

NEW CONSTRUCTION DECISION TREE

UPDATED JANUARY 2026

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

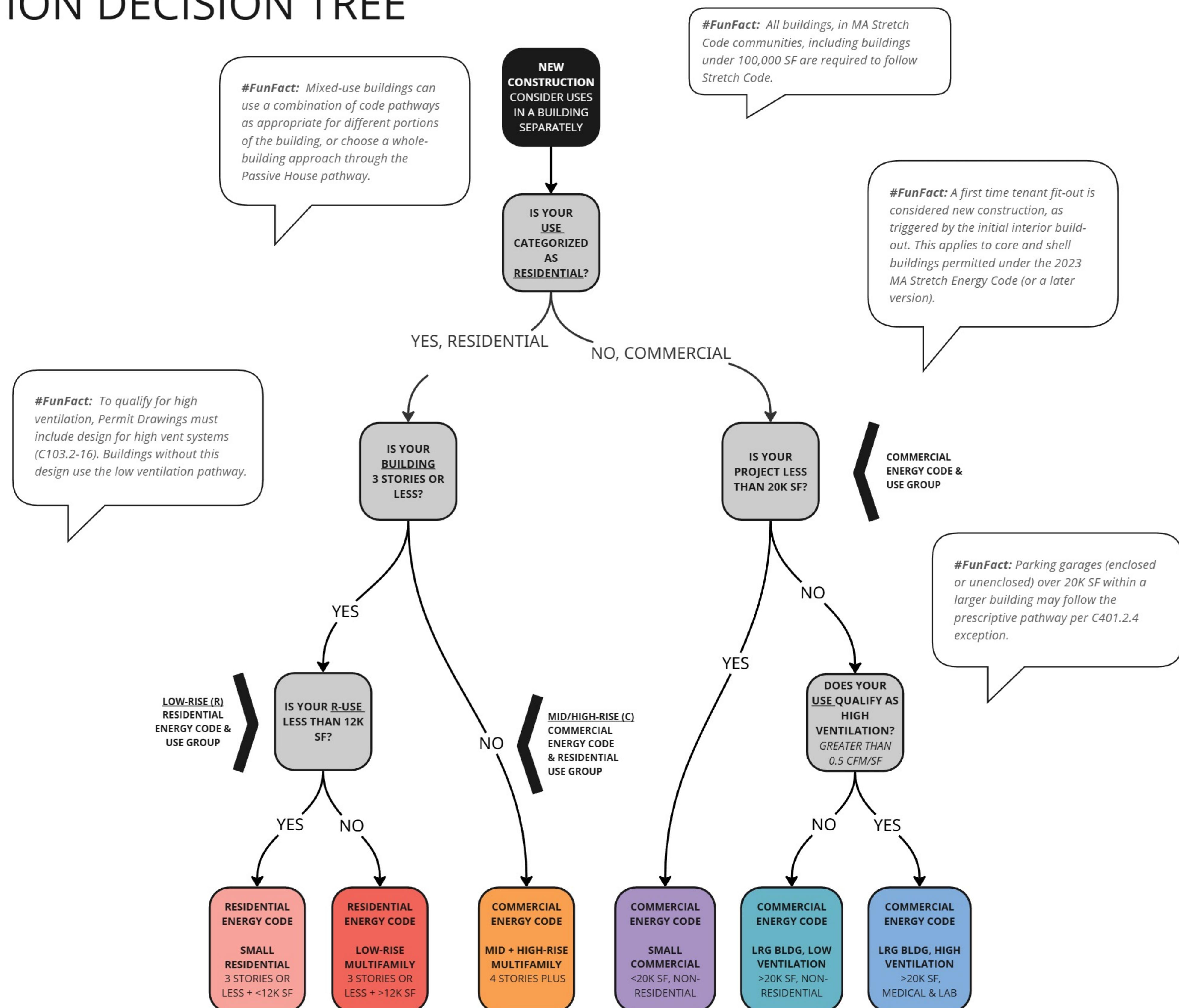
3. For **MIXED-USE BUILDINGS**, repeat the process for each use group

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.



