

**Cape Light Compact JPE
Executive Committee &
Governing Board Meeting**

DATE: Wednesday, July 13, 2022
TIME: 2:00 – 4:30 p.m.

Note: The meeting will be held through remote participation pursuant to Massachusetts Governor Charles D. Baker’s Order Suspending Certain Provisions of the Open Meeting Law on March 12, 2020. Members of the Public can join in by audio and follow along with Meeting Materials, see the information below. Written public comments should be submitted to Maggie Downey, Compact Administrator, at mdowney@capelightcompact.org by 2:00 PM on Tuesday, July 12, 2022 and should follow the public comment protocol below. Written public comments received after the June 7th deadline will be distributed prior to the Compact’s next Board meeting.

Telephone dial-in: +1 (646) 558-8656

Meeting ID: 821 0316 9668

Passcode: 381588

[Further instructions are attached to this agenda.](#)

AGENDA

1. Public Comment
2. Approval of June 8, 2022, Open Session Minutes and May 11, 2022 Executive Session Minutes
3. Chairman’s Report, Martin Culik
 - A. Resignation of Fred Fenlon, Eastham Representative
 - B. Hybrid Board Meeting Planned for September 14th
4. Discuss and Potential Vote on Updates to Compact Remote Participation Policy
5. Update on E-Bike Grant Program, Mariel Marchant
6. Streetlight Maintenance Contract – New Vendor, Margaret Song
7. State Building Code Updates, Margaret Song
8. Administrator’s Report, Maggie Downey
 - A. New Community Education Grant
 - B. 2019-2021 Term Report Filing to the MA DPU due on August 1, 2022
 - C. Program Administrators working with MA Division of Energy Resources on Anticipated High Fossil Fuel and Electric Prices in the Winter of 2022/2023
9. Board Member Update (Reserved for Updates on Member Activities the Chair Did Not Reasonably Anticipate Would be Discussed – No Voting)
10. **Open Session Vote on Entry into Executive Session:** Open Session Vote on Entry into Executive Session: pursuant to M.G.L. c. 30A §21(a)(3) to review and approve the June 8, 2022 Executive Session Minutes regarding a consumer advocacy worksheet and regulatory litigation strategy concerning the Eversource Rate Case, DPU 22-22 and litigation strategy regarding DPU 22-55, Eversource’s Capital Investment Proposal for Cape Cod.

Participation in the Executive Session is limited to CLC Board Members, CLC Staff and Invited Guests

**Chairman's Public Comment Protocols
for the June 8, 2022, Compact Governing Board Meeting**

The Chair, pursuant to his authority under G.L. c. 30A, § 20, and consistent with Chapter 20 of the Acts of 2021, § 20, announces the following protocols to assist the public in effective participation in the July 13, 2022 Compact Board meeting, where all Board Members, staff and members of the Public shall be participating remotely:

1. Members of the public are welcome to address the Compact Board during the public comment section of the meeting or in writing.
2. Members of the public addressing the Compact Board at the meeting must state their name, and if appropriate the name of the organization the person is representing. Oral comments must be limited to three minutes.
3. Members of the public may also submit written comments. Written comments shall be submitted in writing to the Compact Administrator, Maggie Downey, at mdowney@capelightcompact.org by 2:00 PM on Tuesday, July 12, 2022. Written comments must include a person's name and, if appropriate, the name of the organization the person is representing. Public comments received after the June 7th deadline will be distributed prior to the Compact's next Board meeting.
4. Public comment, both verbal and written, must be respectful, courteous, and presented in a dignified manner. All remarks must also be free of personal attacks.
5. All public comments consistent with these protocols shall be included in the Compact's Board meeting packet.
6. Board members and staff cannot respond to public comments for topics not on the current agenda during the Board meeting. The Cape Light Compact Board may respond to comments either by putting them on the agenda of a subsequent meeting or by requesting the administrator or staff to respond to the comment.
7. Copies of the Board meeting packet shall be made available to members of the public on Wednesday, July 12, 2022, at the Cape Light Compact JPE's web site at www.capelightcompact.org. Documents exempt from disclosure pursuant to the Public Records Law or protected by the attorney-client privilege shall not be included.

**Cape Light Compact JPE
Governing Board
Meeting Minutes
Wednesday, June 8, 2022**

Pursuant to Massachusetts Governor Charles D. Baker's Order Suspending Certain Provisions of the Open Meeting Law on March 12, 2020, the Cape Light Compact JPE Board of Directors met on Wednesday, June 8, 2022, at 2:00 p.m. The meeting was held through a Zoom videoconference for members of the Board with audio call-in available for members of the public.

Participating Remotely Were:

1. Forrest Filler, Aquinnah
2. David Anthony, Secretary/Executive Committee, Barnstable
3. Robert Schofield, Executive Committee, Bourne
4. Colin Odell, Executive Committee, Brewster
5. Peter Cocolis, Chatham
6. Meghan Gombos, Dukes County
7. Fred Fenlon, Eastham
8. Alan Strahler, Edgartown
9. Wayne Taylor, Mashpee
10. Martin Culik, Chair/Executive Committee, Orleans
11. Nathaniel Mayo, Provincetown
12. Leanne Drake, Sandwich
13. Bob Higgins-Steele, Truro Alternate
14. Richard Elkin, Executive Committee, Wellfleet
15. Erik Peckar, West Tisbury
16. Joyce Flynn, Vice Chair/Executive Committee, Yarmouth

Absent Were:

1. Timothy Carroll, Executive Committee, Chilmark
2. Brad Crowell, Dennis
3. Dion Alley, Executive Committee, Oak Bluffs
4. Matthew Patrick, Falmouth
5. Valerie Bell, Harwich
6. Kirk Metell, Tisbury
7. Jarrod Cabral, Truro

Legal Counsel Participating Remotely:

Audrey Eidelman Kiernan, Esq., KO Law, P.C.
Erin O'Toole, Esq., KO Law, P.C.

Staff Participating Remotely:

Lindsay Henderson, C&I Senior Analyst
Izzi Caplan, Communication Coordinator
Maggie Downey, Administrator
Margaret Song, C&I Program Manager
Mariel Marchand, Power Supply Planner

Briana Kane, Residential Program Manager
Phil Moffitt, EM&V Program Manager
Dan Schell, Senior Analyst

Consultant Participants:

Kevin Galligan, Galligan Energy
Melva Deshmukh, NextEra Energy

Public Participants:

None.

Martin Culik called the meeting to order at 2:01 PM.

PUBLIC COMMENT:

No members of the public asked to address the Board and no written public comments were submitted to the Board under the public comment guidelines.

APPROVAL OF MINUTES:

The Board considered the May 11, 2022, Open Session Meeting Minutes.

Robert Schofield moved the Board to accept the minutes as amended and to release them as amended, seconded by Richard Elkin.

Forrest	Filler	Aquinnah	Yes
David	Anthony	Barnstable	Yes
Robert	Schofield	Bourne	Yes
Colin	Odell	Brewster	Yes
Peter	Cocolis	Chatham	Yes
Fred	Fenlon	Eastham	Yes
Alan	Strahler	Edgartown	Yes
Wayne	Taylor	Mashpee	Yes
Martin	Culik	Orleans	Yes
Nate	Mayo	Provincetown	Yes
Leanne	Drake	Sandwich	Yes
Bob	Higgins-Steele	Truro	Yes
Richard	Elkin	Wellfleet	Yes
Erik	Peckar	West Tisbury	Yes
Joyce	Flynn	Yarmouth	Yes

Motion carried in the affirmative (15-0-0)

Meghan Gombos, Dukes County representative, joined meeting at 2:05PM.

CHAIRMAN'S REPORT:

Martin Culik introduced Meghan Gombos the new Duke County Board Member.

DISCUSS AND POTENTIAL VOTE ON UPDATES TO COMPACT REMOTE PARTICIPATION POLICY:

Maggie Downey stated that July 15th is the last day that the Compact is able to operate under the remote participation policy under Governor Charles D. Baker's Order Suspending Certain Provisions of the Open Meeting Law (Order). She noted that the July 13th Board meeting will occur before the Order expires. She stated that, consistent with the Compact's Amended and Restated Joint Powers Agreement (JPA), starting at the September Board Meeting there will need to be four Executive Committee Members in person to satisfy the quorum requirements to hold a meeting and conduct Compact business. She noted that the Remote Participation Policy was amended to reflect the current quorum requirements in the JPA. The Board reviewed the amendments. There was discussion regarding the 48-hour notice requirement for Board members to notify the Chair of the Board and the Administrator if they were participating remotely. Maggie Downey said this could be changed to reflect timely notification. Colin Odell asked if references to "the public entity" could be revised to state "the Compact." Maggie Downey indicated that these revisions could be made and that counsel would prepare another revision of the policy for Board consideration. This will be discussed further and voted on at the July Board Meeting.

UPDATE ON POWER SUPPLY RATES FOR JUNE-DECEMBER 2022, MARIEL MARCHAND:

Mariel Marchand reviewed the Power Supply Rates: June '22 – December '22 PowerPoint Slide.

Mariel Marchand stated that rates reflect the increase in New England-wide wholesale electricity market prices. The higher prices are largely driven by increased natural gas prices. One of the primary drivers of increased natural gas prices in New England is a global increase in the price for natural gas, particularly in Europe, due to the conflict in Ukraine. She stated that the United States has also seen an increase in natural gas demand as coal generators are retired. She stated that the Compact's standard rates are almost one cent lower than Eversource's.

Erik Peckar asked whether the premium between standard and local green is still tax-deductible. He asked if there is a sunset date to that premium. Compact staff noted that the premium is tax-deductible, but staff will need to get back to the Board regarding the question of a sunset date.

David Anthony noted that there are natural gas constraints and international pressures that are affecting prices for New England specifically. These issues on pricing have affected all areas of the country, but the constraints in New England for natural gas are adding to upward pressure on pricing. He noted that normally, pricing would decline over the summer, but the increase now is primarily due to demand.

