

# NEW CONSTRUCTION DECISION TREE

UPDATED JANUARY 2024

Use this tool to quickly identify key decisions, map out options, and communicate clearly the chosen pathways that demonstrate Massachusetts energy code compliance.

## HOW TO USE:

1. **START** with the main decision tree, existing or new construction
2. Consider **ONE USE** at a time, answering questions to

### • IDENTIFY the code "branch"

- Navigate through the appropriate **CODE BRANCH** by establishing the path that represent your project

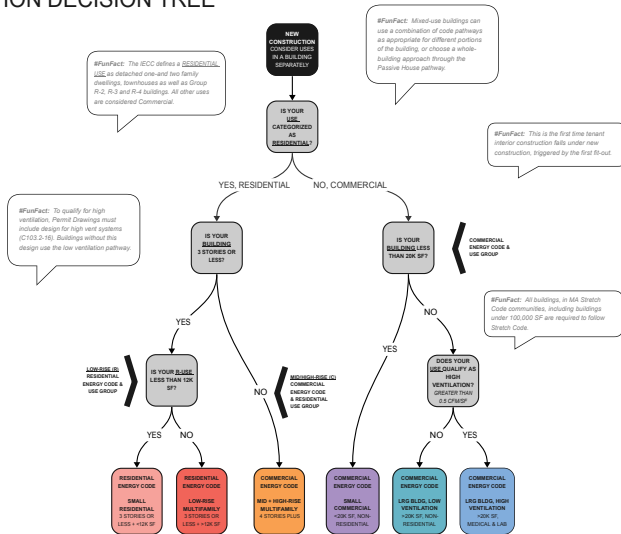
3. For **MIXED-USE BUILDINGS**, repeat the process for each use group

The branches do not contain all energy code requirements. Instead, it notes options or decisions which send you down a path. The path points to the relevant code section(s), detailing project requirements.

## BE MINDFUL:

The International Energy Conservation Code (IECC) is a model energy code, which forms the basis for the Massachusetts energy codes. The first bucket, the **Base Energy Code**, is the minimum required energy code in Massachusetts. The second bucket, the **Stretch Code**, is a **stricter** option towns and cities have already voted to incorporate. The third bucket, the **Specialized Opt-In Code**, includes **additional requirements** in addition to the Base and Stretch Code and is available for municipal vote as of December 2022.

This effort to map out MA Energy Code compliance pathways does not account for impacts of other codes and ordinances that may apply to projects.



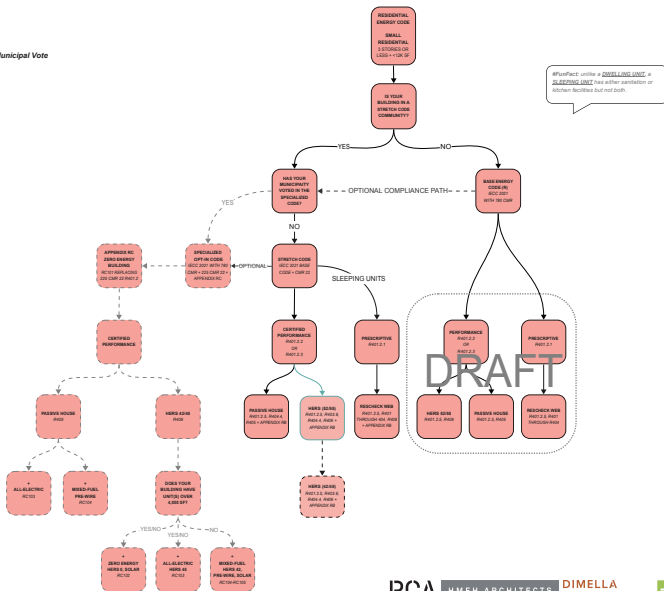
UPDATED FEBRUARY 2024

→ 2023-2026

- - - ► *Effective After Municipal Vote*

→ Until 2024 Only

- - - ► *After July 2024*





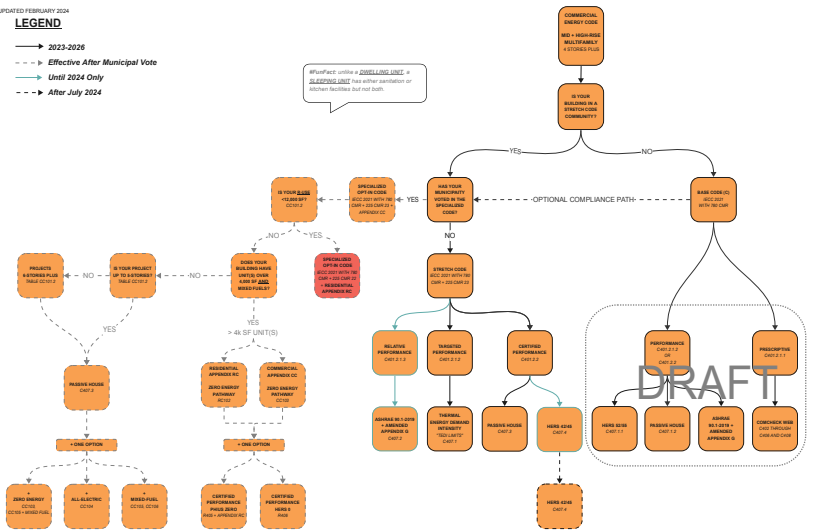
COMMERCIAL BRANCH: RESIDENTIAL 4 STORIES OR MORE