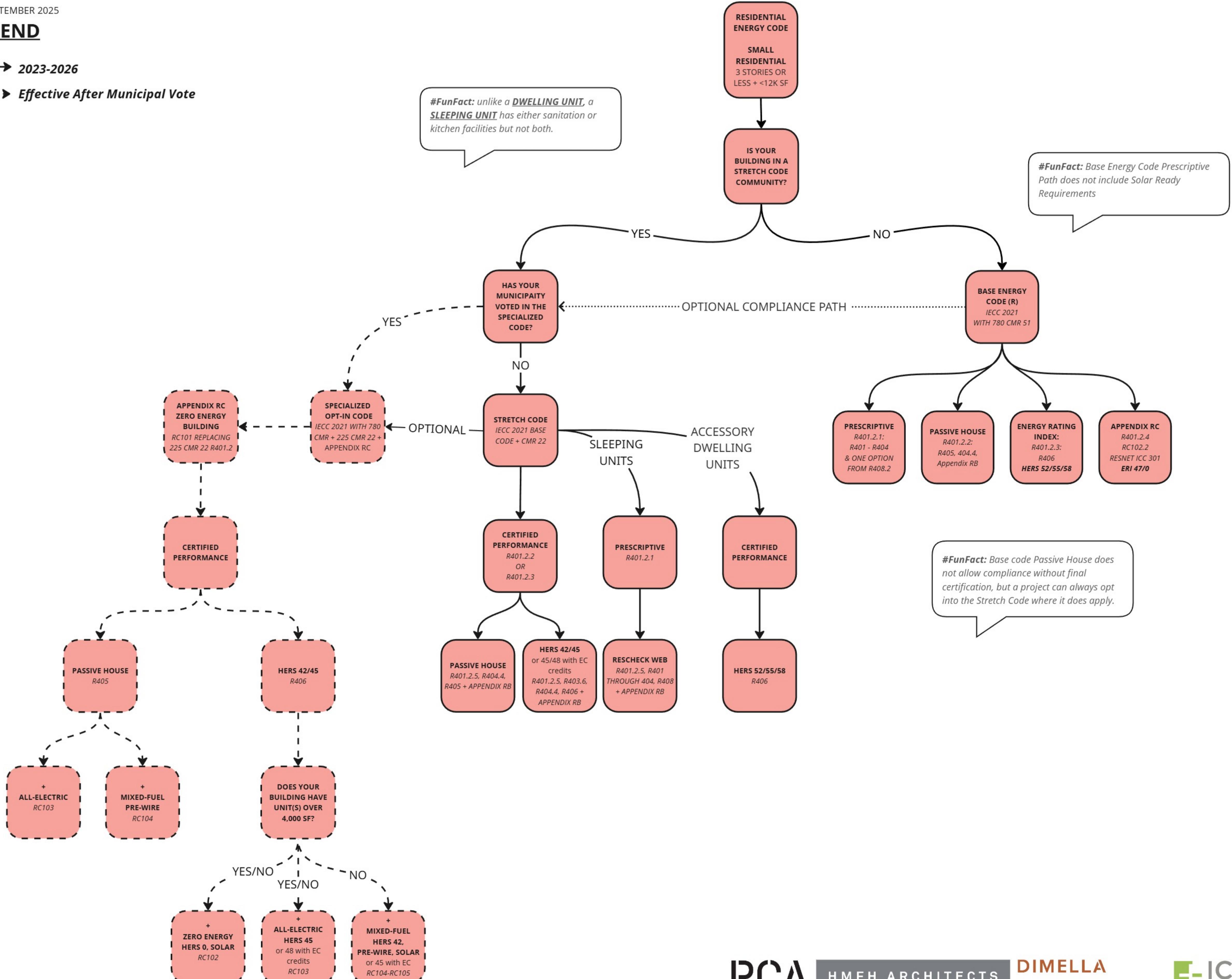
NC LOW-RISE RESIDENTIAL BRANCH: 3 STORIES OR LESS <12,000 SF