Peter Cocolis noted that people want to use examples of how the rate increase will impact their monthly electric bill. He asked for average customer usage to estimate the impact. Maggie Downey suggested 650 or 700 kWh.

Colin Odell noted that this seems to be looking at the spot market. He noted that perhaps we think about long-term gas purchases. Richard Elkin noted that we could also look at long-term renewable contracts, too, but he noted that this is a harbinger of what will happen in the winter as he looks at the international situation. Erik Peckar noted that we should look into long-term offshore wind contracts to get around the natural gas and international volatility.

Martin Culik noted there are resources available on the Compact's website identifying ways a customer can help reduce the kilowatt hour consumption, which help mitigate the price increase. Izzi Caplan stated that if Board Members had anything to add to the Compact's website regarding this type of customer education, to reach out to her directly.

ADMINISTRATOR'S REPORT:

1. Update on Cape Light Compact and MassCEC Income Eligible E-bike Incentive Program

Maggie Downey stated that there are three bike shops that will be participating in the income eligible E-bike incentive program. They are Buzzards Bay Bikes, Dennis Cycle Center, and Sea Sports Cyclery & Outdoor in Hyannis. The Compact is working to finalize the customer application.

2. Vote to approve Lease of Two Vehicles for use by Energy Efficiency Staff

Maggie Downey stated that the Compact is looking to lease two Prius' to be used by energy efficiency staff. She noted that there is a new requirement of Toyota corporate for municipalities, which requires the Board to vote to approve leasing Toyota vehicles. She stated that historically the Compact has leased two vehicles and prior to that, owned one. She stated that based on prior experience, it is more cost effective for the Compact to lease the vehicles.

Martin Culik asked if they are fuel efficient. Maggie Downey answered yes, they are plug-in hybrids, and the Compact will have two Level II chargers at the office. The vehicles will also have the Compact logo on it.

David Anthony moved the CLCJPE Board of Directors vote to approve the lease of two vehicles, Prius Primes, from Falmouth Toyota for use by energy efficiency program staff, Margaret Song and Briana Kane, and affirm that the Compact has allocated funds for the lease(s) through the Cape Light Compact's 2022-2024 Energy Efficiency Plan.

The Compact Administrator is authorized and directed to take all actions necessary or appropriate to implement this vote, and to execute and deliver all documents as may be necessary or appropriate to implement this vote. Seconded by Joyce Flynn.

Forrest	Filler	Aquinnah	Yes
David	Anthony	Barnstable	Yes
Robert	Schofield	Bourne	Yes
Colin	Odell	Brewster	Yes
Peter	Cocolis	Chatham	Yes
Fred	Fenlon	Eastham	Unable to vote due to technical issues
Alan	Strahler	Edgartown	Yes
Wayne	Taylor	Mashpee	Yes
Martin	Culik	Orleans	Yes
Nate	Mayo	Provincetown	Yes
Leanne	Drake	Sandwich	Yes
Bob	Higgins-Steele	Truro	Yes
Richard	Elkin	Wellfleet	Yes

Erik	Peckar	West Tisbury	Yes
Joyce	Flynn	Yarmouth	Yes

Motion carried in the affirmative (14-0-0)

OPEN SESSION VOTE ON ENTRY INTO EXECUTIVE SESSION PURSUANT TO M.G.L. c. 30A §§21(A)(3) TO DISCUSS MATTERS BELOW, TO NOT RETURN TO OPEN SESSION:

Martin Culik at 3:18 PM moved to enter into Executive Session pursuant to M.G.L. c. 30A §21(a)(3) to review and approve a consumer advocacy worksheet and regulatory litigation strategy concerning the Eversource Rate Case, DPU 22-22 and to review litigation strategy regarding DPU 22-55, Eversource's Capital Investment Proposal for Cape Cod. Not to return to Open Session. Seconded by Joyce Flynn.

Forrest	Filler	Aquinnah	Yes
David	Anthony	Barnstable	Yes
Robert	Schofield	Bourne	Yes
Colin	Odell	Brewster	Yes
Peter	Cocolis	Chatham	Yes
Meghan	Gombos	Dukes County	Yes
Fred	Fenlon	Eastham	Unable to vote due to technical issues
Alan	Strahler	Edgartown	Yes
Wayne	Taylor	Mashpee	Yes
Martin	Culik	Orleans	Yes
Nate	Mayo	Provincetown	Yes
Leanne	Drake	Sandwich	Yes
Bob	Higgins-Steele	Truro	Yes
Richard	Elkin	Wellfleet	Yes
Erik	Peckar	West Tisbury	Yes
Joyce	Flynn	Yarmouth	Yes

Motion carried in the affirmative (15-0-0)

Respectfully submitted,

Melissa Allard

LIST OF DOCUMENTS AND EXHIBITS:

- Meeting Notice/Agenda
- May 11, 2022, Draft Open Session Meeting Minutes
- Power Supply Rates: June '22 – December '22 PowerPoint Slide
- Cape Light Compact Announces New Power Supply Pricing Press Release
- Agenda Action Request: Approve Lease for Two Prius Hybrid Vehicles

Draft Executive Session Minutes
Pursuant to G.L. c. 30A, §§ 21(a)(3), 21(a)(10)
Exempt from Public Records Disclosure
Pursuant to G.L. c. 4, s. 7, cl. 26(d)

Draft Minutes subject to correction, addition and Committee/Board Approval

Cape Light Compact JPE
Governing Board
Executive Session Meeting Minutes
Wednesday, May 11, 2022

Pursuant to Massachusetts Governor Charles D. Baker's Order Suspending Certain Provisions of the Open Meeting Law on March 12, 2020, the Cape Light Compact JPE Board of Directors met on Wednesday, May 11, 2022, at 2:30 p.m. The meeting was held through a Zoom videoconference for members of the Board with audio call-in available for members of the public.

Participating Remotely Were:

1. David Anthony, Secretary/Executive Committee, Barnstable
2. Robert Schofield, Executive Committee, Bourne
3. Colin Odell, Executive Committee, Brewster
4. Peter Cocolis, Chatham
5. Fred Fenlon, Eastham
6. Alan Strahler, Edgartown
7. Dion Alley, Executive Committee, Oak Bluffs
8. Martin Culik, Chair/Executive Committee, Orleans
9. Nathaniel Mayo, Provincetown
10. Leanne Drake, Sandwich
11. Bob Higgins-Steele, Truro Alternate
12. Richard Elkin, Executive Committee, Wellfleet
13. Erik Peckar, West Tisbury

Absent Were:

1. Forest Filler, Aquinnah
2. Timothy Carroll, Executive Committee, Chilmark
3. Brad Crowell, Dennis
4. Matthew Patrick, Falmouth
5. Valerie Bell, Harwich
6. Wayne Taylor, Mashpee
7. Kirk Metell, Tisbury
8. Jarrod Cabral, Truro
9. Joyce Flynn, Vice Chair/Executive Committee, Yarmouth

Legal Counsel Participating Remotely:

Audrey Eidelman Kiernan, Esq., KO Law, P.C.
Erin O'Toole, Esq., KO Law, P.C.

Staff Present:

Draft Executive Session Minutes
Pursuant to G.L. c. 30A, §§ 21(a)(3), 21(a)(10)
Exempt from Public Records Disclosure
Pursuant to G.L. c. 4, s. 7, cl. 26(d)

Draft Minutes subject to correction, addition and Committee/Board Approval

Maggie Downey, Administrator
 Melissa Allard, Senior Administrative Coordinator

Open Session Vote on entry into Executive Session pursuant to M.G.L. c. 30A §§21(a)(3) and (10) to discuss matters below, not to return to open session:

Martin Culik at 3:18 PM moved to enter into Executive Session: (1) pursuant to M.G.L. c. 30A §21(a)(10) to review and approve the April 13, 2022 executive session minutes concerning pending or imminent regulatory litigation related to the Eversource Rate Case, DPU 22-22. Seconded by Robert Schofield.

David	Anthony	Barnstable	Yes
Robert	Schofield	Bourne	Yes
Colin	Odell	Brewster	Yes
Peter	Cocolis	Chatham	Yes
Fred	Fenlon	Eastham	Yes
Alan	Strahler	Edgartown	Yes
Dion	Alley	Oak Bluffs	Yes
Martin	Culik	Orleans	Yes
Nate	Mayo	Provincetown	Absent
Leanne	Drake	Sandwich	Yes
Bob	Higgins-Steele	Truro	Yes
Richard	Elkin	Wellfleet	Yes
Erik	Peckar	West Tisbury	Yes

Motion carried in the affirmative (11-0-0)

APPROVAL OF MINUTES:

The Board considered the April 13, 2022 Executive Session Meeting Minutes.

Robert Schofield moved the Board to accept the minutes as amended, seconded by Richard Elkin.

David	Anthony	Barnstable	Yes
Robert	Schofield	Bourne	Yes
Colin	Odell	Brewster	Yes
Peter	Cocolis	Chatham	Yes
Fred	Fenlon	Eastham	Yes
Alan	Strahler	Edgartown	Yes
Dion	Alley	Oak Bluffs	Yes
Martin	Culik	Orleans	Yes

Draft Executive Session Minutes
Pursuant to G.L. c. 30A, §§ 21(a)(3), 21(a)(10)
Exempt from Public Records Disclosure
Pursuant to G.L. c. 4, s. 7, cl. 26(d)

Draft Minutes subject to correction, addition and Committee/Board Approval

Nate	Mayo	Provincetown	Yes
Leanne	Drake	Sandwich	Yes
Bob	Higgins-Steele	Truro	Yes
Richard	Elkin	Wellfleet	Yes
Erik	Peckar	West Tisbury	Yes

Motion carried in the affirmative (12-0-0)

ADJOURNMENT:

Motion to adjourn made at 3:28 PM moved by Robert Schofield, seconded by Peter Cocolis.

