

EXISTING CONSTRUCTION DECISION TREE

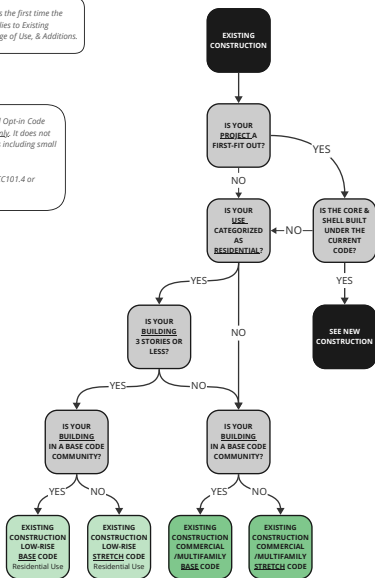
UPDATED SEPTEMBER 2025

#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. It does not pertain to existing buildings including small and large additions.

Reference CMR 23 Section CC101.4 or Section RC101.1.

#FunFact: A first time tenant fit-out is considered new construction, as triggered by the initial interior build-out. This applies to core and shell buildings permitted under the 2023 MA Stretch Energy Code (or a later version).



#FunFact: Additions, alterations, and change of use / occupancy each have different requirements. Similar to multiple use types, if an existing building has an addition and an alteration, then compliance is required for each individual portion.

#FunFact: Any building can opt into the Stretch Code path and use the EnerPHIT compliance path.

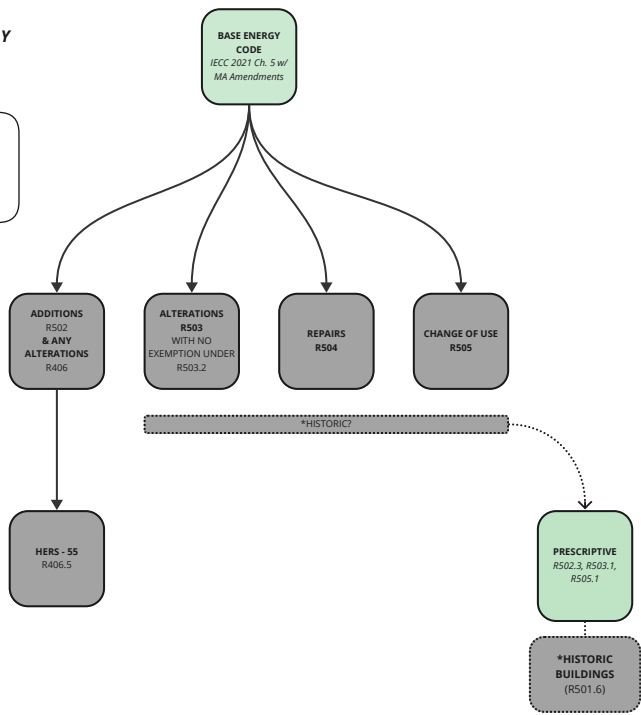
EXISTING CONSTRUCTION: LOW-RISE BASE CODE

UPDATED SEPTEMBER 2025

LEGEND

- 2023-2026
- - - → OPTIONAL COMPLIANCE PATHWAY
- → CONDITIONAL COMPLIANCE PATHWAY

#FunFact CMR Amendments refer to the 2018 IECC. For reference, in the 2021 IECC: HERS table is 406.4, and Exception for unconditioned space to conditioned space is R501.6



HISTORIC BUILDINGS are not exempt from energy code though **CODE OFFICIALS MAY PROVIDE WAIVERS** for specific requirements within the code that cannot be met because they are in proven conflict or destroy the historic nature of the building.

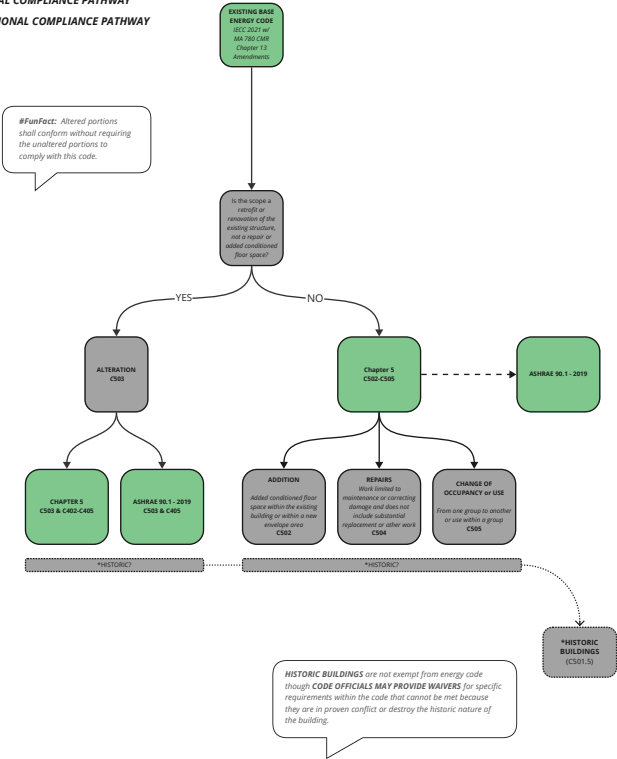


EXISTING CONSTRUCTION: COMMERCIAL BASE CODE

UPDATED SEPTEMBER 2025

LEGEND

- 2023-2026
- - -> OPTIONAL COMPLIANCE PATHWAY
-> CONDITIONAL COMPLIANCE PATHWAY



EXISTING CONSTRUCTION: COMMERCIAL STRETCH CODE

UPDATED SEPTEMBER 2025

LEGEND

→ 2023-2026

- - - OPTIONAL COMPLIANCE PATHWAY

→ CONDITIONAL COMPLIANCE PATHWAY

#FunFact: Levels of alteration are not applicable to the decision tree for the Commercial Existing Construction Energy Code requirements.