UPDATED FEBRUARY 2024

LEGEND

- 2023-2026
- - - Effective After Municipal Vote
- Until 2024 Only
- - - After July 2024

If Impact unless a **SLEEPING UNIT** - a **SLEEPING UNIT** has either sanitation or kitchen facilities but not both.



# COMMERCIAL BRANCH: <20,000 SF

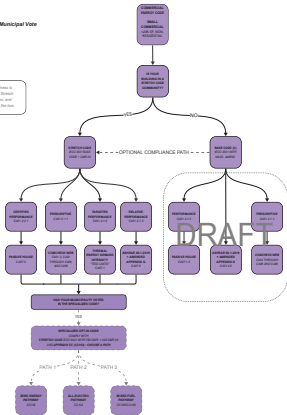
UPDATED JANUARY 2024

## LEGEND

→ 2023-2026

- - - Effective After Municipal Vote

EnergyPlus, EUI and PV readiness is required for all paths in the Standard and Specialized Opt-in Codes, and requirements vary between the two.



# COMMERCIAL BRANCH: LOW-VENTILATION >20,000 SF

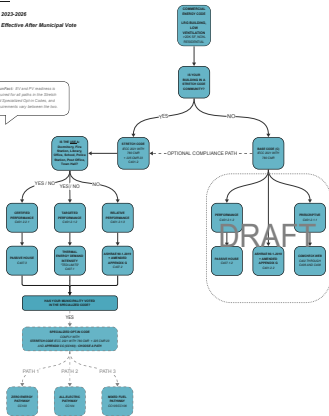
UPDATED: JANUARY 2026

## LEGEND

→ 2023-2026

--- Effective After Municipal Vote

IPassPack: EV and PV readiness is required for all paths in the Standard and Specialized Option Codes, and requirements vary between the two.



# COMMERCIAL BRANCH: HIGH-VENTILATION >20,000 SF

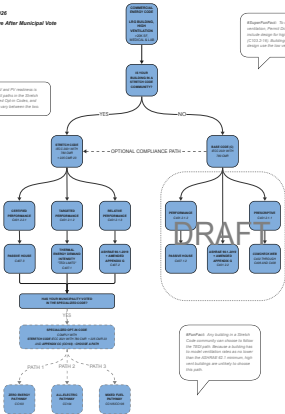
UPDATED JANUARY 2024

## LEGEND

- 2023-2026
- - - -> Effective After Municipal Vote

BPactPack: EV and PV incentives are required for all paths in the Sketch and Specialized Opt in Codes, and requirements vary between the two.

BPactPackPack: To qualify for high ventilation, Permit Drawings must include design for high vent systems (C102.2-1E). Buildings without this design use the low ventilation pathway.



BPactPack: Any building in a Sketch Code community can choose to follow the TESS path. Because a building has to model ventilation rates as no lower than the ADVANCED 2.1.4 minimum, high vent buildings are unlikely to choose this path.

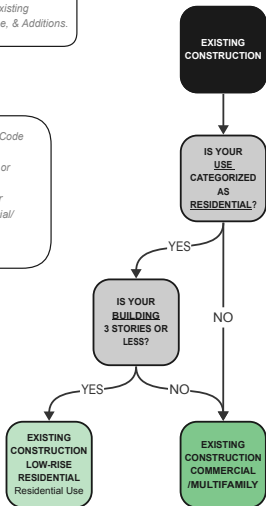
# EXISTING CONSTRUCTION DECISION TREE

UPDATED JUNE 2023

**#FunFact:** This is the first time the Stretch Code applies to Existing Alterations, Change of Use, & Additions.

**#FunFact:** The Specialized Opt-in Code pertains to new buildings only. Reference CMR 23 Section CC101.4 or Section RC101.1.  
\*This is an important distinction for Low-Rise Residential and Commercial/Multifamily Existing Construction.

**#FunFact:** Energy code defines a RESIDENTIAL USE as detached one-and two family dwellings, townhouses as well as Group R-2, R-3 and R-4 buildings. All other uses are considered Commercial.





## UPDATED: JUNE 2007



## LIMBIC SYSTEM, 1998, 2007

