

COMMERCIAL BUILDINGS STRETCH CODE OVERVIEW



City of Cambridge – Public Hearing – Tues October 20th, 2009

IECC and ASHRAE Codes in MA

- MA 7th edition: IECC 2006/07 and ASHRAE 90.1-2007 for energy code
- MA 8th edition: 2009 'I' Codes: IBC, IMC, IEBC and IECC begins in 2010.

Note: IECC 2009 retains ASHRAE 90.1-2007 as a compliance path for commercial buildings



Commercial 'Stretch' Appendix

- Only applies to New Construction over 5,000 ft²
 - New Buildings or Building additions
- Performance option for all new Buildings
 - 20% below ASHRAE 90.1-2007
 - Required for all buildings over 100,000 ft²
 - Required for Labs, Supermarkets, over 40,000 ft²
- Prescriptive option for most building types
 - 5,000 - 100,000 ft²
 - Likely to form the basis of the next IECC 2012 code
- Exemptions (comply with base code)
 - Commercial buildings smaller than 5,000 ft²
 - Special cases smaller than 40,000 ft²
 - Commercial renovations and existing interior fit-outs

Commercial 'Stretch' options by building size/type

- Over 100,000 ft² - Only Performance option
 - Energy model showing 20% below ASHRAE 90.1-2007
- 5,000-100,000 ft² – Performance or Prescriptive
 - 20% below ASHRAE or
 - Stretch code amendments to IECC Chapter 5
- Special cases – buildings with unusual energy demands
 - Supermarkets, Labs, Warehouses
 - Over 40,000 ft² - 20% below ASHRAE 90.1-2007

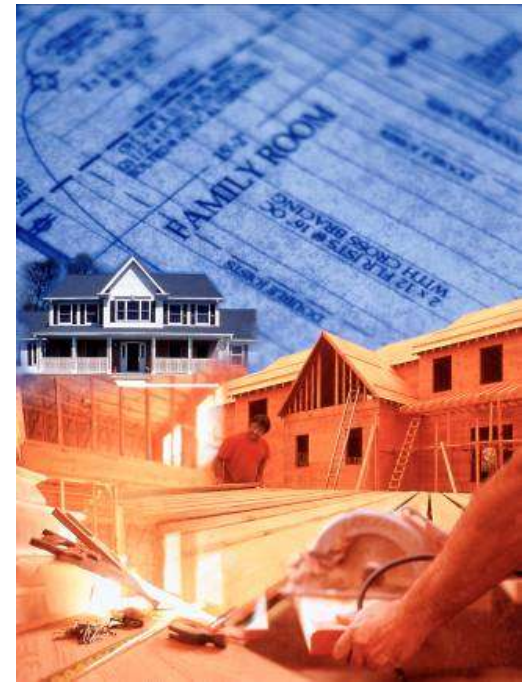
Commercial 'Stretch' & LEED(v.3)



- LEED and Commercial 'Stretch' code are fully compatible
 - Both use ASHRAE 90.1-2007 as the energy modeling baseline.
- LEED energy model = Stretch code model
20% better than ASHRAE 90.1-2007= 5 LEED energy modeling points
- LEED also has non-energy requirements

Code Compliance & Inspections

- Essentially the same as base code
- Code Official has the same authority
 - Same building inspections
 - Approves building documents or ASHRAE modeling as documentation of energy
- Certificate is required



Training on new energy codes

- Covering both the IECC 2009 & Stretch code
- Provided free to all Code Officials
 - Includes IECC code book and Stretch appendix
 - ASHRAE 90.1-2007 book available at cost
- Provided at cost to building professionals
- Begins later this year
 - Separate Commercial and Residential sessions
- Utilities providing Commercial training on Core Performance (prescriptive option)

Implementation Timeline example

- Example of adoption by Town of Canterbury, MA
 - Oct 22, 2009 - Municipal public hearing
 - Dec 3, 2009 - Vote of Board of Selectmen to adopt Stretch (Canterbury becomes a Green Community)
- Timing of code implementation in Canterbury
 - Jan 1, 2010 Stretch code implemented alongside base code in Canterbury
 - Jan – Jul 2010 new building permits can comply with either base code or Stretch until July 1, 2010
 - Jul 1, 2010 Stretch code becomes sole energy code in Canterbury

Stretch appendix <http://tiny.cc/8xbBo>

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Energy Conservation 'Appendix 120 AA' Approved

A code change proposal relating to energy conservation was approved by the BBRS at the May 12, 2009 meeting and will become an appendix to the MA State Building Code ([780 CMR](#)) on or about August 1, 2009. It is based on the *International Energy Conservation Code (IECC) 2009* and can be viewed by following the 1st link below. The 2nd link will take you to a two-page overview of this new appendix.

This appendix may be adopted by any municipality in the commonwealth, by decision of its governing body. In a city having a Plan D or Plan E charter the governing body shall be the city manager and the city council, and in any other city the mayor and city council. In towns the governing body shall be the board of selectmen. In order to be adopted, the appendix must be considered at an appropriate municipal public hearing, subject to the municipality's existing public notice provisions. If adopted by a municipality this appendix rather than 780 CMR 13, 34, 61, or 93, as applicable, shall govern.

Also at the May 12 meeting a concurrency period and a training policy were approved. Concurrency period is a period when either the new code or the existing code can be used but not comingled. The BBRS approved a concurrency period of 6 months to a maximum of 12 months, with such period to begin on either January 1 or July 1 of any year. In addition a town or city which adopts the appendix must provide training to the building official prior to the start of the concurrency period. If you have comment or questions on this subject please forward them to mike.guigli@state.ma.us

[Appendix 120 AA July 9, 2009 Final](#) **PDF** (270kb)

[Stretch Code Overview June 5, 2009](#) **PDF** (66kb)

SEARCH

Questions ?

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