



**RESILIENT
DANVERS**

Our Pathway to a Sustainable Future

Stretch Code Workshop
Sept 17, 2026

Danvers Stretch Code Workshop: Panelists



Bobby de Sousa,
Energy Code
Services, PSD



Dillan Patel,
NE Regional
Coordinator,
Green Communities



Scott Vandewalle,
Building
Commissioner,
North Andover



Kevin Werme,
Project Manager,
Bespoke Contracting

Where do you stand?

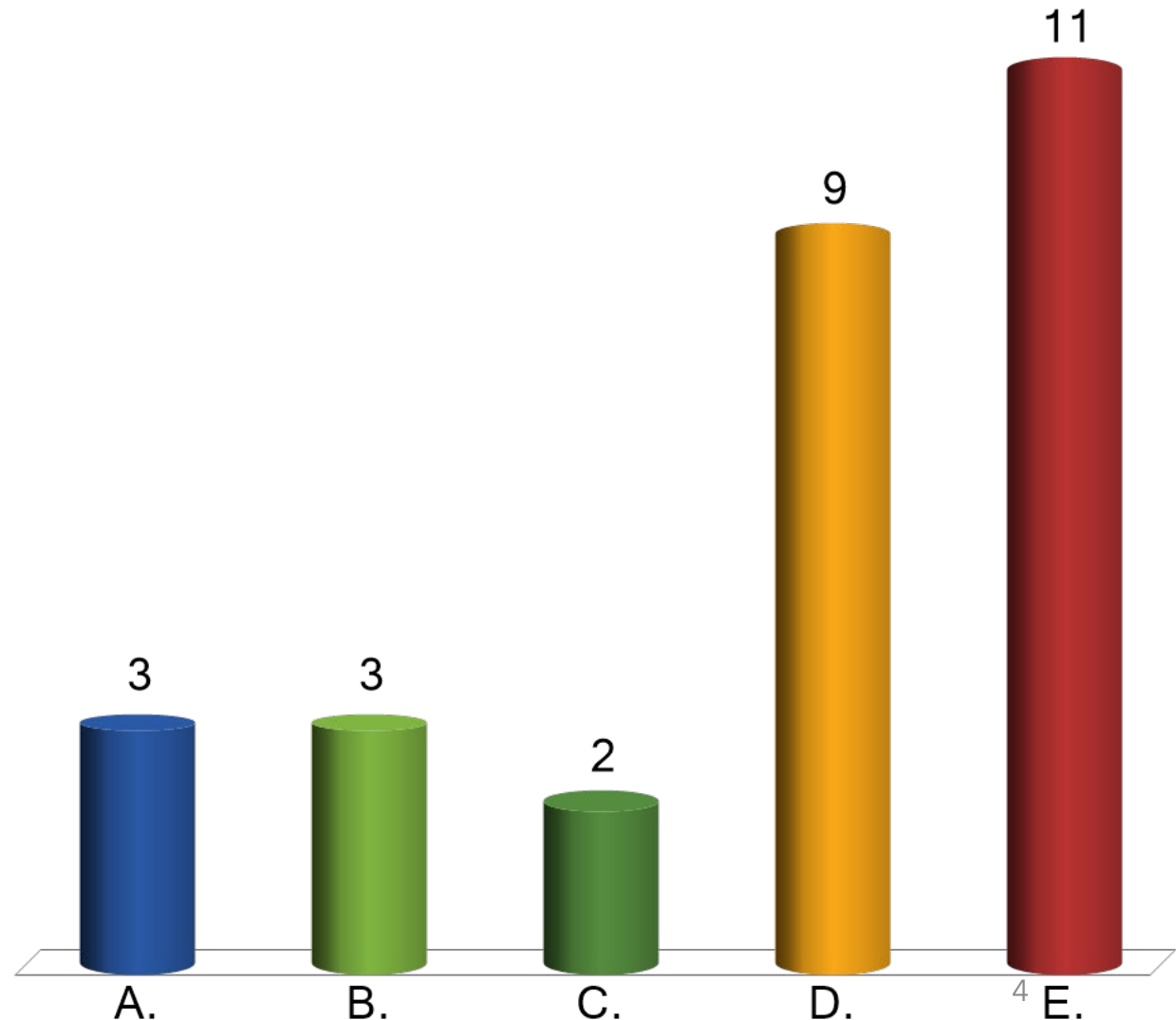
Interactive Polling

Scales of Agreement

Respond to this statement:

"New homes and major construction projects in Danvers should be built to maximize energy efficiency and reduce long-term energy costs for homeowners."