David	Anthony	Barnstable	Yes
Robert	Schofield	Bourne	Yes
Colin	Odell	Brewster	Yes
Peter	Cocolis	Chatham	Yes
Fred	Fenlon	Eastham	Yes
Alan	Strahler	Edgartown	Yes
Dion	Alley	Oak Bluffs	Yes
Martin	Culik	Orleans	Yes
Nate	Mayo	Provincetown	Yes
Leanne	Drake	Sandwich	Yes
Bob	Higgins-Steele	Truro	Yes
Richard	Elkin	Wellfleet	Yes
Erik	Peckar	West Tisbury	Yes

Motion carried in the affirmative (12-0-0)

Respectfully submitted,

Melissa Allard

LIST OF DOCUMENTS AND EXHIBITS:

- Meeting Notice/Agenda
- April 13, 2022, Draft Executive Session Meeting Minutes

**Agenda Action Request
Cape Light Compact
Meeting Date: 7/13/22**



- Aquinnah
- Barnstable
- Bourne
- Brewster
- Chatham
- Chilmark
- Dennis
- Dukes County
- Eastham
- Edgartown
- Falmouth
- Harwich
- Mashpee
- Oak Bluffs
- Orleans
- Provincetown
- Sandwich
- Tisbury
- Truro
- Wellfleet
- West Tisbury
- Yarmouth

Approve Edits to Compact's Remote Participation Policy

REQUESTED BY: *Maggie Downey*

I move the Cape Light Compact JPE Board of Directors vote to adopt the proposed edits to the Compact's Remote Participation Policy as presented.

The Compact Administrator is authorized and directed to take all actions necessary or appropriate to implement this vote, and to execute and deliver all documents as may be necessary or appropriate to implement this vote.

Additional Information

See attached Remote Participation Policy

Record of Board Action

Motion by:	Second by:	# Aye	# Nay	# Abstain	Disposition

CAPE LIGHT COMPACT JPE

REMOTE PARTICIPATION POLICY

(Adopted October 11, 2017, Updated July 13, 2022)

In accordance with M.G.L. Chapter 30A, Section 20(d), and 940 CMR 29.10, it is the policy of Cape Light Compact JPE (the "Compact") to allow remote participation by members of the Compact's Governing Board in accordance with the following policy stipulations:

- 1) At their meeting of October 11, 2017, the Compact's Governing Board voted to allow remote participation of a Compact member in accordance with the regulations set forth in 940 CMR 29.10, and that this vote shall apply to all subsequent meetings of the Compact and its committees.
- 2) Members of the Compact who participate remotely and all persons present at the meeting location shall be clearly audible to each other as required by M.G.L. c. 30A, Section 20(d). The Chair, or, in the Chair's absence, the person authorized to chair the meeting shall make this determination.
- 3) A quorum of the Compact, including the chair, or, in the Chair's absence, the person authorized to chair the meeting, shall be physically present at the meeting location as required by M.G.L. c. 30A, Section 20(d) and the quorum provisions of the Compact's Joint Powers Agreement, as amended to date (Article V(D)) as of the date of this Policy).
- 4) Compact Governing Board members who participate remotely may vote and shall not be deemed to be absent for the purposes of M.G.L. c. 39, Section 23D (if applicable).
- 5) Compact Governing Board members shall be permitted to participate remotely in a meeting, in accordance with the procedures described in 940 CMR 29.10(7) only if physical attendance would be unreasonably difficult.
- 6) A technology permitted by 940 CMR 29.10(6) must be available in order to allow remote participation.
- 7) The Chair, or, in the Chair's absence, the person authorized to chair the meeting shall decide how to address technical difficulties that arise as a result of utilizing remote participation, but is encouraged, wherever possible, to suspend discussion while reasonable efforts are made to correct any problem that interferes with a remote participant's ability to hear or be heard clearly by all persons present at the meeting location. If technical difficulties result in a remote participant being disconnected from

the meeting, that fact and the time at which the disconnection occurred shall be noted in the meeting minutes.

8) PROCEDURES FOR REMOTE PARTICIPATION:

(a) A Compact Governing Board member who wishes to participate remotely shall, as soon as reasonably possible prior to a meeting, notify the Chair or, in the Chair's absence, the person chairing the meeting that physical attendance would be unreasonably difficult.. Notice shall be sent to the Chair by email, with a copy to the Compact Administrator.

(b) At the start of the meeting, the Chair shall announce the name of any member who will be participating remotely. This information shall also be recorded in the meeting minutes.

(c) All votes taken during any meeting in which a member participates remotely shall be by roll call vote.

(d) A member participating remotely may participate in an executive session, but shall state at the start of any such session that no other person is present and/or able to hear the discussion at that remote location, unless presence of that person is approved by a simple majority vote of the Compact.

(e) When feasible, the Chair (or in the Chair's absence, the person chairing the meeting, or the Chair's designee) shall distribute to remote participants, in advance of the meeting, copies of any documents or exhibits that he or she reasonably anticipates will be used during the meeting. If used during the meeting, such documents shall be part of the official record of the meeting, and shall be listed in the meeting minutes and retained in accordance with M.G.L. c. 30A, Section 22.

9) The Compact may amend or revoke this Remote Participation Policy in the same manner as it was adopted.



For More Information Contact:
Mariel Marchand, Power Supply Planner
508-375-6623
mariel.marchand@capelightcompact.org

PRESS RELEASE

For Immediate Release: June 30, 2022

CAPE LIGHT COMPACT ACCEPTING APPLICATIONS FOR INCOME-ELIGIBLE E-BIKE INCENTIVE

South Yarmouth, MA – Cape Light Compact has opened applications for a program that will provide incentives on new electric bicycles for income-eligible residents of Cape Cod and Martha's Vineyard. Eligible residents will receive vouchers for up to \$1,200 toward the purchase of a new e-bike from local participating bike shops, plus funds for accessories and maintenance.

The income-eligible e-bike incentive program was launched with funding from the Massachusetts Clean Energy Center's (MassCEC) new Accelerating Clean Transportation for All (ACT4All) program and the Massachusetts Department of Energy Resources (DOER). The program aims to address the transportation challenges low-income residents often face in areas where public transit is less accessible, while also improving access to clean transportation.

"Clean, accessible transportation is integral to the reduction of greenhouse gas emissions, and key to our workforce on the Cape and Vineyard, where public transportation is not always a sensible option," said Mariel Marchand, the Compact's Power Supply Planner who is implementing the e-bike incentive program.

Cape and Vineyard residents are encouraged to apply to receive an e-bike incentive. Once a resident's application is approved, they will receive a voucher from the Compact that can be used at participating bike shops to cover 75% of the cost of an e-bike, up to \$1,200. The voucher will also cover up to \$125 toward the cost of bike accessories, and the Compact will cover the cost of bike maintenance for the year following purchase. The application and program information are available on the Compact's [website](#). To qualify for the incentive, applicants must be year-round residents of Cape Cod or Martha's Vineyard and must meet the Compact's [income-eligible criteria](#).

The Compact has contracted with five local bike shops who applied to participate in the program, but additional bike shops are encouraged to apply to participate in order to increase accessibility to all Cape and Vineyard residents. Bike shops can apply on the Compact's [website](#).

The Compact anticipates issuing between 150 and 200 e-bike vouchers, and the program will conclude at the end of 2023. "We're working with a number of local organizations that work in transportation, or serve low-income residents of our communities, in order to get the word

Commented [MD1]: Is mobility the correct phrase?
Maybe transportation instead. I ask because mobility also implies the ability to physically get around and a bike is contrary to this

out to the residents who could really benefit from this program," said Marchand. As an added incentive, participants who complete a Home Energy Assessment with Cape Light Compact will receive a \$100 gift card, and participants who volunteer to attach a logger to their e-bike will receive a \$100 gift card as well.

Interested residents and bike shops can find all program information at <https://www.capelightcompact.org/ebikerebate>. Residents and bike shops can also contact the Compact by email at info@capelightcompact.org or by phone at 1-800-797-6699. Applications can be completed online, completed digitally and sent in by email, or printed and mailed to the Compact at Cape Light Compact JPE, Attn: Anneliese Conklin, 261 Whites Path, Unit 4, S. Yarmouth, MA 02664.

