

Finlayson, Ian (ENE)

From: Fran Ludwig <fludwig12@yahoo.com>
Sent: Friday, 12 August 2022 1:25 PM
To: STRETCHCODE (ENE)
Subject: BUILDING CODE COMMENTS

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I urge you to include a Net Zero option that excludes fossil fuel infrastructure in new construction. That's what Net Zero means. Thanks for your diligent work on the draft. The Net Zero requirements is the item that stands out as one that need revision.

In the DOER analysis construction costs do not seem to be a major concern in all-electric vs. standard natural gas sourced construction. In my town, Lexington, construction costs for all-electric have not been significantly higher than standard construction with natural gas. In fact our low income housing has been all electric for a while, with no significant increase in construction costs, but HUGE benefit for the tenants in their energy bills. In addition all electric is healthier for the indoor environment according to recent studies.

=Also 4000 sq feet threshold for opt in code seems excessive. 3000 would be more appropriate. Clarification of solar requirements is needed. Only buildings that can offset emissions from fossil fuels use by installation of solar panels should be permitted to use fossil fuels. For all buildings (not just those heated by fossil fuels), require onsite solar panels in proportion to gross square feet to the extent of available solar access.

If we had more time, perhaps a slower transition would be in order to accommodate inertia in the building trades. In fact we are way behind in retrofitting our building stock. BUT we don't have more time. Every day that we continue to add carbon to the air is a day that our climate warms more. And costs to pay for climate stoked disasters increase. This year especially we are seeing the results of a warming planet. The time is NOW. (Don't wait until 2024

My grandchildren are depending on you to take leadership. Net Zero means Net Zero. If communities don't want to choose this level of climate responsibility, they don't have to, but towns that do should be able to – all towns, not just 10.

Thank you,
Fran Ludwig
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Lexington