- A. Strongly Disagree
- B. Disagree
- C. Neutral
- D. Agree
- E. Strongly Agree

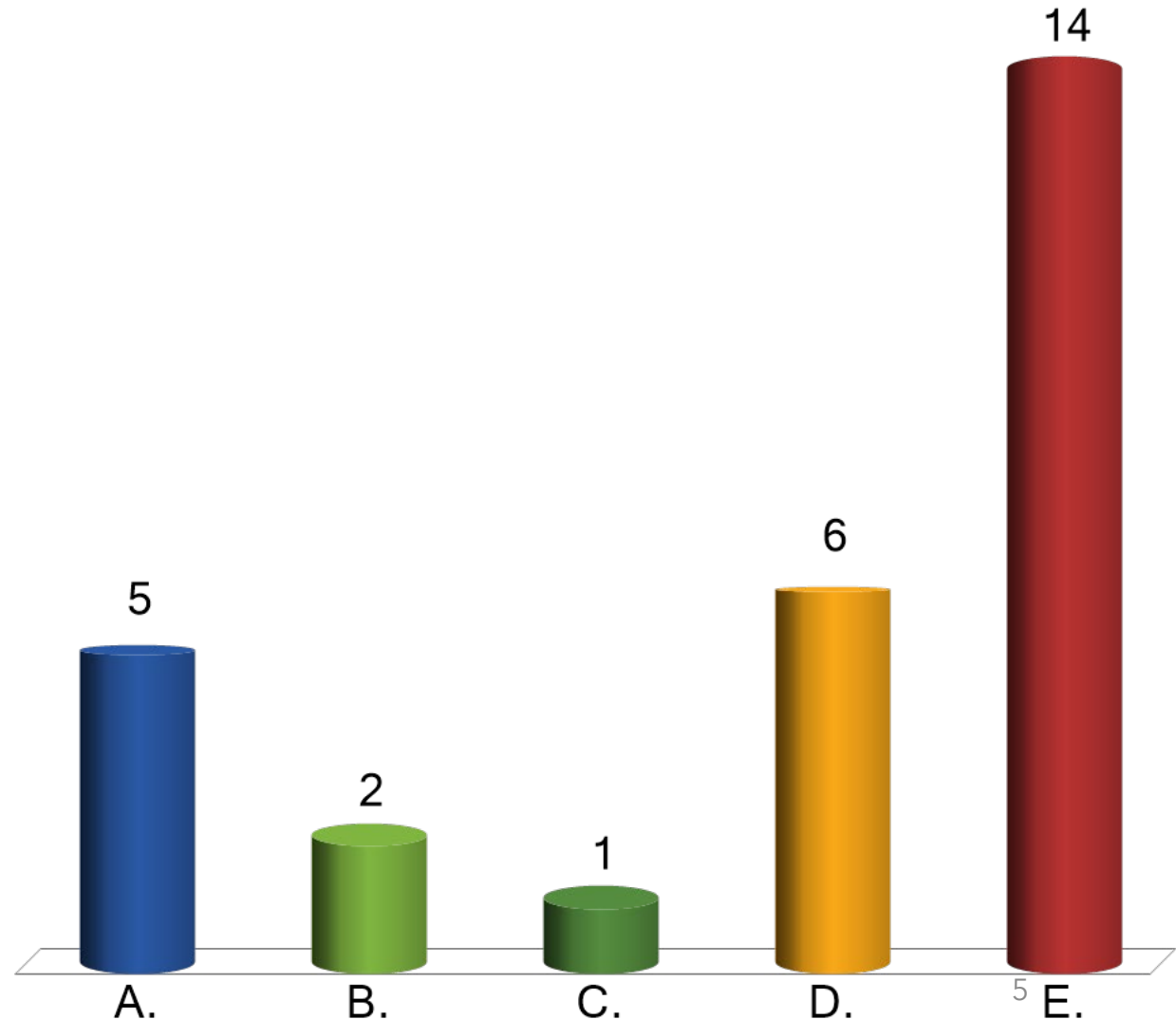


Scales of Agreement

Respond to this statement:

"The Town of Danvers should pursue every available grant opportunity to fund municipal projects before relying on local tax dollars."