ABOUT CAPE LIGHT COMPACT JPE

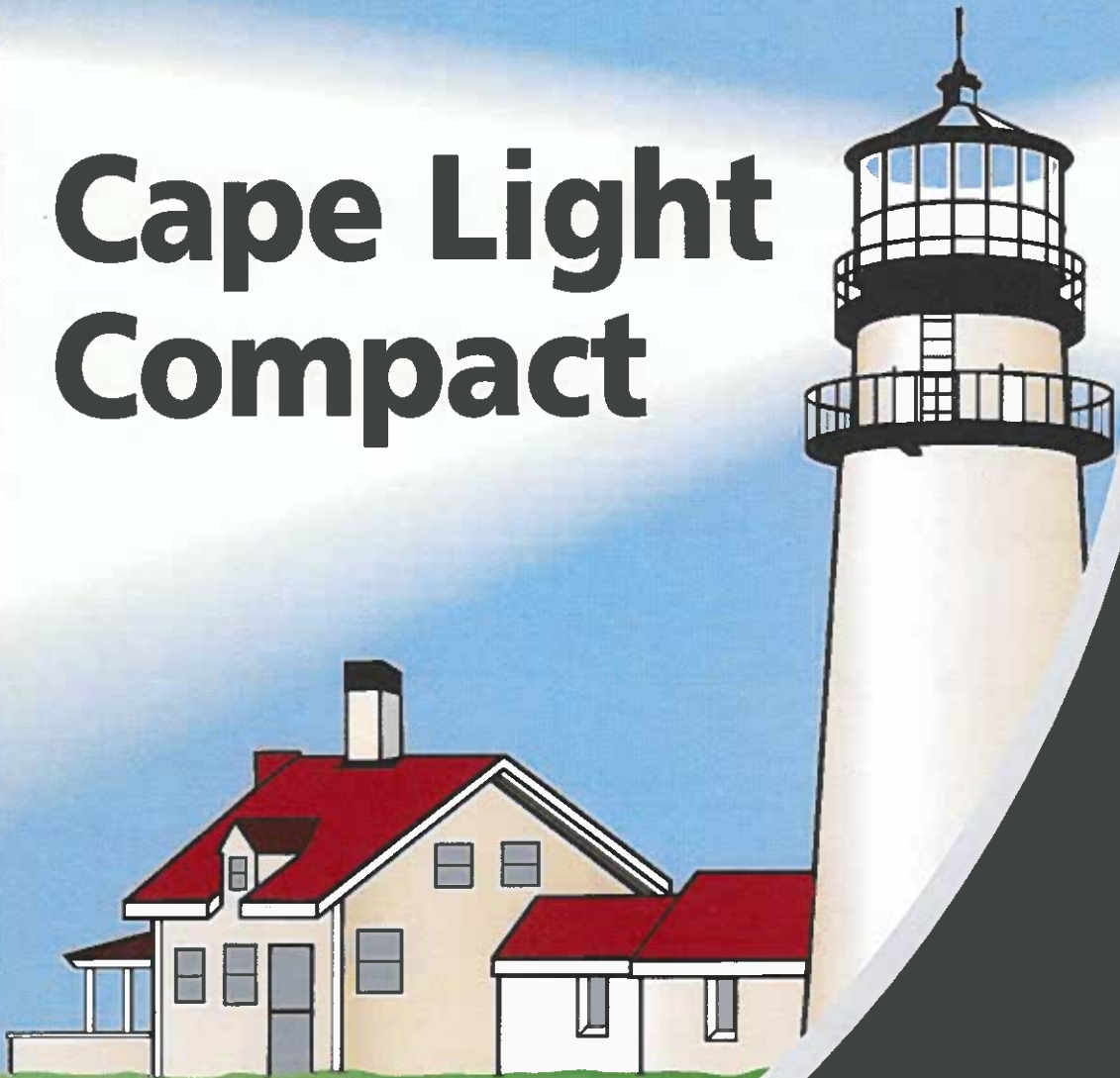
Cape Light Compact JPE, is an award-winning energy services organization operated by the 21 towns on Cape Cod and Martha's Vineyard and Dukes County. The Compact's mission is to serve its 205,000 customers through the delivery of proven energy efficiency programs, effective consumer advocacy and renewable competitive electricity supply. For more information, visit www.capelightcompact.org.

ABOUT MassCEC

The Massachusetts Clean Energy Center (MassCEC) is dedicated to accelerating the success of clean energy technologies, companies, and projects in the Commonwealth—while creating high-quality jobs and long-term economic growth for the people of Massachusetts. Since its inception in 2009, MassCEC has helped clean energy companies grow, supported municipal clean energy projects, and invested in residential and commercial renewable energy installations creating a robust marketplace for innovative clean technology companies and service providers. The Massachusetts Energy and Environmental Affairs Secretary chairs MassCEC's board of directors.

###

Cape Light Compact



Outdoor Area Lighting RFP

Cape Light Compact Governing Board

July 13, 2022

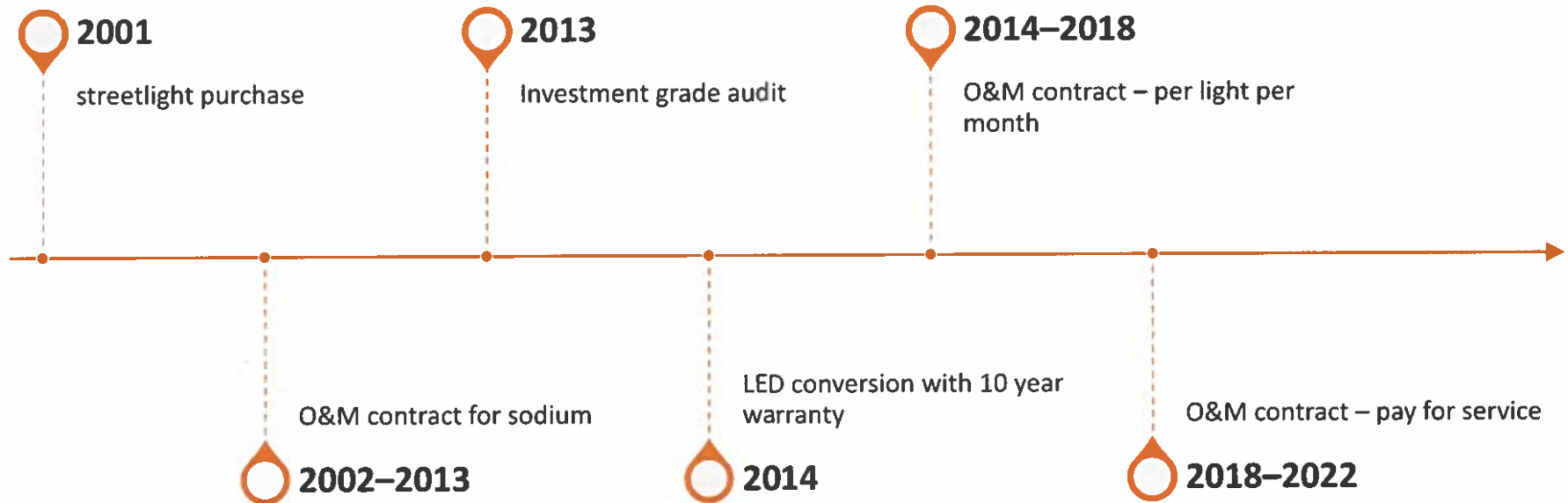
Purpose



- Cape Light Compact assisting Towns and Fire Districts with maintenance contracts for over 20 years
- Support through:
 - Procurement
 - Coordination of warranty
 - Conversions to LED (where applicable)

Outdoor Area Lighting = streetlights, traffic lights, or other applicable (up to the community)

Quick Timeline Review



Summary

- Siemens/Yunex contract ended June 30,2022
- Two (2) bids were received and evaluated by the communities
- Split bids chosen
- Three-year term (July 1, 2022 to June 30, 2025) with possible extension for two years
- 1-800-LIGHTS-On is owned by Siemens/Yunex, so no longer the correct contact
- Each community to designate public number (or authorization by staff)

Vendor by Community

* Denotes fully executed contracts. Others are in process.

Community	Company
Barnstable Fire	Pine Ridge
Bourne*	Arden
Brewster*	Arden
Chatham	Arden
Chilmark*	Arden
COMM Fire	Pine Ridge
Cotuit Fire*	Arden
Dennis	Arden
Edgartown	Arden
Falmouth	Pine Ridge
Harwich*	Arden
Hyannis Fire	Pine Ridge
Mashpee	Pine Ridge
Oak Bluffs	Arden
Orleans	Pine Ridge
Provincetown	Arden
Sandwich	Pine Ridge
Tisbury	Arden
Truro*	Arden
Wellfleet*	Arden
West Barnstable Fire*	Arden
West Tisbury*	Arden
Yarmouth	Arden

Questions?

Cape Light Compact



Draft Code Update

Cape Light Compact Governing Board

July 13, 2022

DOER
updates –
quick
summary

- Not code experts
- Sharing information
- DOER is seeking public comments on Stretch Energy Code and Specialized Codes
- Written comments by 8/12/2022 at 5pm to stretchcode@mass.gov with BUILDING CODE COMMENTS in subject line
- Virtual public hearing on August 8, 2022, 1-4pm
- More info at <https://www.mass.gov/info-details/stretch-energy-code-development-2022>

Energy Code Definitions

Current Base Energy Code = IECC 2018 with MA Amendments

Current Stretch Code = IECC 2018 with Stretch Code Amendments

Updated Base Energy Code = IECC 2021 with MA Amendments

Updated Stretch Energy Code = IECC 2021 with MA Amendments + Stretch Code Amendments

Specialized Code = IECC with MA Amendments + Stretch Code Amendments + Specialized Code appendices

<https://www.mass.gov/doc/a-summary-of-the-proposed-specialized-stretch-energy-code-regulation-published-june-24-2022/download>

Timeline

- Summer 2022: Drafts for review, public comment
- Fall 2022: Finalize codes
- July 1, 2024 – Stretch Code adoption
 - If your Town has already adopted Stretch Code, adoption is automatic unless you opt out
- Specialized Code
 - Legislation requires availability for adoption by 12/24/22
 - Jan 1 or July 1 (whichever is minimum of 6 months after municipal vote)

Stretch Code Proposal – Residential - HERS pathway

New Stretch Code Requirements

- R403.6.1 – ERV or HRV
- R404.4 – EV charging wiring (1 space/home or 20% of MF)

TABLE 1: CHANGES TO MAXIMUM HERS INDEX (SEE TABLE R406.5)

On-site Clean Energy Application	Maximum HERS Index score (before renewable energy credit)				
	New construction			Alterations, Additions and Change of use	
	Updated Stretch Code July 1, 2024	Updated Stretch Code (Same as base code)	Current Stretch Code	Updated Stretch Code	Current Stretch Code
None (Fossil fuels)	42	52	55	52	65
Solar		55	60	55	70
All-Electric	45	55	60	55	70
Solar & All-Electric		58	65	58	75

¹ Key sections of the Stretch Code and Specialized Code are referenced in parentheses based on their IECC section number. For example: Updated HERS ratings (Section R406).

Stretch Code – Residential – Additions and Alterations



R502 and R503 - Alterations to existing homes trigger compliance with different requirements.



Additions over 1,000 sf must follow HERS Pathway and meet requirements for Additions in Table 1.



Additions that exceed 100% of the conditioned floor area of the existing dwelling unit must follow the HERS and meet requirements Table 1.