UPDATED SEPTEMBER 2025

LEGEND

→ 2023-2026

— → Effective After Municipal Vote



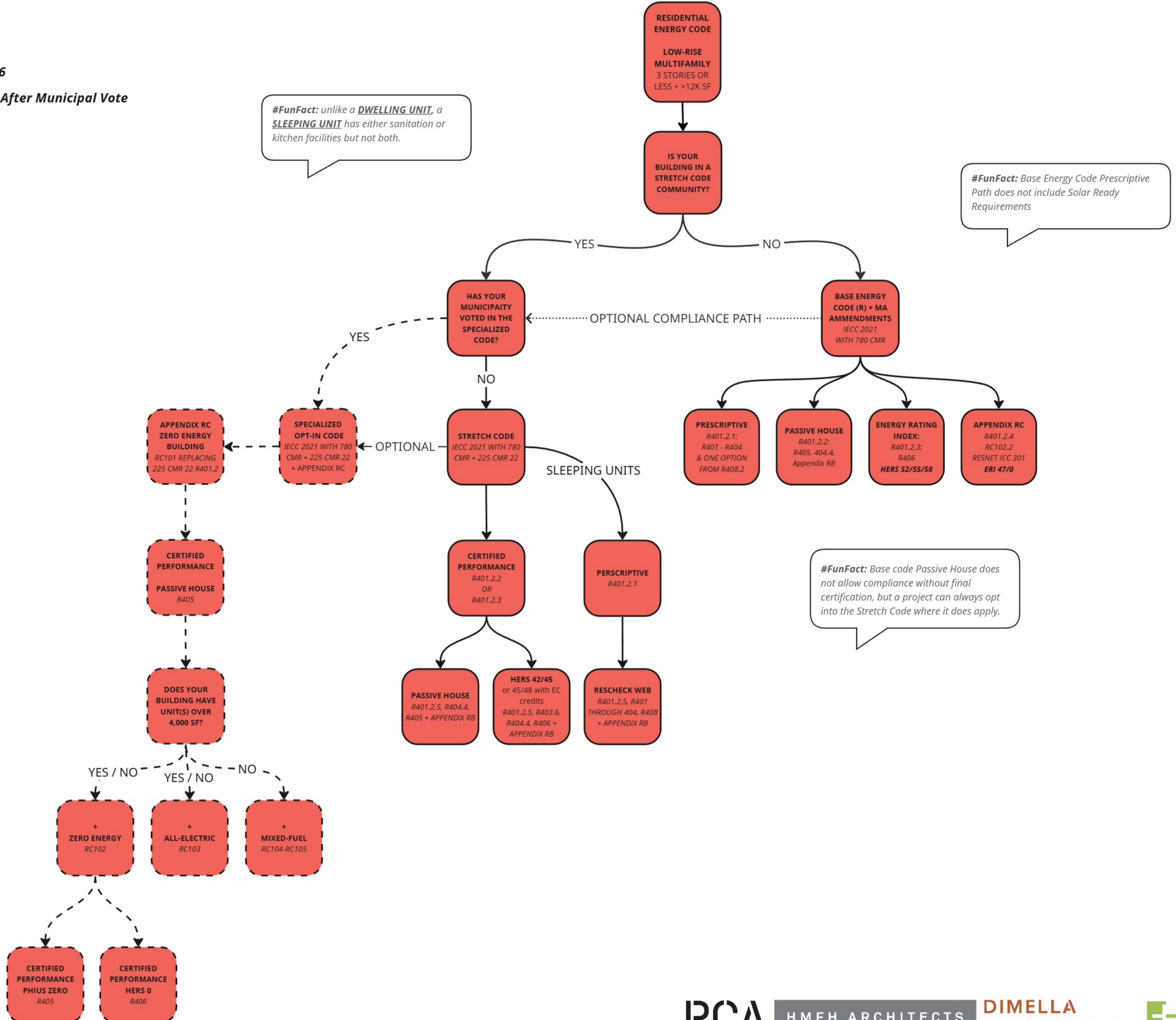
NC LOW-RISE RESIDENTIAL BRANCH: 3 STORIES OR LESS >12,000 SF

