



Town of Bridgewater **Rules and Procedure Committee**

August 28, 2024

7:00 PM

The meeting will be held virtually via Zoom.

To attend via video, click on the link below:

<https://us06web.zoom.us/j/83398837053>

To attend via phone, dial: 1(646) 876-9923

Meeting ID: 833 9883 7053

MEETING AGENDA

Disclosure: Pursuant to Section 20 of Chapter 20 of the Acts of 2020, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency, and the March 31, 2025, extension granted by Chapter 22 of the Acts of 2022, this meeting for the Town of Bridgewater will be fully remote and accessible to the public through remote participation to the greatest extent possible. No in-person attendance is permitted. Citizens who wish to tune in to the meeting may do so via Zoom.

- A. Call to Order**
- B. Approval of Meeting Minutes**
- C. Items Referred**
 - a) Proposed Zoning Ordinance D-FY24-003: Chapter 7.7 - Specialized Energy Code
- D. Adjournment of Meeting**



Bridgewater Town Council

Introduced By: Fred Chase, Councilor
Date Introduced: 11/21/2023
First Reading: 11/21/2023
Second Reading: 3/26/2024
Amendments Adopted:
Third Reading:
Date Adopted:
Date Effective:

Proposed Zoning Ordinance D-FY24-003: Chapter 7.7 - Specialized Energy Code

WHEREAS, In accordance with the provisions of Section 2-6 of the Bridgewater Home Rule Charter relative to amendments to the Town ordinances, it is therefore;

ORDERED, that the Town Council assembled votes to amend the Bridgewater Zoning Ordinance, Section 7, Special Regulations to add section 7.7, Specialized Energy Code, as follows, and to be effective July 1, 2024:

§ 7.7.1 Definitions

International Energy Conservation Code (IECC) – The International Energy Conservation Code (IECC) is a building energy code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency, and is updated on a three-year cycle. 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 – Codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, the Specialized Energy Code adds residential and commercial appendices to the Massachusetts Stretch Energy Code, based on amendments to the respective net-zero appendices of the International Energy Conservation Code (IECC) to incorporate the energy efficiency of the Stretch energy code and further reduce the climate impacts of buildings built to this code, with the goal of achieving net-zero greenhouse gas emissions from the buildings sector no later than 2050.

Stretch Energy Code - Codified by the combination of 225 CMR 22 and 23 1, not including Appendices RC and CC, the Stretch Energy Code is a comprehensive set of amendments to the International Energy Conservation Code (IECC) seeking to achieve all lifecycle cost-effective energy efficiency in accordance with the Green Communities Act of 2008, as well as to reduce the climate impacts of buildings built to this code.

§7.7.2 Purpose

The purpose of 225 CMR 22.00 and 23.00 including Appendices RC and CC, also referred to as the Specialized Energy Code is

NOT FOR ACTION - FIRST READING

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.

§7.7.3 Applicability

This energy code applies to residential and commercial buildings.

§7.7.4 Specialized Code

The Specialized Code, as codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including any future editions, amendments, or modifications.

The Specialized Code is enforceable by the inspector of buildings or building commissioner.

Explanation: *The Climate Act of 2021 required the development of a new Municipal Opt-in Specialized energy code (Specialized Code). The statute requires that the Specialized Code is formulated to ensure new construction that is consistent with Massachusetts greenhouse gas limits and sub-limits set every five years from 2025 to 2050. The Specialized Code consists of the IECC 2021 with Massachusetts-specific amendments plus additional Stretch Code and Specialized Code amendments. Communities may opt into the Specialized Code.*

For New Residential Construction: The Specialized Code requires the following above and beyond the Stretch Code:

- *Mixed-Fuel homes 4,000 SF or under must:*
 1. *be pre-wired for electrification; and*
 2. *install on-site solar PV when following the Stretch Code HERS pathway, with an exemption for shaded sites.*

- *Mixed-Fuel homes over 4,000 SF must:*
 - *achieve HERS 0 or Plus ZERO requirements; and*
 - *be pre-wired for electrification; and*
 - *install on-site solar PV or other renewables to achieve the Zero energy building definition.*

For New Commercial Construction: The Specialized Code requires the following above and beyond the Stretch Code:

- *Mixed-Fuel buildings must:*
 - *be pre-wired for electrification; and*
 - *install on-site solar PV of a minimum of 1.5W/sf for each square foot of the 3 largest floors or for 75% of the Potential Solar Zone; and*
 - *meet minimum HVAC equipment and service water heating efficiencies*

All multi-family buildings over 12,000 sf must achieve precertification to Passive House standards.

Committee Referrals and Dispositions:

NOT FOR ACTION - FIRST READING

Referral(s)	Disposition(s)
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Attachments: None