Level 3 and Substantial Improvement must meet the HERS requirements in Table 1

*Level 3 Alterations (over 50% of the home is renovated and reconfigured) and Substantial Improvements (improvements that cost more than 50% of the value of the existing home) as defined in the International Existing Building Code (IEBC 2021)



Stretch Code, Commercial - Current

- 10% improvement over the ASHRAE 90.1 Appendix G pathway for buildings over 100,000 sq ft.
- For labs, hospitals, supermarkets, refrigerated warehouses and data centers over 40,000 sq ft – subject to Stretch Code

Stretch Code – Commercial Proposed

Thermal Energy Demand Intensity (TEDI)
Pathway: Offices, residential and schools – over
20,000 sq ft – limits by type of building

High Ventilation buildings – labs and hospitals –
10% better than ASHRAE or TEDI pathway

Prescriptive Pathway – Small commercial
buildings (except for multi-family) under 20,000
sq ft

HERS and Passive House: Multi-Family

Commercial – Stretch Code proposed

C401.4 – partial electrification of space heating for highly ventilated buildings.

More attention to air leakage, thermal bridges, economizers, ventilation energy recovery

EV wiring charging – 20% for Group R and B occupancies and 10% for others

Additions over 20,000 sq ft need to meet Stretch Code

Alterations – 10% reduced envelope requirement versus true new construction

Alterations – removes exemption for exterior walls that had some insulation. Must meet prescriptive stretch code values (historic still exempt)

Change of Use requires new prescriptive pathway (10% reduced envelope (versus true new construction))

Specialized Code - Residential

TABLE 2: Residential Specialized code requirements summary by building/dwelling unit size

Building Size	Fuel Type	Minimum Efficiency	Electrification	Min. EV wiring	Renewable Generation
Dwelling units up to 4,000 sf	All Electric	HERS 45 or Phius CORE or PHI	Full	1 parking space	Optional
Dwelling units up to 4,000 sf	Mixed-fuel	HERS 42 or Phius CORE or PHI	Pre-wiring	1 parking space	Solar PV (except shaded sites)
Dwelling units > 4,000 sf	All Electric	HERS 45 or Phius CORE or PHI	Full	1 parking space	Optional
Dwelling units > 4,000 sf	Mixed-fuel	HERS 0 or Phius ZERO	Pre-wiring	1 parking space	Solar PV or other renewables
Multi-family >12,000 sf	All Electric	Phius CORE or PHI	Full	20% of spaces	Optional
Multi-family >12,000 sf	Mixed-fuel	Phius CORE or PHI	Pre-wiring	20% of spaces	Optional

Specialized Code - Commercial

- Energy Efficiency Requirements = same as Stretch Code
- Options include:
 - CC104 – All Electric – All space heating, water heating, cooking and drying equipment
 - CC105 and CC106 – Mixed Fuel– minimum efficiency requirements and solar development (2 options) and pre-wiring and electrical service provision
 - CC103 – Zero Energy Building – net zero annually from 1st year of construction. Must meet minimum energy efficiency requirements prior to renewable energy offsets

Summary of Proposed New 225 CMR 22.00 and 23.00

2023 Stretch Energy Code Update and Municipal Opt-in Specialized Code

1. Background

The Stretch energy code (Stretch Code) regulations have since 2009 been published in MA 780CMR chapters 115.aa and previously 780 CMR 110.aa under the jurisdiction of the Board of Building Regulations and Standards. The climate act of 2021 moved the authority for the Stretch Code promulgation to the Department of Energy Resources (DOER) and at the same time required the development of a new Municipal Opt-in Specialized energy code (Specialized Code). These appear as new regulations in 225 CMR 22.00 and 225 CMR 23.00.

- CMR 22.00 covers Residential low-rise construction and
- CMR 23.00 covers Commercial and all other construction (including most multi-family).

This document provides an overview and explanation of these draft regulations. In the following sections, this document summarizes:

- **Section 1: Background and Timeline.**
- **Section 2: Structure.**
- **Section 3: Stretch Code.** The modifications to the Base Energy Code that form the Stretch Code amendments in Residential Low Rise (Section 3.A) and Commercial and all other buildings (Section 3.B).
- **Section 4: Specialized Opt-in Code.** The modifications to the Stretch Code that form the Specialized Code appendices in Residential Low Rise (Section 4.C) Commercial and all other buildings (Section 4.D).

1.1 Timeline for Stretch and Specialized Code adoption

The Stretch code has been available since late 2009 and has already been widely adopted by cities and towns in Massachusetts. As a result, the update to the Stretch code will not require an additional bylaw vote in those existing Stretch code municipalities, some of whom are on their 3rd update already. The Specialized code is a new option and is adopted as a municipal opt-in code similar to the Stretch code process. Cities and towns seeking to adopt will require an active vote by City council or Town meeting to opt-in to the Specialized Code.

1.2 Energy code options

The current energy code options in Massachusetts are as follows:

- **Current Base Energy Code** = IECC 2018 with MA amendments
- **Current Stretch Code** = IECC 2018 with MA amendments + Stretch Code amendments

The current Base Energy Code is being updated along with the rest of the BBRs regulated building codes to a 10th edition MA code that will be based on the International Code Council (ICC) 2021 edition. Combined with the Stretch Code update and new Specialized Code contained in DOER's proposed regulations, this results in a tiered set of 3 energy code options for municipalities as follows:

- **Updated Base Energy Code** = IECC 2021 with MA amendments
- **Updated Stretch Code** = IECC 2021 with MA amendments + Stretch Code amendments
- **Specialized Code** = IECC 2021 with MA amendments + Stretch Code amendments + Specialized Code appendices

2. Structure

The updated Stretch Code as newly incorporated into DOER regulations (225 CMR) is divided into 2 chapters, following the format of the IECC.

- A. 225 CMR 22 - Residential Low-rise Construction Stretch Energy Code
- B. 225 CMR 23 - Commercial (and all other) Construction Stretch Energy Code

The Specialized Code includes additional requirements that form an Appendix to each of the chapters of the Stretch Code.

- C. 225 CMR 22 Appendix RC – Residential Low-rise Construction Specialized Code
- D. 225 CMR 23 Appendix CC – Commercial (and all other) Construction Specialized Code

3. Stretch Code Summary

A. 225 CMR Chapter 22: Residential Low-Rise Construction Stretch Code

Code Compliance Pathways

The current Base Energy Code for residential low-rise construction allows 3 different pathways for code compliance. The current Stretch Code requires code compliance through 2 of those pathways:

- A1. Home Energy Rating Scores (HERS) index certification
- A2. Passive house certification

The updated Stretch Code maintains these 2 pathways for compliance, but amends certain requirements in the HERS (Section R406) and Passive house (Section R405)¹ pathways.

A1. HERS Pathway (Section R406)

The updated Stretch Code lowers the maximum allowable HERS ratings to reflect improvements in energy efficiency as shown in Table 1 below.

TABLE 1: CHANGES TO MAXIMUM HERS INDEX (SEE TABLE R406.5)

On-site Clean Energy Application	Maximum HERS Index score (before renewable energy credit)				
	New construction			Alterations, Additions and Change of use	
	Updated Stretch Code July 1, 2024	Updated Stretch Code (Same as base code)	Current Stretch Code	Updated Stretch Code	Current Stretch Code
None (Fossil fuels)	42	52	55	52	65
Solar		55	60	55	70
All-Electric	45	55	60	55	70
Solar & All-Electric		58	65	58	75

¹ Key sections of the Stretch Code and Specialized Code are referenced in parentheses based on their IECC section number. For example: Updated HERS ratings (Section R406).

As shown in Table 1, the current Stretch Code allows a 5-point higher HERS rating for homes using heat pumps for space and water heating compared to homes using fossil fuels (natural gas, propane or heating oil) for space heating.

The updated Stretch Code maintains differential HERS ratings, and after a phase-in period until July 1, 2024 requiring HERS 45 for all-electric homes and HERS 42 for homes with any use of fossil fuels (Section R406.5). The updated Stretch Code is simplified and emphasizes energy efficiency and electrification by dropping the 5 HERS point credit for rooftop solar and 2 HERS point credit for solar thermal in the current Stretch Code.

The updated Stretch Code also updates HERS requirements for alterations, additions and change of use for existing homes. Additional detail on alterations, additions and change of use can be found in A5 below (Section R503.1.5).

A2. Passive house Pathway (Section R405)

Passive house certification is an optional code compliance pathway in the Base Energy Code and the current Stretch Code. The current Base Energy Code and current Stretch Code allow certification through the Passive House Institute US PHIUS+ 2018 standard or the Passive House International (PHI) standard. The updated Base Energy Code and updated Stretch Code will align with the most recent PHIUS standards, allowing the PHIUS CORE 2021 standard (efficiency) or the PHIUS ZERO 2021 standard (efficiency and renewables). The PHI standard remains unchanged as an option.

New Residential Stretch Code Requirements

A3. Energy or heat recovery ventilation (Section R403.6.1)

The updated Stretch Code adds ventilation requirements through either heat recovery or energy recovery to the HERS Pathway. There is no change to the Passive house Pathway because heat or energy recovery is already required.

A4. Wiring for Electric Vehicle (EV) charging (Section R404.4)

The proposed updated Base Energy Code requires at least 1 space per home or a minimum of 10% of spaces in a new multi-family parking lot be provided with electric wiring to allow for future EV charging. The updated Stretch Code requires the same 1 space per home and increases the requirement to a minimum of 20% of spaces in a new multi-family parking lot.

A5. Existing buildings: Alterations, Additions and Changes of use (Sections R502 and R503)

The updated Stretch Code clarifies when alterations to existing homes trigger compliance with different requirements. The requirements are as follows:

- Additions over 1,000 square feet (sf) must follow the HERS Pathway and meet the HERS requirements for Additions in Table 1 above. Additions under 1,000 square feet will continue to follow Base Energy Code.

- Additions that exceed 100% of the conditioned floor area of the existing dwelling unit (ie. more than double the size of the house) must follow the HERS Pathway and meet the HERS requirements for Additions in Table 1 above.
- Level 3 Alterations (over 50% of the home is renovated and reconfigured) and Substantial Improvements (improvements that cost more than 50% of the value of the existing home) as defined in the International Existing Building Code (IEBC 2021) must meet the HERS requirements in Table 1 above. Level 1 and Level 2 alterations will continue to follow the Base Energy Code.

