

Finlayson, Ian (ENE)

From: post island <postisland@gmail.com>
Sent: Saturday, 23 July 2022 3:05 PM
To: STRETCHCODE (ENE)
Subject: Building Code Comments

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear DOER Officials,

For health related reasons we are unable to attend the Quincy public hearing 8/2/22 , but join so many other citizens and professionals in requesting that you **build upon current successful measures and enact these 8 essential, improved best practices:**

#1- Expand Electrification Requirements

Make electrification a requirement not just for buildings with 50+% curtain wall but for ALL new buildings and major renovations. Not just for homes greater than 4,000 square feet but for all new and substantially renovated homes. Any building built today with fossil fuels will need to be retrofitted at greater cost and complexity before the end of its useful life.

#2- Restore Deleted Embodied Carbon Provisions

For all buildings, require certain cost-effective low-carbon materials. For larger buildings, additionally require Whole Building Life Cycle Analysis reporting.

#3- Accelerate Effective Dates

Allow municipal adoption any time before Jan 1st or July 1st effective dates, anticipating possible voting in late December (special session), Spring, or Fall.

#4- Clarify and Expand On-Site Solar Generation

For all buildings (not just those heated by fossil fuels), require on-site solar panels in proportion to gross square feet to the extent of available solar access.

#5- Clarify Curtain Wall & Electrification Threshold

Define curtain wall area as the entire system including framing, glazing, spandrel panels. Require electrification for buildings with 30+% (not 50+%) curtain wall area.

#6 Pair TEDI Limits with EUI Limits by Building Type

Set EUI limits at least equal to those in the 2021 Base Code Appendix ("Zero Code") to prevent manipulation of TEDI calculations and to gain overall energy efficiency.

#7- Show How 2030 Building Sector Limits Are Met

EEA recently finalized legally mandated 2025 and 2030 emissions limits. Model progress toward these goals under various growth and opt-in assumptions.

#8- Correct Cost Studies & Minimize Life Cycle Costs

Cost studies should be revised to reflect current gas and

electricity prices – AND – to add significant cost premiums
for retrofitting fossil fuel heated buildings.

From personal experience we understand the devastation of climate change.because the extreme flooding damage from Winter Storm Riley, March 2, 2018 effectively put an end to our "family homestead"(since 1946), and necessitated almost \$450,000 in repairs over 18 months to secure our home. ***Combating climate change with best practice residential and commercial building codes is essential and must be optimized as soon as possible. Thank you for your essential role in making this happen.***

Sincerely and hopefully,

Mike Cotter, RN

Cyndy Roche-Cotter, Family Nurse Practitioner

5 Post Island Rd.

Quincy ,MA 02169

617-471-4663

postisland@gmail.com