- A. Strongly Disagree
- B. Disagree
- C. Neutral
- D. Agree
- E. Strongly Agree



Example Project Scenarios from Danvers Building Permit Database

Example Project A

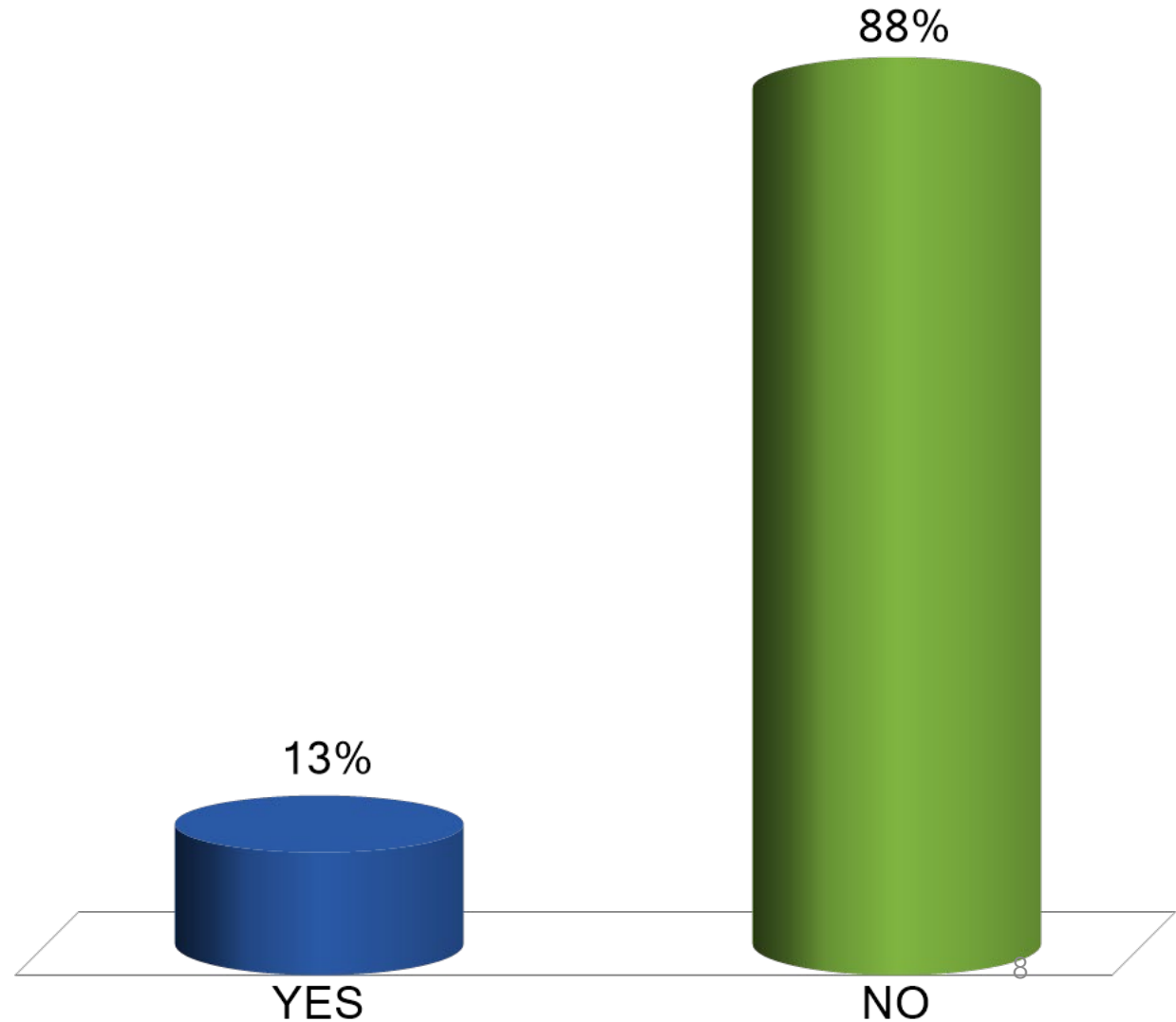
- 1950's Colonial
- **3,445 existing sq. ft.**
- Remove an existing approx. **375 sq. ft.** open deck at the rear of the existing home.
- Construct on 30' width by 12'-6" **750 sq. ft.** two story addition over a full crawl space CMU foundation.
- Addition contains a new living room on the first floor, and two new bedrooms on the second floor.

Project size:
\$92,800



Example Project A: Under the Stretch Code, would this project require a HERS Rater?