B. 225 CMR chapter 23: Commercial (all other) Stretch Code amendments

Code Compliance Pathways

The current Base Code for commercial construction has multiple code compliance pathways from the IECC as well as the ASHRAE 90.1 standard. The current Stretch Code requires a 10% improvement over the ASHRAE 90.1 Appendix G pathway for buildings over 100,000-sf (limit is 40,000-sf for labs, hospitals, supermarkets, refrigerated warehouses and data centers) but allows smaller commercial buildings to choose from the other Base Code IECC pathways.

The updated Stretch Code includes 5 code pathways for new construction. These new requirements will go into effect on the following schedule:

1. All non-residential commercial buildings: any building applying for permit on or after July 1, 2023 subject to updated stretch code provisions
2. Multi-family commercial buildings follow schedule below:

	Updated Stretch Code July 1, 2023 through June 30, 2024	Updated Stretch Code Beginning July 1, 2024
Targeted Performance	Optional	Optional
HERS	Optional HERS 52/55	Optional HERS 42/45
Passive House	Optional	Optional
Relative Performance	Optional	Not allowed

Allowable use of each pathway is based on the type of building, with 4 major categories of buildings:

B1. TEDI Pathway: Offices, residential, and schools over 20,000-sf are required to use a new Thermal Energy Demand Intensity (TEDI) Pathway. The updated Stretch Code sets forth specific TEDI limits by building type. This uses the same energy software tools as the current ASHRAE 90.1 Appendix G pathway but with significantly more focus on heating, cooling and the building envelope. Building uses adjacent to office and residential use, such as post offices, town hall, and other similar buildings are also covered under this pathway.

B2. 10% better than ASHRAE Appendix G: High ventilation buildings such as labs and hospitals can continue to use a 10% better than ASHRAE appendix G pathway or opt to use the TEDI pathway. Multi-family buildings may follow the ASHRAE appendix G pathway until July 1, 2024. The updated Base Code and updated Stretch Code change the underlying ASHRAE standard 90.1 to the more recent 2019 edition.

B3. Prescriptive pathway: Small commercial buildings (any building use except multi-family) under 20,000-sf will be able to continue to comply through an updated prescriptive pathway, or can opt to use the TEDI pathway. The prescriptive pathway is being updated in the Base Energy Code, and the updated Stretch Code includes additional amendments to improve efficiency beyond Base Energy Code for small buildings.

B4. HERS and Passive house: Multi-family buildings larger than those covered by the residential low-rise code can choose between HERS and Passive house pathways that contain the same energy efficiency requirements as the updated Residential low-rise Stretch Code. The Passive house certification options remain available as an option for all building types.

Mixed-use buildings can use a combination of code pathways as appropriate for different portions of the building, or choose a whole-building approach through the TEDI or Passive house pathways.

Additional Commercial energy efficiency requirements:

B5. Efficient electrification (Section C401.4)

The updated Stretch Code mandates partial electrification of space heating for highly ventilated buildings which follow the ASHRAE Appendix G compliance pathway. The updated Stretch Code mandates full electrification of space heating for buildings not following the ASHRAE pathway which choose to utilize the less stringent curtainwall envelope UA² performance option (See B6 below).

B6. Mandatory envelope “UA”² (Section C402.1.5) U Value (btu/hr-sf-F) of an envelope section times the area of that section Area (sf)

The proposed Base Code and updated Stretch Code updates and simplifies the mandatory envelope UA provisions that are currently in the MA Base Code and Stretch Code. Mandatory UA provisions are strengthened compared to existing provisions for all buildings not using curtain wall. Mandatory UA provisions remain the same as existing provisions for curtain wall buildings. However, buildings which opt for curtainwall UA limit are required to have full efficient electrification of space heating (see B5 above).

B7. Air leakage (Section C402.5)

² ‘UA’ designates the average effective insulation ‘U’ value across an exterior area ‘A’ of multiple elements (walls, windows, doors, ceiling, floor etc).

The updated Stretch Code strengthens the air leakage limit compared to the updated Base Energy Code. Code language of this section adopts proposed IECC 2024 language which clarifies requirements.

B8. Thermal bridges (Section C402.7)

Thermal bridge accounting is added to the updated Stretch Code to more accurately represent the insulation performance of a fully constructed wall or building envelope. Prescriptive and tailored accounting approaches are available.

B9. Economizers (Section 403.5)

Economizer requirements (which permit the use of outside air for free night-time cooling) are expanded in the updated Stretch Code compared to the updated Base Energy Code.

B10. Ventilation energy recovery (Section C403.7)

Ventilation energy recovery requirements are strengthened in the updated Stretch Code compared to the updated Base Energy Code. New provisions are also added to better accommodate high ventilation buildings and toxic exhaust requirements.

B11. Wiring for Electric Vehicle (EV) charging (Section C405.13)

The updated Base code requires wiring for future EV charging to 10% of new parking spaces. The updated Stretch Code raises the minimum number of spaces requiring EV wiring to 20% in Group R and B occupancies³, with 10% for all other occupancies. EV charging can be met with either dedicated electric branch circuits (ICC model language) or with an automatic load management service (ALMS) that allows multiple spaces to be served by a higher amperage circuit, thus improving overall charging capacity at a lower installed cost.

B12. Additional efficiency requirement (Section C406)

Section C406 in the base code mandates certain additional efficiency measures, allowing designers to choose from a number of equivalent efficiency options. The updated Stretch Code modifies the existing IECC 2021 language to further incentivize efficient electrification, primarily by removing fossil fuel options from contributing toward the C406 points system.

B13. Existing buildings

Additions (Section C502)

The updated Stretch Code allows building additions which are less than 20,000-sf to continue to follow Base Energy Code. Additions greater than 20,000-sf will be required to meet applicable Stretch Code requirements for that building type and size.

Alterations (Section C503)

³ Group R = Residential use, Group B = Business use – as defined in International Building Code (IBC) chapter 3

The current Stretch Code requires commercial building alterations to meet Base Energy Code prescriptive requirements because there is no prescriptive commercial pathway in the current Stretch Code. The updated Stretch Code will require commercial building alterations to follow the new Stretch Code prescriptive pathway but allow for 10% reduced envelope requirement for alterations compared to true new construction.

The updated Stretch Code eliminates an existing exception in Base Energy Code which allows exterior walls which have any amount of insulation to remain non-code compliant, even when the alteration scope includes alterations to the exterior walls. The updated Stretch Code will require that any altered walls be brought up to prescriptive stretch code, although historic buildings remain exempt from these provisions.

Change of use Occupancy (Section C503)

The current Stretch Code requires buildings going through change of use or occupancy to meet Base Energy Code prescriptive requirements because there is no prescriptive commercial pathway in the current Stretch Code. The updated Stretch Code will require buildings of any size which undergo change of use or occupancy to follow the new Stretch Code prescriptive pathway, but allows for a 10% reduced envelope requirement for change of use compared to true new construction.

Historic Buildings (Section C501.5 and R501.6)

The Stretch Code will maintain the language on historic buildings in C501.5 and R501.6 from the Base IECC Code as follows:

Provisions of this code relating to the construction, repair, alteration, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings provided that a report has been submitted to the code official and signed by the owner, a registered design professional, or a representative of the State Historic Preservation Office or the historic preservation authority having jurisdiction, demonstrating that compliance with that provision would threaten, degrade or destroy the historic form, fabric or function of the building.

4. Specialized Code Summary

Background

4.1 Timeline for Specialized Code adoption

Cities and towns will require an active vote by City council or Town meeting to opt-in to the Specialized Code. The Specialized Code must be available for adoption by December 24, 2022. When a municipality votes to adopt the Specialized Code, the requirements will take effect for new building permit applications beginning on the next January 1st or July 1st, whichever is a minimum of 6 months after the municipal vote. This phase-in period, also utilized by new Stretch Code municipalities, allows an orderly transition for developers, designers and builders as well as additional training time for municipal code officials.

4.2 Designed to achieve Massachusetts GHG emission limits and sub-limits

The Specialized Code is required by statute (*MGL Session Laws of 2021 Chapter 8: Section 31*) to be designed to achieve MA GHG emission limits and sub-limits set every five years from 2025 to 2050. As a result, all compliance pathways under the Specialized Code are designed to ensure new construction that is consistent with a net-zero Massachusetts economy in 2050, primarily through deep energy efficiency, reduced heating loads, and efficient electrification.

Regardless of the on-site renewable potential, the largest emissions impact for many buildings stems from the heating loads and choice of heating fuel for the building. Buildings reliant on fossil fuel combustion equipment have no clear path to zero emissions, while electrically heated buildings do due to the steady increase in renewable and clean energy sources on the ISO-NE electric grid. In drafting the Specialized Code, DOER recognizes that many building construction sites and high-rise building structures do not currently lend themselves to achieving net-zero energy or emissions on-site. For example, urban infill multi-family housing close to transit can greatly assist in achieving a net-zero economy in 2050 while not meeting a net-zero on-site building definition at the building level. Where on-site renewable energy generation is not practical, or is limited relative to the building load and available solar access, there is still potential for siting additional renewable energy in the community, however as renewable sites and procurements become distant from the building site it stretches the feasibility of local building officials to regulate them under the energy code. Accordingly, the Specialized Code requires all new buildings to be designed with electric service and wiring sufficient for future electrification of space and water heating as well as any combustion equipment appliance loads.

