



City of Boston, Massachusetts  
Office of the Mayor  
**Michelle Wu**

March 20, 2023

**TO THE CITY COUNCIL**

Dear Councilors:

I hereby transmit for your approval an Ordinance adopting the Department of Energy Resources' Municipal Opt-in Specialized Stretch Energy Code. The Specialized Stretch Energy Code will further the City's efforts to increase energy efficiency, reduce building operations' greenhouse gas emissions, and transition away from fossil fuels. By requiring new construction and buildings undergoing major renovations to be as energy efficient as possible, the Specialized Stretch Energy Code plays a vital role in ensuring that our City's policies pave the way for Boston to be the greenest city in the country, for the health and economic opportunity of our residents.

In Boston, the building sector accounts for more than 70% of our greenhouse gas emissions. In reducing building emissions, we are targeting the most impactful ways to mitigate the climate crisis while reducing local air pollution that disproportionately impacts low-income residents and communities of color. Research shows there is little to no cost increase for building efficient and fossil fuel-free multi-family housing. The Specialized Stretch Energy Code delivers the long-term benefits of improved air quality, lower energy costs, reduced carbon emissions, enhanced thermal comfort, and resilience to climate shocks – advancing a Green New Deal for Boston by improving residents' quality of life while protecting our City against the climate crisis.

I urge your Honorable Body to pass this ordinance expeditiously.

Sincerely,

Michelle Wu  
Mayor of Boston

# CITY OF BOSTON

## IN CITY COUNCIL

### AN ORDER ADOPTING THE SPECIALIZED STRETCH ENERGY CODE IN THE CITY OF BOSTON

**WHEREAS:** The City of Boston is committed to becoming a fossil fuel-free city for our collective health, resilience, and economic opportunity;

**WHEREAS:** The climate crisis is a public health emergency, caused by the combustion of fossil fuels, which not only releases greenhouse gasses that drive global climate change, but also produces particulate matter, ozone, nitrogen dioxide, carbon dioxide and other air pollutants that have been linked to respiratory illnesses and cardiovascular disease; and

**WHEREAS:** Energy efficiency is at the core of the City of Boston's decarbonization strategy, and must underpin efforts to transition from fossil fuels to renewable energy, helping to not only limit direct and indirect greenhouse gas emissions from energy consumption, but also to reduce energy demand and costs for buildings and residents; and

**WHEREAS:** Investments in new construction and major renovation projects present an opportunity to catalyze the decarbonization of Boston's building sector by constructing or retrofitting buildings to increase energy efficiency, integrate renewable energy, and limit the use of fossil fuels in building operations; and

**WHEREAS:** Research shows that there is little-to-no cost increase for building multi-family housing to a net-zero standard that lowers energy cost burdens and provides health benefits by increasing resilience to the impacts of climate change, improving indoor air quality, and lessening the symptoms of existing respiratory and other health conditions, which disproportionately impact Boston's communities of color; and

**WHEREAS:** Investing in net zero buildings will create new jobs in the building trades as well as building design and maintenance, expanding local opportunities to strengthen workforce development programs, apprenticeships and other training pipelines for Boston residents to gain access to high-quality employment in the building sector; and

**WHEREAS:** The Department of Energy Resources issued the Municipal Opt-in Specialized Stretch Energy Code, pursuant to its authority under G.L. c. 25A, § 6, to add residential and commercial appendices to the Massachusetts Stretch Energy Code that is already in effect in the City of Boston; and

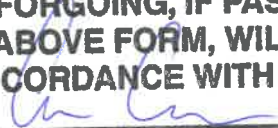
**WHEREAS:** The Specialized Stretch Energy Code will further the City’s efforts to increase energy efficiency, reduce greenhouse gas emissions from buildings, transition away from fossil fuels, and support the City’s Climate Action Plan; and

**WHEREAS:** The Department of Energy Resources developed the Specialized Stretch Energy Code through a process that provided for and responded to public input from all sectors; *now therefore be it*

**ORDERED:** That the Boston City Council hereby adopts the Specialized Stretch Energy Code as codified by the entirety of 225 CMR 22.00 & 23.00 including Appendices RC and CC thereto, and any future editions, amendments, or modifications; *and be it further*

**ORDERED:** That the Specialized Stretch Energy Code is enforceable by the Inspectional Services Department; *and be it further*

**ORDERED:** That the Specialized Stretch Energy Code shall take effect on January 1, 2024.

**I HEREBY CERTIFY  
THE FORGOING, IF PASSED IN  
THE ABOVE FORM, WILL BE IN  
ACCORDANCE WITH LAW.**  
BY   
**ADAM CEDERBAUM  
CORPORATION COUNSEL**