- A. YES
- B. NO



Example Project B

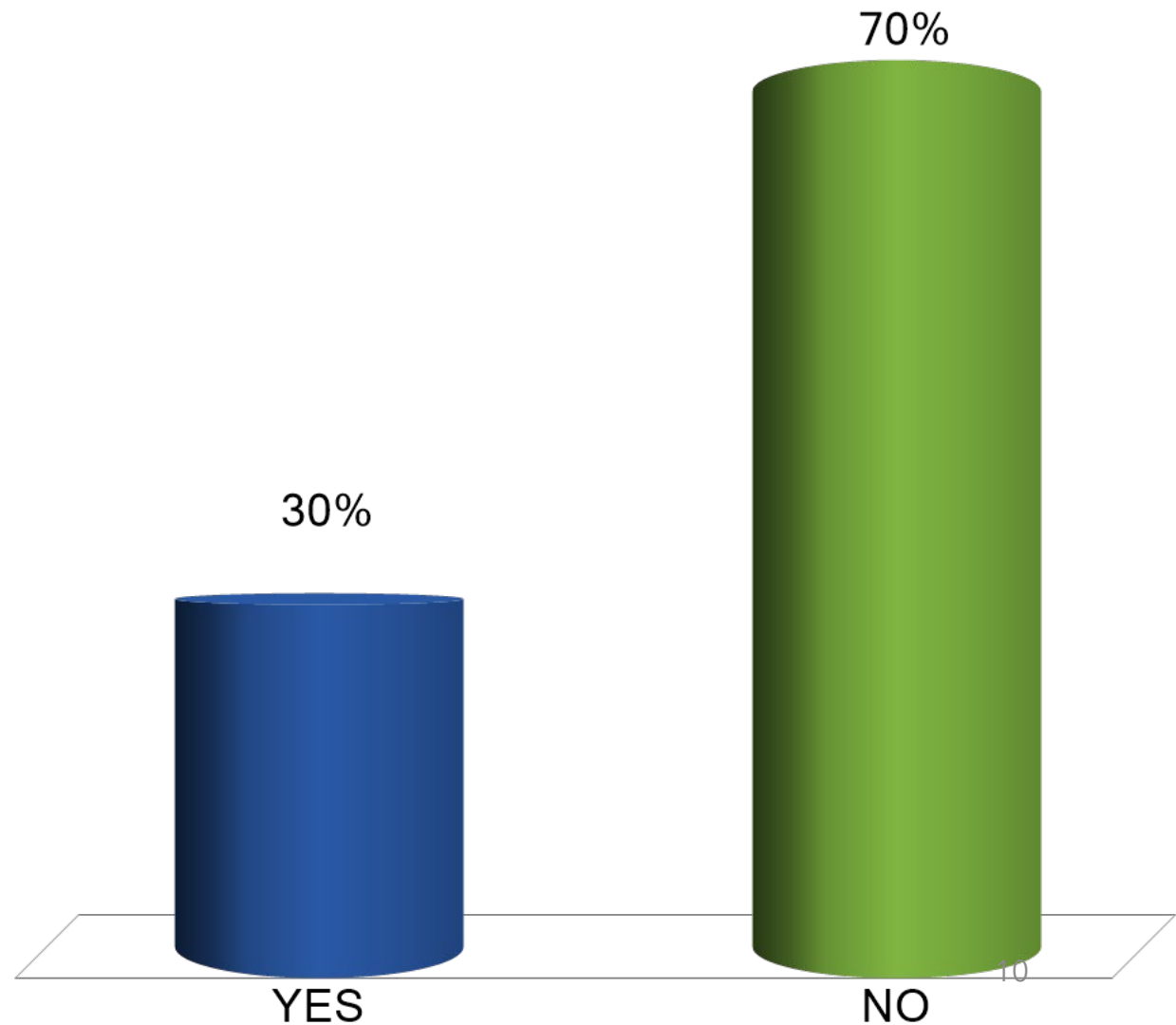
- 1970's Colonial
- **2,207 existing sq. ft.**
- Frame to finish **980 sq. ft.** containing a living room, bedroom, full bath, and kitchen area

Project size:
\$277,700



Example Project B: Under the Stretch Code, would this project require a HERS Rater?