UPDATED SEPTEMBER 2025

LEGEND

→ 2023-2026

--- ➤ Effective After Municipal Vote



NC COMMERCIAL BRANCH: RESIDENTIAL 4 STORIES OR MORE

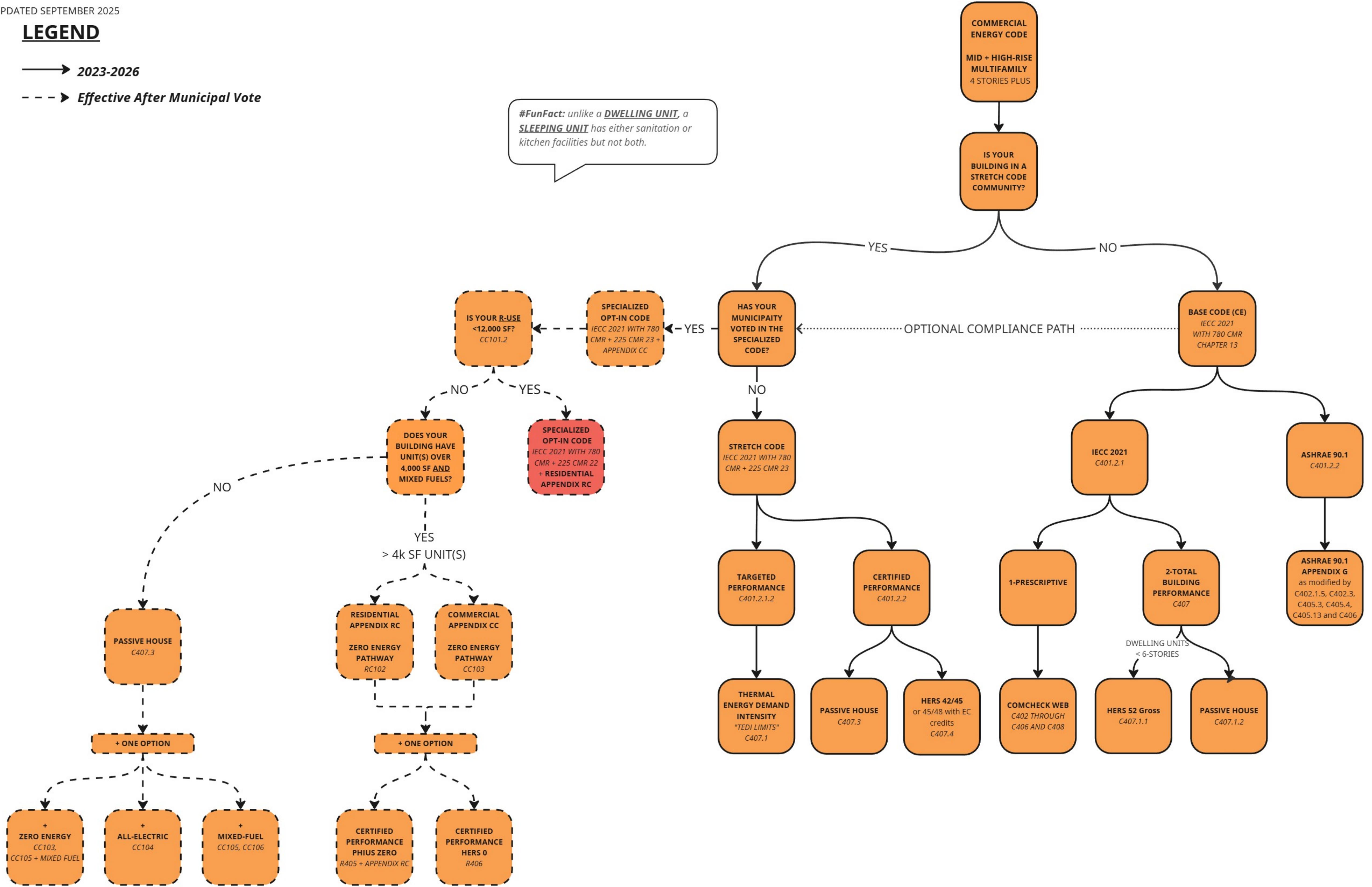
UPDATED SEPTEMBER 2025

LEGEND

→ 2023-2026

→ ***Effective After Municipal Vote***

#FunFact: unlike a DWELLING UNIT, a SLEEPING UNIT has either sanitation or kitchen facilities but not both.



