

Call to Order

I call this meeting to order and inform all that this meeting is being video and audio recorded and that in accordance with Governor Baker's emergency orders of March 2020, which were extended by Governor Healey in March 2023, this public meeting will be conducted via remote participation. The public can listen to and/or view this meeting virtually through the remote participation link provided on this meeting's agenda as posted on the Town's website calendar.

Sustainability Committee Meeting Agenda

1. Climate Leader Communities/Specialized Energy Building Code.
2. Spofford Pond School HVAC Electrification.
3. Green Communities Grant.
4. Other Business?

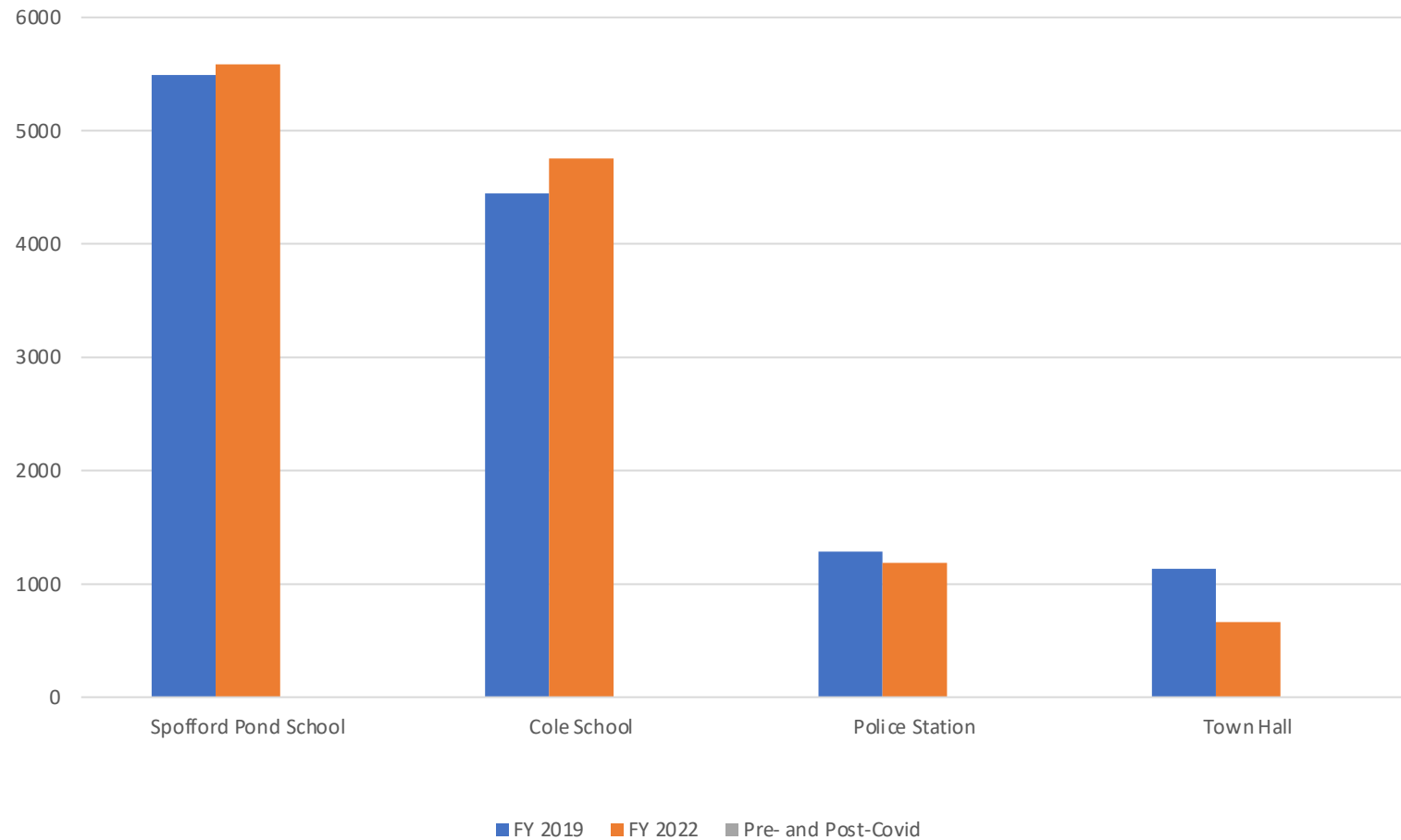
Climate Leader Communities

1. New DOER program for Green Communities.
2. Required to access funding for:
 - studying, designing, constructing and implementing energy efficiency measures and projects;
 - procuring energy management services;
 - adopting energy efficiency policies; and,
 - siting activities related to and construction of renewable energy generating facilities with battery storage on municipally owned property.

Requirements to be a Climate Leader Community

1. Be a Green Community.
2. Have a Sustainability Committee.
3. Commit to eliminate on-site fossil fuel use by 2050 (municipal buildings/operations).
4. Create a municipal decarbonization roadmap.
 - DOER will offer technical assistance
5. Adopt a Zero-Emission Vehicle first policy.
6. Adopt the Specialized Opt-In building code.

Annual Energy Usage (MMBtu)



Need Support from the Select Board, School Committee, Building Inspector and Town Meeting

- Commit to eliminate on-site fossil fuel use by 2050.
- Create a municipal decarbonization roadmap.
- Adopt a Zero-Emission Vehicle first policy.
- Adopt the Specialized Opt-In building code.

Specialized vs Stretch code - Residential Low-Rise

Energy Source(s)	Home Size	Stretch code (July 2024)	Specialized Code
All Electric New Homes	Any Size home	HERS 45 or Passivehouse	
Mixed-Fuel New Homes	Under 4,000 sq ft	HERS 42	+Solar PV (min 4kw) + wiring for electrification
