



STRETCH ENERGY CODE

The Massachusetts Stretch Energy Code was adopted by the Town of Nantucket on April 1, 2019.

All New Residential Dwellings and Large Commercial Buildings will need to comply with the adopted code, as of **September 1, 2019**.

Overview

The purpose of the Stretch Code is to provide a more energy-efficient code alternative for new buildings (**780 CMR Appendix 115.AA**). Unlike previous versions of the Stretch Code, the current version requires a modeled-performance path that meets the Energy Rating Index (ERI) Compliance Alternative in the 2015 IECC with MA Amendments, i.e.:

- RESNET Home Energy Rating System (HERS)
- Energy STAR Homes
- Passive House

Whichever path is pursued, a certified individual is responsible for verifying the performance of the building, whether that be a HERS Rater or Passive House Consultant. There is no prescriptive path for compliance

The Stretch Code ONLY applies to:

- **NEW** Residential dwellings of four stories or less, and
- **NEW** Commercial projects greater than 100,000 square feet, OR conditioned spaces greater than 40,000 square feet, such as warehouses, supermarkets or laboratories.

Exemptions

All additions, renovations, and repairs to existing residential buildings are explicitly exempt from the Stretch Code.

Smaller, new commercial buildings, as well as additions, renovations and repairs of commercial buildings are also exempt.

Exemptions for “Gut-Reno” projects will be determined by the Building Commissioner on a case-by-case basis.

Learn More

- Energy Provisions of the State Building Code (780 CMR): www.mass.gov/info-details/building-energy-code
- RESNET-Certified Home Energy Raters Network: www.resnet.us
- Town of Nantucket; Building Department
2 Fairgrounds Road; (508) 325-7587
www.nantucket-ma.gov/StretchCode

