

760 CMR 75.00: LIFE CYCLE ASSESSMENTS OF STATE-FUNDED HOUSING

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75.01: Applicability and Purpose

760 CMR 75.00 applies to all State-Funded Housing Projects, as defined herein, to implement cradle-to-grave Life Cycle Assessments in accordance with ISO 14040 and 14044 in order to identify opportunities to reduce the environmental impacts of a project during its entire life cycle.

75.02: Definitions

EOHLC. Executive Office of Housing and Livable Communities.

ISO. International Organization for Standardization.

ISO 14040. ISO publication outlining international standards for life cycle assessment principles and frameworks.

ISO 14044. ISO publication outlining international standards for life cycle assessment requirements and guidelines.

Life Cycle Assessment (LCA). Compilation and evaluation of the inputs, outputs, and the potential environmental impacts of a building throughout its life cycle. The assessment shall encompass the full life cycle including, but not limited to: (i) resource extraction through demolition and disposal; and (ii) on-site construction, operations, maintenance, and replacement and material- and product-embodied acquisition, processing, and transportation energy.

State-Funded Housing. State-assisted housing developed through funds provided under Chapter 200 of the Acts of 1948, Chapter 667 of the Acts of 1956, Chapter 705 of the Acts of 1966, Chapter 689 of the Acts of 1974, or Chapter 167 of the Acts of 1987.

State-Funded Housing Project. Major redevelopment, repair, renovation, or new construction of State-Funded Housing, including, but not limited to, adding stories to an existing building, expanding the footprint of an existing building by building out, or rebuilding on a site after demolition of an existing building.

75.03: Administration

- (1) From time to time, EOHLC may develop and issue guidance and standard forms to be utilized in connection with the provisions of 760 CMR 75.00. Such guidance shall be consistent with the requirements and guidelines of ISO 14040 and ISO 14044.

75.04: Life Cycle Assessments of State-Funded Housing Projects

- (1) As a condition of EOHLC funding, State-Funded Housing Projects awarded EOHLC funding after July 1, 2026, shall undergo an LCA prior to commencement of construction activity.
- (2) Every LCA of a State-Funded Housing Project shall be conducted in accordance with ISO 14040, ISO 14044, and EOHLC guidance.
- (3) Every LCA of a State-Funded Housing Project shall upon its completion be submitted to EOHLC on a form approved by EOHLC.

75.05: Waiver

- (1) EOHLC may waive, in writing, any provision of 760 CMR 75.00 not required by statute provided that EOHLC determines that such waiver is consistent with the purposes set out in 760 CMR 75.00 and that the desired relief is in the public interest.
- (2) Requests for waiver shall be made in writing to EOHLC and shall contain a reliable showing that the waiver meets the requirements of 760 CMR 75.05(1).

REGULATORY AUTHORITY

760 CMR 75.00: M.G.L. c. 23B and St. 2024, c. 239, § 113.