- A. YES
- B. NO



Example Project C

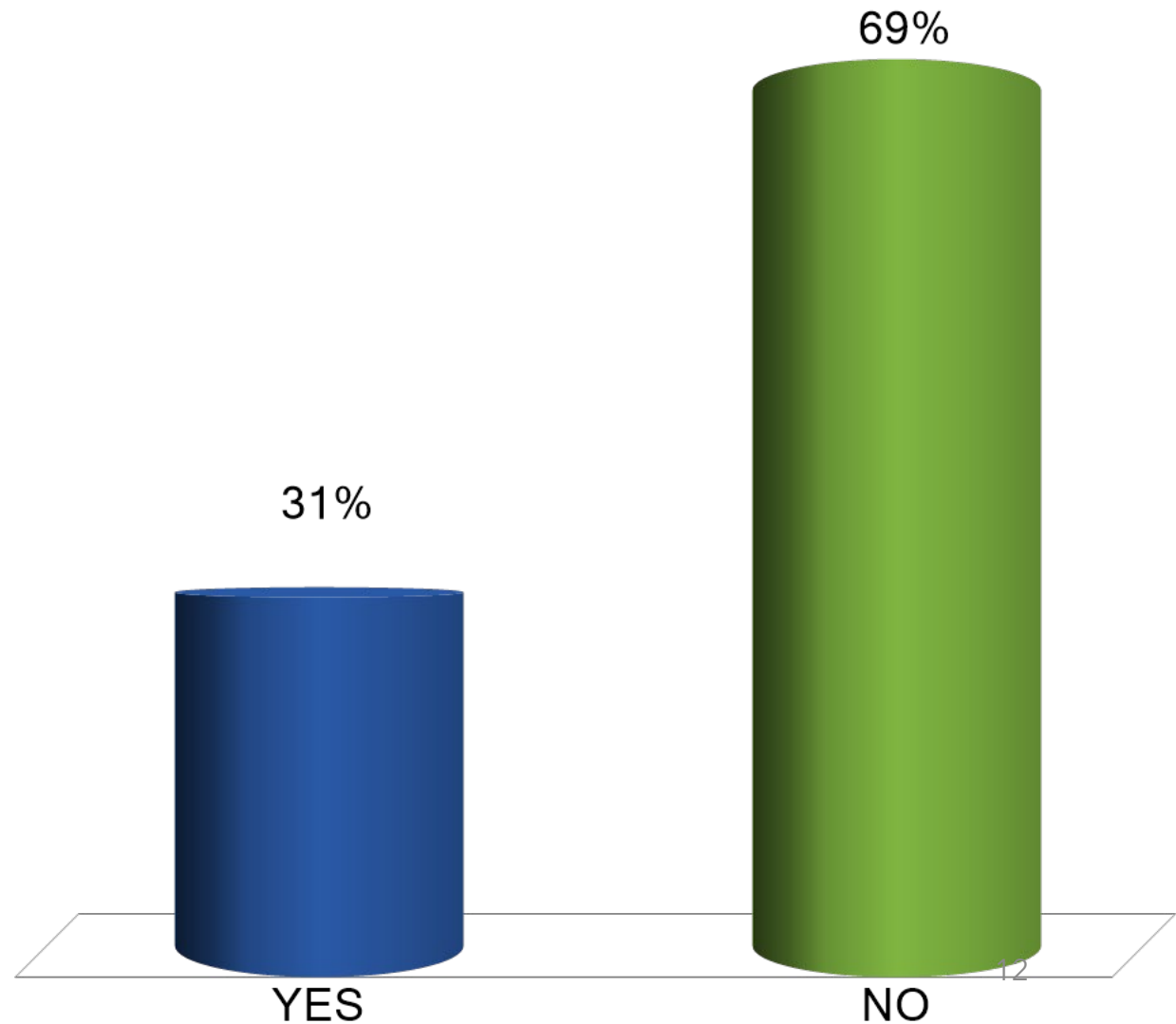
- 1970's Colonial
- **2,000 existing sq. ft.**
- Construct a two story **816 sq. ft.** kitchen and bedroom addition over a 408 sq. ft. crawl space at rear of existing home.
- Renovate bedroom creating a laundry and walk in closet.

Project size:
\$290,000



Example Project C: Under the Stretch Code, would this project require a HERS Rater?

- A. YES
- B. NO



Example Project D

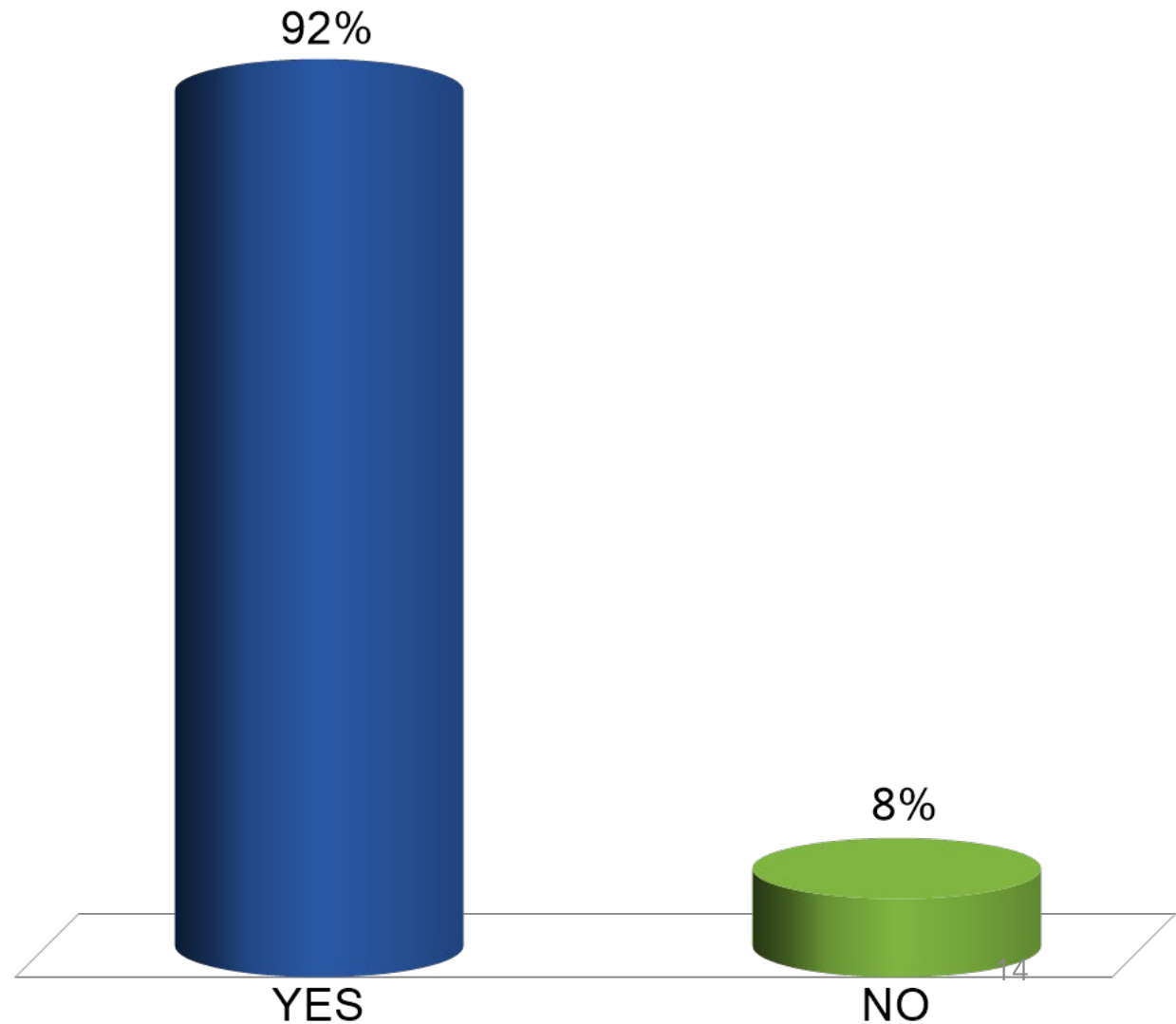
- 1930's Cape
- **1,560 existing sq. ft.**
- Garage addition w/ master bedroom
- Moving kitchen location
- Adding breezeway and dormer to existing second floor
- Finishing basement level
- **Added 1,351 sq. ft.**