NC COMMERCIAL BRANCH: <20,000 SF

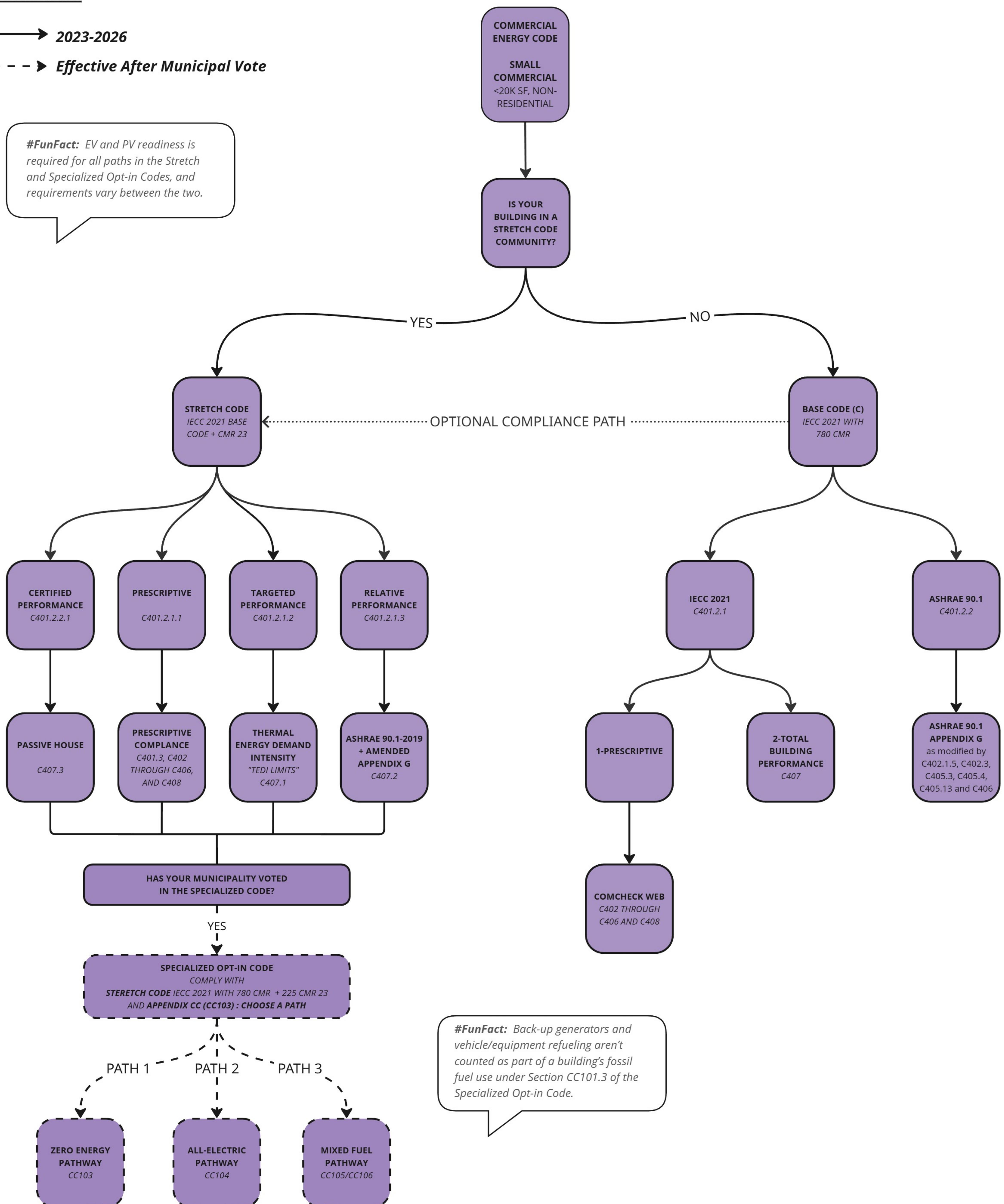
UPDATED JANUARY 2026

LEGEND

→ 2023-2026

- - - → Effective After Municipal Vote

#FunFact: EV and PV readiness is required for all paths in the Stretch and Specialized Opt-in Codes, and requirements vary between the two.



