

Town of Lexington

Motion

2023 Annual Town Meeting

**ARTICLE 26 AMEND THE GENERAL BYLAWS – MUNICIPAL OPT-IN
SPECIALIZED STRETCH ENERGY CODE**

MOTION:

That the Town replace Chapter 115 of the Code of the Town of Lexington entitled “Stretch Energy Code” with the “Specialized Energy Code” pursuant to the entirety of 225 CMR 22 and 23, including Appendices RC and CC, and future editions, amendments or modifications in substantially the form below:

Chapter 115: SPECIALIZED ENERGY CODE

115-1 Purpose

The purpose of the Specialized Energy Code at 225 CMR 22.00 and 23.00, including Appendices RC and CC, is to provide a more energy efficient and low greenhouse gas emissions alternative to the Stretch Energy Code or the baseline Massachusetts Energy Code, applicable to the relevant sections of the building code for both new construction and existing buildings.

115-2 Definitions

Effective Date – January 1, 2024.

International Energy Conservation Code (IECC) – The International Energy Conservation Code (IECC), a building energy code created by the International Code Council. The baseline energy conservation requirements of the MA State Building Code are the IECC with Massachusetts amendments, as approved by the Board of Building Regulations and Standards and published in state regulations as part of 780 CMR.

Specialized Energy Code – The energy code codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including the residential and commercial appendices added to the Massachusetts Stretch Energy Code, based on amendments to the respective net-zero appendices of the IECC to incorporate the energy efficiency of the Stretch Energy Code.

Stretch Energy Code – The energy code codified by the combination of 225 CMR 22 and 23 not including Appendices RC and CC,

115-3 Specialized Energy Code

- A. The Specialized Energy Code is herein incorporated by reference and shall apply to residential and commercial buildings in the Town of Lexington after the Effective Date.
- B. Notwithstanding the foregoing, if the Town is accepted into the Department of Energy Resources Fossil Fuel-Free Demonstration Project, residential and commercial buildings in the Town shall, to the extent not otherwise exempt under any bylaws of the Town of Lexington, be subject to the Specialized Energy Code modified as follows:
 1. Low-rise Residential Code (225 CMR 22 Appendix RC): Sections RC102 and RC101 “Zero Energy Pathway” and “Mixed Fuel Pathway” shall not be permitted for use for new construction, and major renovations shall not install any

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new combustion equipment.

2. Commercial and All Other (225 CMR 23 Appendix CC): Sections CC103 and CC105 “Zero Energy Pathway” and “Mixed-Fuel Pathway” shall not be permitted for new construction, and major renovations shall not install any new combustion equipment.

C. The Specialized Code is enforceable by the Building Commissioner.

(Revised 03/08/2023)