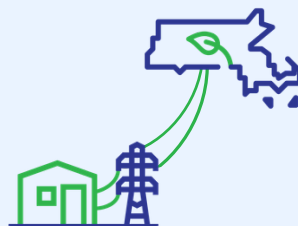


Stretch Energy Code



MASSACHUSETTS
**DEPARTMENT OF
ENERGY RESOURCES**

The **Stretch Code**
leads the way to a grid-
friendly 2050 with
efficient electrification



**Studies: all-electric
homes do not cost more
to build and cost less to
operate**



All-electric residential
costs less to build
than mixed-fuel



Study on **Passive House**
construction costs



Zoning and land use, not
energy efficiency, drive
up costs

Designed to support affordable housing

**Stretch code = *lower ongoing
energy costs* for tenants and
landlords**

- ✓ New homes, schools, all buildings built to the Stretch Code use less energy to stay warm and cool
- ✓ Focus on insulation, air leakage and ventilation = smaller, less complex HVAC systems
- ✓ Eversource, National Grid, & Unitil offer residential customers a seasonal heat pump rate, lowering electric bills

Mass Save Program

offsets incremental costs



- ✓ \$15,000 - \$25,000 for single family
- ✓ Up to \$40,000 for 4-unit buildings
- ✓ \$3,750 per unit for Multi-Family Passive House (+ up to \$20,000 energy modeling support)

New heat pump electric
rates saved customers

\$52 million

during winter 2025/2026



Stretch Code: Fast Facts



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MA's Stretch Code
reduces heating and
cooling loads by
60-90%

Retains choice for
appliances (fossil fuel)

All-electric and mixed-fuel are
both available options for
heating and cooling



Cost to build with heat
pumps is **lower**

Less equipment: shifting from a gas furnace
+ A/C to more efficient, less expensive
HVAC technology, in most cases

More
than
90%

of Massachusetts
residents live in
Stretch or Specialized
Code communities

What about the Grid?



- ✔ More efficient building construction technology reduces heating and cooling loads, which in turn puts **less strain on the electric grid**
- ✔ Massachusetts Stretch and Specialized Codes **save electric ratepayers billions of dollars** in avoided grid infrastructure
- ✔ Less heat gain or loss = less AC demand in summer and lower heat demand in winter, **reducing need** for more expensive and polluting power to come online
- ✔ MA's Stretch & Specialized Codes, along with high-efficiency heat pumps & retrofits, can **reduce peak demand** by **3.7 GW** & avoid up to **\$1.3 billion** in annual electric system costs by 2030 (*and 9.5 GW & \$4.9 billion by 2050*)



Questions?

Email: stretchcode@mass.gov

Local vote coming up?
Contact your local Green
Communities Regional
Coordinator



Looking for energy
code training?