Project size:
\$340,000



Example Project D: Under the Stretch Code, would this project require a HERS Rater?

- A. YES
- B. NO



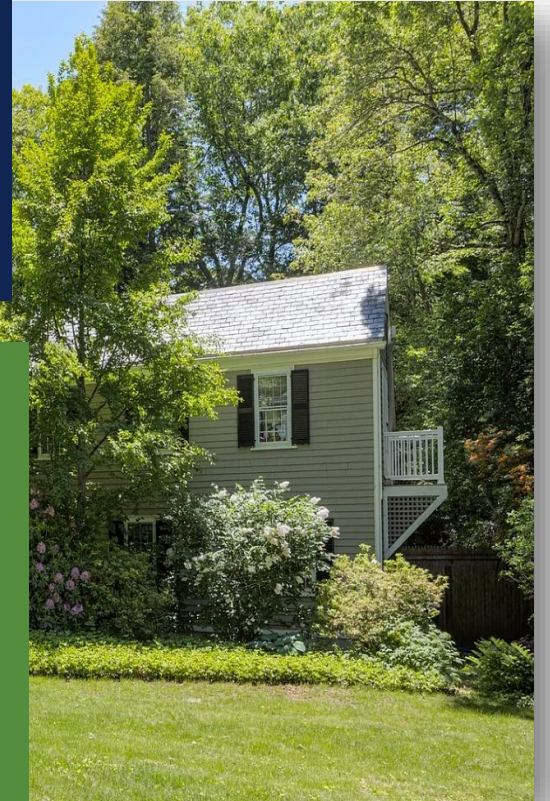
Example Project D

- 1930's Cape
- **1,560 existing sq. ft.**
- Garage addition w/ master bedroom
- Moving kitchen location
- Adding breezeway and dormer to existing second floor
- Finishing basement level
- **Added 1,351 sq. ft.**

