



March 18, 2022

Department of Energy Resources (DOER)
100 Cambridge Street, Suite 1020
Boston, MA 02114
Email: stretchcode@mass.gov

Re: **Stretch Code Straw Proposal Comments**

Dear Commissioner Woodcock, Secretary Theoharides, and Secretary Kennealy,

On behalf of the 303 Massachusetts residents representing 100 communities committed to transforming buildings from being polluters to being protectors of our health, communities and our environment, the Massachusetts Action Network submits this letter to Massachusetts Department of Energy Resources with comments on the straw proposal specialized stretch code.

Building code is a powerful tool to accelerate this transformation, and to ensure that change happens in an equitable way that addresses historic injustices related to housing.

The draft specialized stretch code for municipal adoption that DOER presented for public review on February 8th is inadequate to support such a transformation. The allowance of fossil fuels for newly constructed buildings is at odds with every standard and professional definition of net zero, and ensures that residents, tenants, and owners of newly constructed fossil fuel buildings will still have to bear the cost of decarbonizing down the line.

We demand that DOER adhere to the mandate in the Next Generation Roadmap bill signed by Governor Baker in March 2021 by developing a net zero stretch code that:

- Ensures newly constructed homes and workspaces are healthy, resilient, and future proofed, without polluting cookstoves, space, or water heaters. This means requiring buildings to be energy efficient and all-electric, with dedicated renewable energy and low embodied carbon materials as feasible.

- Supports buildings that are affordable to heat and cool for low-income residents burdened with high utility bills. Residents living in environmental justice and frontline communities, and low-income residents are the most vulnerable people in the Commonwealth to being left out of the transition to clean energy and healthy homes. We demand that DOER center these residents in developing the next public version of the net zero stretch code.
- Connects to our state's long-term economic health by creating strong demand for the state's clean energy jobs by developing a true net zero stretch code and incentivizing its adoption. Buildings are a major driver of our economy and building construction and renovation can easily drive billions of dollars of cost effective economic stimulus -- let's make sure buildings are creating a clean energy economy that serves our most vulnerable residents.
- Is implemented now. We are losing crucial time to ensure a livable future for our children, grandchildren and neighbors. Each newly constructed building is part of our community for decades to come. We are ready to transform our buildings now. All-electric, efficient construction is already cost competitive with "conventional", substandard building methods. Towns and cities are ready to adopt a true net zero stretch code in 2023, and the market is ready to build those true net zero buildings for zero additional cost.

We implore DOER to meet the climate emergency with leadership and purpose, and ensure the Commonwealth gets the buildings we deserve today, not years or decades down the road. Develop a true net zero stretch code that municipalities can opt into, and require the best building design and construction practices already happening today.

Transform our buildings, transform our lives and ensure a livable, breathable future for all.

Sincerely,

Acton

Jane Moosbrucker

Stella Ko

Amesbury

Benjamin Thorn

Amherst

Andra Rose
David Mullins

Sara Ross
Jeff Clark
Lisa Amato

Deborah Reiter
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Bob Tumposky
Barbara Parmenter
Keihly Moore

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James Michel
Curt Newton
Rand Lemley
Tamm Sissac

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Barbara Salzman
Johanna Choo

Francie Nolde
Keith Kramer

Gail Kharidia

Brighton

Betty Cawley

Logan Malik

Brockton

Rita Rooney

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Melissa Rath
Sandra Frawley
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Bonnie Miskolczy

Centerville

Steve Waller

Charlestown

Kent Wittenburg

Chesnut Hill

Jeanette Fariborz

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David Greenberg

Ceacy Henderson

Concord

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Susan Tobin
Inge Knudson
Robert Comer

Christopher Schaffner
Sylvia Lotspeich Greene

Cummington

Rosemary Wessel

Dedham

Donald Henrich

Emily Jones

Dracut

Victoria Marcello

Dudley

Ken Canty

East Bridgewater

Petra Reitz

East Falmouth

Don Mallinson

Eastham

Roberta Longley

Everett

Fatima Lopez

Falmouth

David Mark-Welch

Eleanor Ling

Forestdale

Jennifer Valentine

Framingham

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Donna Kramer Merritt

Larry Decker
Larry Stoodt
Emma Rothwell

Russell Donnelly
Aimee Powelka, Ph.D.
Jaime Haber

Franklin

Mara Downie
Edward McIntyre

Karen Landers
Richard Halpern

Raymond D Milici

Gloucester

Amanda Nash

Susan Hoague

Greenfield

Dorothy Mclver

Hardwick

Margaret Haight

Holden

Denis Mahoney

Hubbardston

Dennis Rogers

Ipswich

Maria Wilkens

Jamaica Plain

David Miller

Timothy Havel

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Olivier Resca

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Charles Flammer
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Susan Klem
Michael Moodie
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Diana Jong
Russell Gershman
Collette and Charles Sizer

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Emily Haslett
Edward Kern
Ursula Nowak
Katherine Ives
Nancy B Soulette

Littleton

Christine Brown

Lynn

Robert Dorson

Malden

Joyce E. Pearson

Elizabeth Bukey

Medford

Michelle Scott

Melrose

Katherine Bubriski

Montague

Peter (Ferd) Wulkan

Sally Pick

Natick

Andrea Masi-Phelps
Thomas Daly

Roger Luckmann

Victoria Alford Guest

Newburyport

Sandra Dow

Newton

Puja Vohra
Margaret Carey
Steve Craine

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Kathleen Wade
Julia LaGuette

Philip Vergragt
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Laura Lourenco

North Brookfield

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Northampton

Sharon Moulton

Northborough

Janet Cason

James Vander Poel

Orleans

Martin Culik

Peabody

Susan Smoller

Pelham

John Hondrogen

Jodi Rodar

Pepperell

Nancy McRae

Petersham

Lynne Feldman

Pittsfield

Jane Winn

Kelly Cusson

Reading

Mary Parr

Rehoboth

Jessica Skyleson

Roslindale

Nancy Koch

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Courtney Brown

Nancy Morgan

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Wellesley

Jon Mantak

Mary Gard

West Newton

Susan Rapoport

West Roxbury

Richard Gilson

Erik Gehring

Westborough

Louise Hetzler

Andrew Koenigsberg

Westford

Gerald DiBello

Weston

Phiip Saunders

Debbie Slotpole

Westport

Larry Culpepper

Williamstown

Susan Abrams

Winchester

Ingrid Geis

Meredith Allen

Winthrop

Carol Walker

Woburn

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Bob Rowlands

Worcester

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