4.3 Definition of net-zero building and net-zero building performance standards

The statute stipulates that the specialized code must include both

- a) A definition of net-zero building
- b) net-zero building performance standards

The Specialized Code appendices are a set of **net-zero building performance standards** that adopts a broad **Net-zero Building** definition intended to cover all new buildings in the Specialized Code that is consistent with Executive Office of Energy and Environmental Affairs

2050 Roadmap Study and Buildings Technical Report, which utilized the following definition net zero new construction.

Net Zero new construction is defined as being consistent with the electrification and deep efficiency benchmarks described in the All Options pathway, discussed in the Energy Pathways Report – that is, that the new construction is compatible, as-built, with the Commonwealth’s net-zero emissions economy in 2050. Its focus is on-site emissions; it does not necessitate onsite or offsite renewables, nor the assumption that a building is net-zero energy...These assumptions include enhanced energy efficiency compared to current code and effective elimination of on-site emissions from space heating, domestic hot water, cooking and other process uses. ([Buildings Technical Report](#), p. 39)

Therefore, the Specialized Code adopts a definition of **Net-zero Building** as follows:

A building which is consistent with achievement of MA 2050 net zero emissions, through a combination of highly energy efficient design together with being an all-electric or Zero Energy Building, or where fossil fuels are utilized, a building fully pre-wired for future electrification and that generates solar power on-site from the available Potential Solar Zone Area.

Appendix RC and Appendix CC are Net-zero building performance standards and are summarized in sections C and D below.

C. 225 CMR 22 Appendix RC: Residential low-rise Construction Specialized Code

C1. Requirements by residential building size and fuel.

The Residential low-rise Specialized Code offers 3 pathways to demonstrate energy code compliance with varying sets of additional requirements over and above the updated Stretch code:

- 1. Zero Energy pathway:** (Section RC102)
- 2. All-Electric pathway:** (Section RC103)
- 3. Mixed-Fuel pathway:** (Sections RC104 and RC105)

New homes up to 4,000 sf in size may follow any of the three pathways. New homes over 4,000 sf in size shall follow either pathway 1 or pathway 2. Table 2 below summarizes the low-rise residential Specialized Code requirements by home size and fuel use. All buildings are required to install wiring for electric vehicle (EV) charging in a minimum of 20% of new parking spaces, and one space per home in one and two family homes. Buildings with any combustion equipment designed for fossil fuel use are termed ‘mixed-fuel’ buildings.

TABLE 2: Residential Specialized code requirements summary by building/dwelling unit size

Building Size	Fuel Type	Minimum Efficiency	Electrification	Min. EV wiring	Renewable Generation
Dwelling units up to 4,000 sf	All Electric	HERS 45 or Phius CORE or PHI	Full	1 parking space	Optional
Dwelling units up to 4,000 sf	Mixed-fuel	HERS 42 or Phius CORE or PHI	Pre-wiring	1 parking space	Solar PV (except shaded sites)
Dwelling units > 4,000 sf	All Electric	HERS 45 or Phius CORE or PHI	Full	1 parking space	Optional
Dwelling units > 4,000 sf	Mixed-fuel	HERS 0 or Phius ZERO	Pre-wiring	1 parking space	Solar PV or other renewables
Multi-family >12,000 sf	All Electric	Phius CORE or PHI	Full	20% of spaces	Optional
Multi-family >12,000 sf	Mixed-fuel	Phius CORE or PHI	Pre-wiring	20% of spaces	Optional

C1.2 All Electric building performance standard (Section RC103)

All electric buildings are defined in the updated Stretch Code, and comply with the 2050 net-zero emissions performance standard by meeting the minimum efficiency standards of either HERS 45 or the Passive house pathway and using either air source or ground source heat pumps for primary space heating and heat pump or solar thermal water heating, as well as all electric appliances. All electric buildings are not required to install on-site solar panels but roofs must be solar-ready in accordance with the base and stretch code requirements. This pathway is laid out in Section RC103.

C1.3 Mixed-fuel building performance standard (Sections RC104 & RC105)

C.1.3a Homes and Units less than 4,000-sf

New low-rise buildings using fossil fuels for any on-site use including space heating, water heating, cooking or drying must meet minimum efficiency requirements of HER 42 or the Passivehouse pathway. In order to demonstrate alignment with the 2050 net-zero emissions mandate, all homes or units using fossil fuels for space heating, water heating, cooking, or drying must install sufficient electrical service, space and wiring to allow for future conversion to all electric buildings.

These mixed-fuel homes and buildings utilizing the HERS pathway are also required to install solar panels that provide no less than 4kw for single family and not less than 0.75 W/ft² for multi-family, to mitigate these near-term emissions, with an exemption for shaded sites. Homes

and buildings utilizing the Passive house pathway are exempt from additional solar install requirements, but must have solar-ready roofs consistent with both the stretch and base code provisions. These requirements are set forth in Sections RC104, and RC105.

C.1.3b Homes and Units greater than 4,000-sf

New low-rise buildings containing one or more dwelling units over 4,000-sf and using fossil fuels for any on-site use including space heating, water heating, cooking, or drying must meet HERS 0 or PHIUS ZERO requirements described in C1.4 below.

C1.4 Zero Energy Buildings

The Specialized Code also contains a definition of **Zero Energy Building** based on how this term is used in the IECC 2021 in the appendices for both residential and commercial chapters, as follows:

A building which through a combination of highly energy efficient design and onsite renewable energy generation is designed to result in net zero energy consumption over the course of a year as measured in MMBtus or KWh_{eq}, on a site energy basis, excluding energy use for charging vehicles.

This definition is intended to cover exemplary buildings, and building uses for which achieving zero energy on-site is feasible.

C1.4a HERS 0 performance standard (Section RC 102)

For the HERS index pathway, the Specialized Code adopts and modifies the definition of zero energy building published in the IECC 2021 Appendix RC – Residential building Provisions.

Appendix RC uses the HERS rating scale to set a zero energy building at HERS 0 or lower after on-site solar generation is factored in. The required minimum level of energy efficiency without solar in the IECC is currently HERS 47, the Specialized Code adjusts the required minimum energy efficiency level down to HERS 42. The gap between HERS 42 and HERS 0 is made up with renewable energy from on-site power production (OPP) typically with solar panels.

C1.4b Phius ZERO performance standard (Section RC 102)

For the Passive house pathway, the Specialized Code adopts the Phius ZERO building performance standard for zero energy buildings. Phius ZERO certification includes the Phius CORE efficiency requirements while adding a requirement to net out energy use on an annual basis with renewable energy. The Specialized Code excludes contracts for Renewable Energy Credits (RECs) or off-site Renewable Energy Sources which are otherwise allowed under the Phius ZERO certification.

D. 225 CMR 23 Appendix CC: Commercial Construction Specialized Code

D1.1 Energy Efficiency Requirements

The Specialized Code maintains the same energy efficiency requirements as the Updated Stretch Code for all building types except multi-family, including adoption of the ASHRAE 90.1-2019 pathway for high ventilation buildings, TEDI requirements for offices and schools, and a new prescriptive path for small buildings.

Multi-family buildings built to the Commercial Specialized Code must achieve precertification to Passive house standards (either from PHI or PHIUS). These requirements are phased-in for buildings up to 5 stories required to meet Passive house requirements if applying for permits after January 2023, and taller buildings 6 stories and above required to meet Passive house for permit applications beginning in January 2024.

D1.2. All Electric Building Performance Standard (Section CC104)

This is the simplest compliance pathway under the Specialized Code, requiring the energy efficiency requirements described in D1.1, and requiring that all space heating, water heating, cooking equipment and drying equipment is powered by electricity and meets minimum efficiency standards.

D1.3. Mixed-Fuel Building Performance Standard (Sections CC105 and CC106)

This pathway establishes minimum requirements for new buildings designed with any space heating systems, water heating systems or appliances capable of using fossil fuels such as natural gas, heating oil or propane fuel. While allowing these fossil-fired systems, the Specialized Code requires mitigation of these emissions with the following requirements:

- a) Minimum efficiency requirements for space and water heating, including both fossil fuel and clean biomass boilers and furnaces systems.
- b) Solar development of the available on-site solar potential, specifically through one of 2 options:
 - i. *Not less than 1.5W/ft² for each sq foot of the 3 largest floors (the threshold proposed in solar requirements in the forthcoming IECC2024),*
or
 - ii. *not less than 75% of the Potential Solar Zone Area*
- c) Pre-wiring and electrical service provision to the building to allow for future electrification of space and water heating and cooking and drying equipment.

D1.4 Zero Energy Building Performance Standard (Section CC103)

This is the most stringent of the 3 pathways in that it requires net zero energy on an annual basis from the 1st year of construction. The Specialized Code amends the IECC commercial appendix CC: Zero Energy Commercial Building Provisions by simplifying the allowable renewable options. As a result, zero energy may be demonstrated only with on-site generation (typically

solar PV), and all buildings must meet minimum energy efficiency requirements prior to renewable offsets.

The option to show compliance using HERS 0 or Phius ZERO certification as used in the low-rise residential Specialized Code is also eligible under the Zero Energy pathway for multi-family residential buildings.

Mass Save Community Education Grant

Bringing equitable access to energy efficiency education

Through the new Mass Save Community Education Grant, the Sponsors of Mass Save are supporting Environmental Justice Communities to bring energy efficiency education programs to their residents.

Grant funding and support serves to increase awareness and access into the energy efficiency programs as well as engage with community-based organizations to promote energy efficiency-focused educational and culturally relevant opportunities.

The Sponsors of Mass Save are prioritizing increased engagement with local communities through energy efficiency education and literacy to help equitably reduce the energy burden and carbon footprint across Massachusetts Environmental Justice Communities.

[APPLY NOW \(/EN/LEARN/PARTNERS/GRANT/COMMUNITY-EDUCATION-GRANT-APPLICATION\)](/EN/LEARN/PARTNERS/GRANT/COMMUNITY-EDUCATION-GRANT-APPLICATION)

Application Deadlines:

- Priority application: 7/31/2022
- Second round of applications: 10/15/2022

We encourage interested applicants to consider attending one of the two interactive webinars that will be offered July 13th at 6pm or July 14th at 10am. During these webinars we will review the application, grant requirements and answer any questions potential applicants may have.