Project size:
\$340,000

**Yes - HERS Rating
Triggered**

HERS cost estimate:
\$1,325-\$1,725



Example Project E

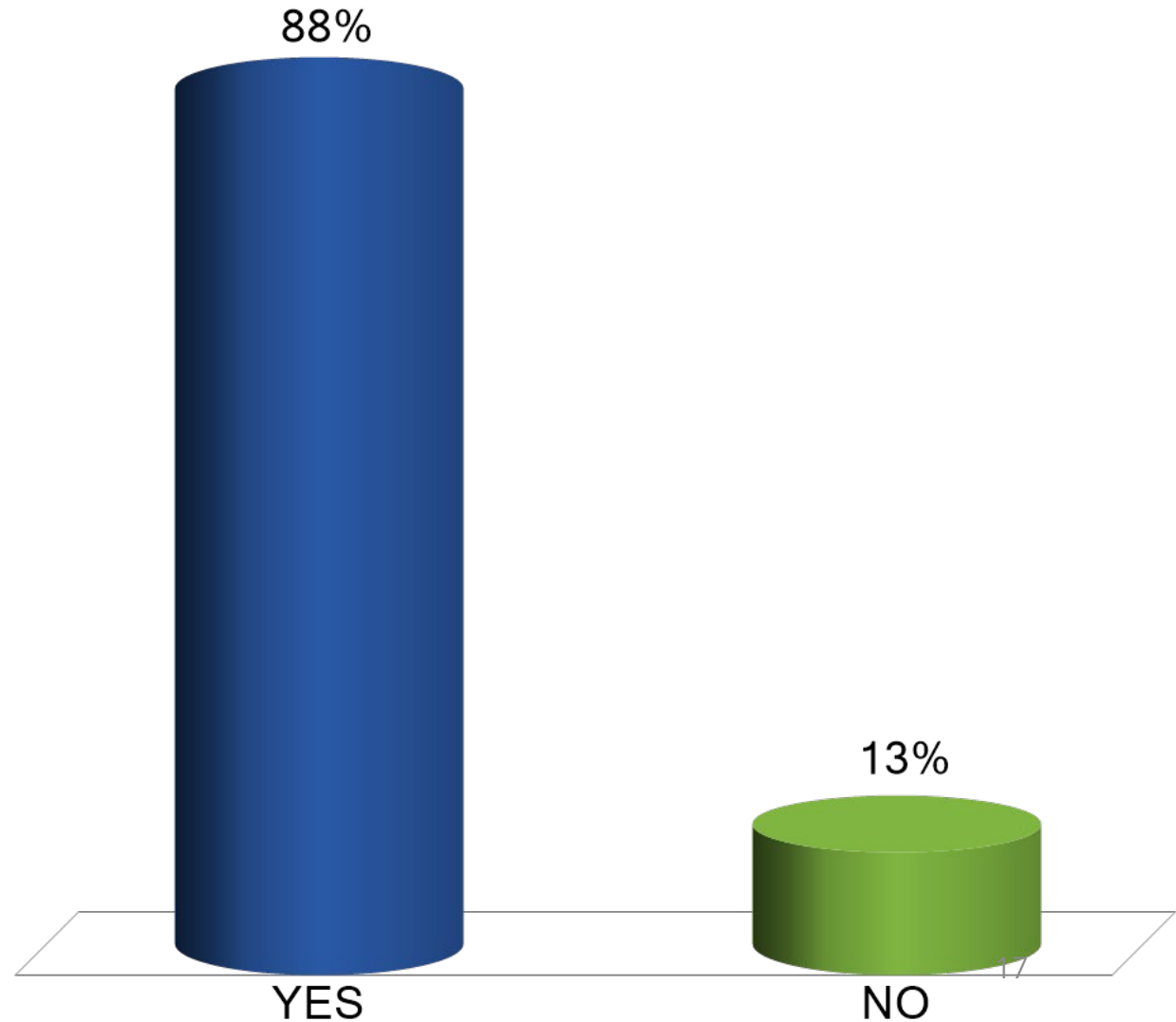
- 1970's Split Level
- **1,315 existing sq. ft.**
- Build new ZBA Approved two level addition according to submitted plans containing 804.6 sq. ft. per level.
- Addition will be 18' x 44.7' on a full foundation containing a garage on the lower level and master suite and family room on the second level.
- **2,924 new sq. ft.**

Project size:
\$328,533



Example Project E: Under the Stretch Code, would this project require a HERS Rater?

- A. YES
- B. NO



Example Project E

- 1970's Split Level
- **1,315 existing sq. ft.**
- Build new ZBA Approved two level addition according to submitted plans containing 804.6 sq. ft. per level.
- Addition will be 18' x 44.7' on a full foundation containing a garage on the lower level and master suite and family room on the second level.
- **2,924 new sq. ft.**

Project size:
\$328,533

**Yes - HERS Rating
Triggered**

HERS cost estimate:
\$1,500-\$1,900



Example Project F

- 1980's Cape
- 2,625 existing sq. ft.
- **Demolition and debris removal of existing roof structure and interior finishes in their entirety**, including second-floor framing.
- Rebuild and expansion over existing garage (approximately **560 sq. ft.**) to include new framed second floor consisting of three (3) bedrooms, two (2) walk-in closets, two (2) bathrooms, office, open stair landing, and hallway.
- **First floor to be removed down to the deck and reconfigured to include new mudroom, powder room, kitchen, dining room, family room, living room, and new staircase.** Structural modifications include reinforcement of existing framing with new 3/4" subflooring, installation of new mid-bearing wall(s), and new headers at modified openings.

