

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

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Table R406.5

Maximum HERS Index

Clean Energy Application	New Construction Permits January 1, 2023, through June 30, 2024	New Construction Permits Starting July 1, 2024
Mixed-Fuel Building	52	42
Solar Electric Generation*	55	42
All-Electric Building [†]	55	45
Solar Electric* and All-Electric Building [†]	58	45

*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	
R401.3	Certificate
Building Thermal Envelope	
R402.1.1	Vapor retarder
R402.2.3	Eave Baffle
R402.2.4.1	Access hatches and doors
R402.2.10.1	Crawl space wall insulation installation
R402.4.1.1	Installation
R402.4.1.2	Testing
Mechanical	
R403.1	Controls
R403.3	Ducts (except R403.3.2, R403.3.3, and R403.3.6)
R403.4	Mechanical system piping insulation
R403.5.1	Heated water circulation and temperature maintenance systems
R403.5.3	Drain water heat recovery units
R403.6.1	Heat or energy recovery ventilation (HRV/ERV)
R403.7	Equipment sizing and efficiency rating
R403.8	System serving multiple dwelling units
R403.9	Snow and ice melt systems
R403.10	Energy consumption of pools and spas
R403.11	Portable spas
R403.12	Residential pools and permanent residential spas
Electrical Power and Lighting Systems	
R404.1	Lighting equipment
R404.2	Interior lighting controls
R404.4	Wiring for electric vehicle charging spaces

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