Grant Details

For one year, all grant applicants must participate in an annual program progress evaluation and carry out a number of activities, including:

- Collaborating with participating Mass Save Sponsors.
- Creating innovative strategies and initiatives to engage residents.

Selected grant recipients may receive:

- Funding starting at \$5,000 per year depending on project proposals (awarded in two cycles) to support project costs.
- Permission to co-brand collateral with the following logos/seals: Mass Save, relevant Massachusetts Program Administrators, municipal seal, sustainability/energy committee/school organization.
- Assistance planning local events.
- Periodic training sessions by content experts on energy efficiency offerings, best practices, and coordination with the local Community Action Program (CAP) agencies to better serve income-eligible residents.
- Training on the Income Eligible program, incentives available to income-eligible customers and how to best ensure that income-eligible customers connect to energy efficiency programs.
- Access to a utility company account manager to maximize energy efficiency opportunities in municipal buildings.

The Mass Save Sponsors offer multiple income based programs, please review our enhanced incentives (</en/saving/income-based-offers>) to learn more.

Eligibility

Grant applicants must meet the following eligibility requirements:

- Represent one or more of the following criteria: Community-based organizations, non-profits/501(C)(3), groups with a fiscal agent, K-12 agencies, civic associations, youth organizations, or neighborhood councils.
- Commit to submitting continue progress tracking metrics throughout the three stages of monetary support.
- Participate in monthly calls and submit monthly outreach reports.
- Establish relevant progress relating to the outlined tactics and goals reflected during the application process.
- Propose to focus outreach in Environmental Justice Communities.
- Involve customers within the following priority populations: renters, landlords, English-isolated residents, K-12 students, income-eligible individuals.

The Mass Save Sponsors welcome applications servicing all of Massachusetts, but will prioritize environmental justice communities with a particular focus on: renters, landlords, English isolated customers, K-12 student organizations and income-eligible individuals.

Questions?

info@masssave.com (mailto:info@masssave.org)

Mass Save Community Education Grant Application

The Mass Save Community Education Grant serves to increase awareness and access into the Mass Save energy efficiency programs. This grant encourages initiative development in support of marketing, education, and training to create a heightened awareness around energy efficiency literacy and program engagement. This initiative is managed and administrated by the Mass Save Sponsors and is used solely to engage customers with Mass Save program offerings and encourage participation.

THE NAME OF THE ORGANIZATION/ENTITY TYPE

THE PROGRAM NAME

ENTER THE ADDRESS OF THE ORGANIZATION

ENTER THE CITY/STATE/ZIP CODE OF THE ORGANIZATION

THE CONTACT NAME AND TITLE

THE BEST TELEPHONE NUMBER TO REACH YOU

THE BEST EMAIL TO REACH YOU

THE WEBSITE FOR THE ORGANIZATION

Request Overview

THE PROJECT NAME

THE AREA(S) OF PRIORITY. PLEASE CHECK OFF ALL THAT APPLY.

- RENTERS
- LANDLORDS
- K-12 STUDENTS
- ENGLISH ISOLATED CUSTOMERS
- SMALL DIVERSE BUSINESS
- INCOME ELIGIBLE INDIVIDUALS

STATE YOUR PROJECT GOALS. PLEASE INCLUDE A HIGH LEVEL DESCRIPTION OF TACTICS AND STRATEGY

AN OVERVIEW OF ACTIVITIES

THE AMOUNT REQUESTED FOR THIS PROJECT. (FUNDING STARTS AT 5K)

PROVIDE THE NUMBER OF PEOPLE YOU PLAN TO REACH AND/OR IMPACT THROUGH YOUR PROJECT

THE BEGINNING DATE OF THE PROJECT

mm/dd/yyyy

THE ENDING DATE OF THE PROJECT

mm/dd/yyyy

IDENTIFY THE NEIGHBORHOOD/TOWN YOUR PROJECT WILL SERVE

Program Description

IN NO MORE THAN 400 WORDS, PROVIDE A PROJECT DESCRIPTION DETAILING HOW THE REQUESTED FUNDING WILL SUPPORT EITHER MARKETING, OUTREACH, AND/OR ENGAGEMENT TO REACH ONE OR MULTIPLE PRIORITY POPULATIONS (RENTERS, LANDLORDS, K-12 STUDENTS, ENGLISH ISOLATED CUSTOMERS AND INCOME ELIGIBLE RESIDENTS) TO INCREASE AWARENESS AND PARTICIPATION IN MASS SAVE.

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SUBMIT

Contributing Sponsors



(<http://www.capelightcompact.org/>)

2022 Operating Budget Expense Report 6/30/22

ORG	OBJECT	ACCOUNT DESCRIPTION	ORIGINAL APPROP	YTD EXPENDED	AVAILABLE BUDGET	% USED
01001	5110	OP-SALARIES	\$ 113,000.00	\$ 54,881.02	\$ 58,118.98	48.60
01001	5119	OP-SALARY RESERVE	\$ 5,000.00	\$ -	\$ 5,000.00	0.00
01001	5171	OP-RETIREMENT	\$ 45,500.00	\$ 23,524.56	\$ 21,975.44	51.70
01001	5173	OP-GROUP INSURANCE	\$ 25,000.00	\$ 3,217.73	\$ 21,782.27	12.90
01001	5174	OP-MEDICARE/OTHER TAXES	\$ 2,000.00	\$ 749.14	\$ 1,250.86	37.50
01001	5175	STATE UNEMPLOYMENT INSURANCE	\$ 621.00	\$ 111.55	\$ 509.45	18.00
01001	5179	OP-MISC FRINGES	\$ 567.00	\$ 0.54	\$ 566.46	0.10
01001	5180	OP-RETIREMENT LIABILITY	\$ 41,487.00	\$ -	\$ 41,487.00	0.00
01001	5181	OP-OPEB LIABILITY	\$ 28,133.00	\$ -	\$ 28,133.00	0.00
01001	5210	OP-UTILITIES	\$ 500.00	\$ 29.16	\$ 470.84	5.80
01001	5270	OP-MISC RENTALS	\$ 1,200.00	\$ 2,557.43	\$ (1,357.43)	213.10
01001	5272	OP-RENT	\$ 25,875.00	\$ 6,382.50	\$ 19,492.50	24.70
01001	5290	OP-CUSTODIAL SERVICES	\$ 3,900.00	\$ 1,026.00	\$ 2,874.00	26.30
01001	5301	OP-ADVERTISING	\$ 40,000.00	\$ 27,106.67	\$ 12,893.33	67.80
01001	5302	OP-PUBLIC MARKETING SUPPORT	\$ 57,343.00	\$ -	\$ 57,343.00	0.00
01001	5309	OP-IT SERVICES	\$ 1,200.00	\$ 200.55	\$ 999.45	16.70
01001	5313	OP-STAFF PROFESSIONAL DEVELOP	\$ 5,000.00	\$ 2,289.61	\$ 2,710.39	45.80
01001	5314	OP-PAYROLL SERVICES	\$ 640.00	\$ 63.12	\$ 576.88	9.90
01001	5315	OP-LEGAL SERVICES	\$ 245,100.00	\$ 167,648.54	\$ 207,451.46	44.70
01001	5316	OP-AUDIT FEES	\$ 5,000.00	\$ 390.00	\$ 4,610.00	7.80
01001	5318	OP-TREASURY SERVICES	\$ 2,620.00	\$ 2,443.25	\$ 176.75	93.30
01001	5319	OP-CONTRACTUAL	\$ 25,000.00	\$ 35,331.25	\$ (10,331.25)	141.30
01001	5320	OP-OUTREACH/MARKETING CONTRACT	\$ 75,000.00	\$ 23,373.07	\$ 51,626.93	31.20
01001	5341	OP-POSTAGE	\$ 10,000.00	\$ 3,053.53	\$ 6,946.47	30.50
01001	5343	OP-TELEPHONES	\$ 1,200.00	\$ 217.21	\$ 982.79	18.10
01001	5344	OP-INTERNET	\$ 4,000.00	\$ 3,516.82	\$ 483.18	87.90
01001	5345	OP-PRINTING	\$ 5,000.00	\$ 4,868.56	\$ 131.44	97.40
01001	5400	OP-SUPPLIES	\$ 1,500.00	\$ 135.26	\$ 1,364.74	9.00
01001	5490	OP-FOOD SUPPLIES	\$ 1,500.00	\$ 1,260.95	\$ 239.05	84.10
01001	5710	OP-TRAVEL IN STATE	\$ 10,000.00	\$ 497.85	\$ 9,502.15	5.00
01001	5720	OP-TRAVEL OUT STATE	\$ 5,000.00	\$ 1,700.99	\$ 3,299.01	34.00
01001	5730	OP-SPONSORSHIPS	\$ 51,000.00	\$ 41,600.00	\$ 9,400.00	81.60
01001	5731	OP-SUBSCRIPTIONS	\$ 25,000.00	\$ 20,320.00	\$ 4,680.00	81.30
01001	5732	OP-SOFTWARE LICENSES	\$ 1,916.00	\$ 847.33	\$ 1,068.67	44.20
01001	5741	OP-INSURANCE	\$ 16,000.00	\$ 13.02	\$ 15,986.98	0.10
01001	5789	OP-UNPAID BILLS	\$ 500.00	\$ -	\$ 500.00	0.00
01001	5850	OP-MISC EQUIPMENT	\$ 500.00	\$ 248.40	\$ 251.60	49.70
01001	5854	OP-FINANCIAL SOFTWARE SYSTEM	\$ 5,000.00	\$ -	\$ 5,000.00	0.00
01001	5855	OP-COMPUTER EQUIPMENT	\$ 1,500.00	\$ -	\$ 1,500.00	0.00
01001	5900	CONTINGENCY	\$ 65,000.00	\$ -	\$ 65,000.00	0.00
		Expense Total	\$ 954,302.00	\$ 429,605.61	\$ 654,696.39	39.60
		Jan-May 2022 Mil Adder Revenue	\$ 371,315.00			