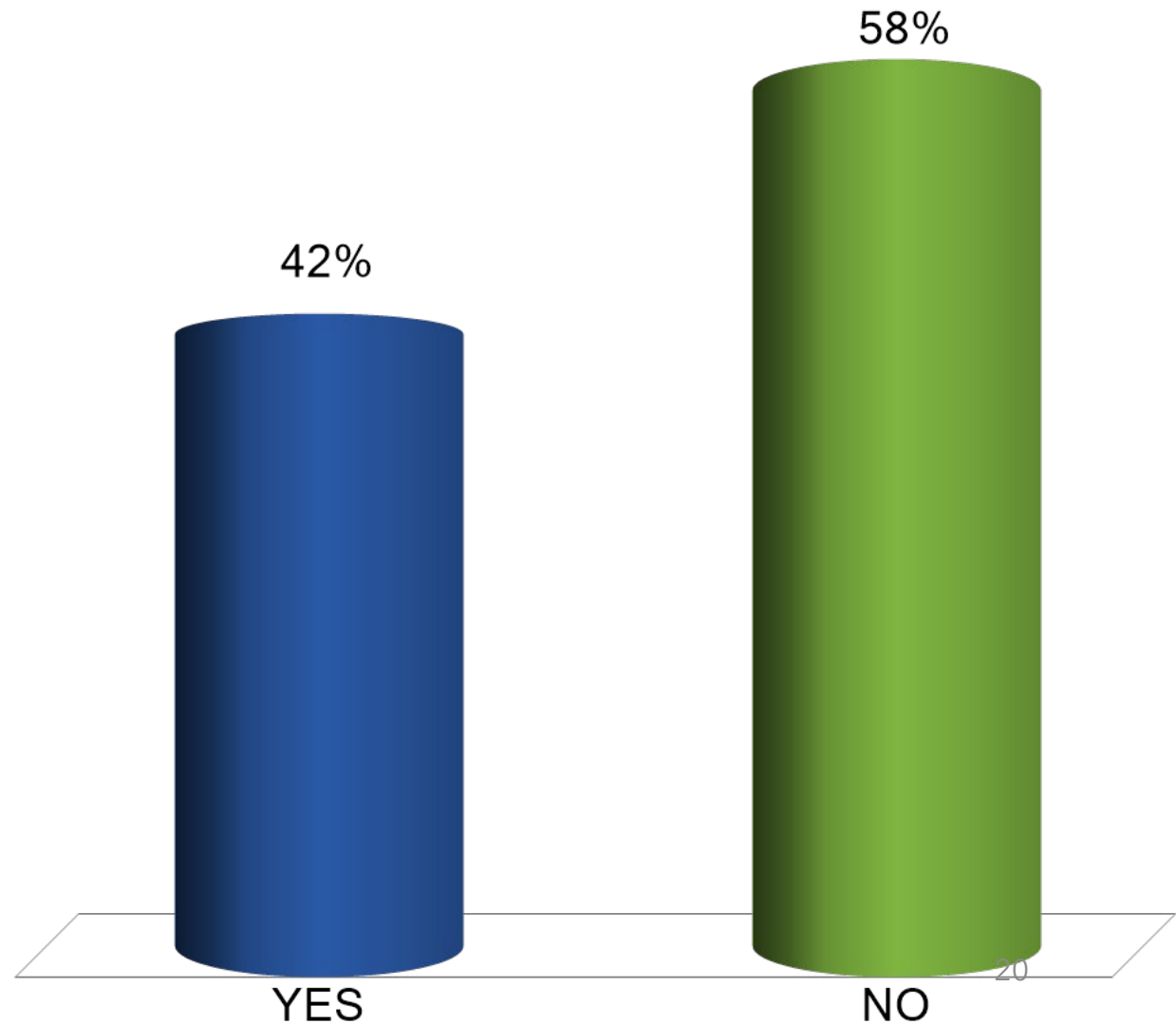
Project size:
\$400,000



Example Project F:

Under the Stretch Code, would this project require a HERS Rater?

- A. YES
- B. NO



Example Project F

- 1980's Cape
- 2,625 existing sq. ft.
- **Demolition and debris removal of existing roof structure and interior finishes in their entirety**, including second-floor framing.
- Rebuild and expansion over existing garage (approximately **560 sq. ft.**) to include new framed second floor consisting of three (3) bedrooms, two (2) walk-in closets, two (2) bathrooms, office, open stair landing, and hallway.
- **First floor to be removed down to the deck and reconfigured to include new mudroom, powder room, kitchen, dining room, family room, living room, and new staircase.** Structural modifications include reinforcement of existing framing with new 3/4" subflooring, installation of new mid-bearing wall(s), and new headers at modified openings.

Project size:
\$400,000

**Yes - HERS Rating
Triggered**

HERS cost estimate:
\$1,400-\$1,800



One-on-One Chats

Ask the expert directly!



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Thank you!