



Massachusetts Energy Stretch Code Updates

Effective January 1st, 2023

The newly updated Stretch Energy Code now requires certain home additions and/or alterations to comply with the same code requirements of a new construction home including a HERS Index score. This means additional energy upgrades of the existing home above and beyond the immediate work area may be required.

A HERS (Home Energy Rating System) Index is the industry standard by which a home's energy efficiency is measured, which is completed by a third-party energy consultant.

The following alterations to existing homes will require the dwelling unit to meet the HERS Index listed in Table 1 below:

-  Additions that are over 1,000 square feet or exceed 100% of the conditioned floor area of the existing home
-  Alterations that are over 1,000 square feet or exceed 50% of the homes total floor area.

Please refer to Table 1 for changes to the the Maximum HERS Index Score

Table 1: Maximum HERS Index Score					
	New Construction			Alterations, Additions, & Change of Use	
On-Site Clean Energy Application	Previous Stretch Code	Updated Stretch Code	7/1/2024 Stretch Code	Previous Stretch Code	Updated Stretch Code
None (Fossil Fuels)	55	52	42	65	52
Solar	60	55		70	55
All-Electric	60	55	45	70	55
Solar & All Electric	65	58		75	58

For questions on the new 2023 Massachusetts Stretch Code, please contact Norfolk's Building Department at 508.528.5088.