certification.
- 5. HERS Path (Certification):** Available for residential occupancy (R-use) buildings with individual dwelling units. HERS score required from C407.4. Example: High-rise apartment building.

See Section C401.2.1 and C401.2.2 for a full list of buildings that are applicable for each section.

#### SUPPORT FOR STRETCH CODE COMMUNITIES

The Sponsors of Mass Save offer rebates, incentives, and energy modeling support for high-efficiency commercial projects, including equipment upgrades, envelope improvements, and renewable-ready infrastructure.

##### High-Rise Support

High-rise projects must meet tighter EUI targets and envelope performance metrics under the Stretch Code. Mass Save's incentives can cover a significant portion of the cost for these upgrades, making compliance more financially viable.

##### 4+ Building Stories

Whole-building performance incentives with bonuses for 20% above baseline.

##### Envelope Upgrades

Rebates available for high-performance insulation, windows, air barriers, can help with TEDI compliance.

##### DOAS, ERVs and HRVs Incentives.

**Incentives for air source heat pumps (\$800/ton) and VRF systems (\$1,200/ton)**

**High rebates for ground source heat pumps (\$4,500/ton).**

No incentives for fossil fuel equipment starting January 1, 2025.

Applies to new construction and major renovations meeting participation requirements.

**Call 1-866-527-SAVE  
to get started.**

FREE ENERGY CODE SUPPORT HOTLINE: 1-855-757-9717    ENERGYCODESMA@PSDCONSULTING.COM

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