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

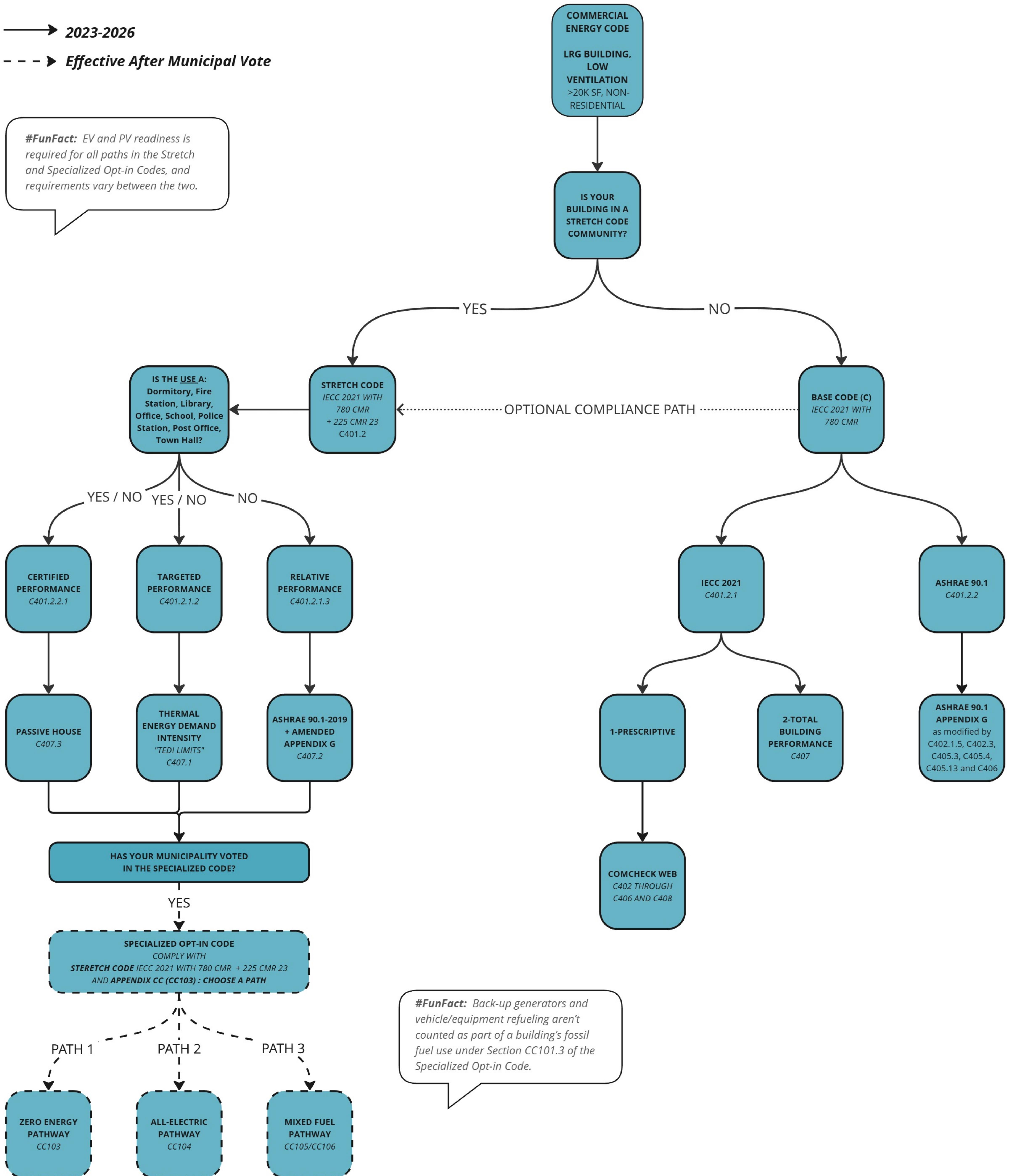
UPDATED SEPTEMBER 2025

LEGEND

→ 2023-2026

— → Effective After Municipal Vote

#FunFact: EV and PV readiness is required for all paths in the Stretch and Specialized Opt-in Codes, and requirements vary between the two.



<divNC COMMERCIAL BRANCH: HIGH-VENTILATION >20,000 SF

UPDATED SEPTEMBER 2025

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Effective After Municipal Vote

#FunFact: EV and PV readiness is required for all paths in the Stretch and Specialized Opt-in Codes, and requirements vary between the two.