	4,000 sq ft and over	HERS 42	+ Solar PV (to net-zero) + wiring for electrification
	Any	Passivehouse option	+ wiring for electrification
Home additions & alterations	Any	Same as Stretch code	

Specialized vs Stretch code – what’s different?

Commercial Buildings:

Building Type	Fuel Type	Stretch code (July 2024)	Specialized Code
Schools, Offices, Municipal buildings	All Electric	Thermal Energy Demand Intensity (TEDI) or Passive house	
	Mixed Fuel	TEDI or Passive house	TEDI + Solar PV or Passive house + wiring for electrification
Other Commercial (over 20,000 sf)	All Electric	ASHRAE or TEDI or Passive house	
	Mixed Fuel	ASHRAE or TEDI or Passive house	ASHRAE + Solar or TEDI + Solar or Passive house + wiring for electrification

Solar PV in Specialized code

- Required:
 - Using Fossil fuels
 - Using Net Zero path
- Optional:
 - All-electric building
- Exceptions for shaded sites
can reduce min. size



Increased Incentives for builders & developers

- All-electric homes are generally cheaper to build
Heat Pump(s) replaces both Central A/C + Furnace(s)
- Mass Save: 1-4 unit all-electric homes
\$15,000 for HERS 45 single-family
\$25,000 for HERS 35 / Passive House single-family
- Mass Save: multi-family Passivehouse
\$3,000 per unit plus design study funding
- Federal IRA:
\$2,500 or \$5,000/home from 45L tax credit: (aligned with HERS)
up to \$6/sqft from 179D tax credit for commercial & multi-family

<https://www.masssave.com/saving/residential-rebates/all-electric-home>

<https://www.masssave.com/saving/residential-rebates/passive-house-incentives>

Frequently Asked Questions

1 Does the Opt-In Specialized Code apply to existing structures?

No. Improvements to existing structures, depending on size, are regulated by the Updated Stretch Code and Base Code.

2 Will the Opt-In-Specialized Code discourage the creation of affordable housing?

No. Incentives will continue to encourage affordable housing while the Opt-In Specialized Code delivers benefits for residents.

3 Is it possible to install a gas cooktop?

Yes. This is permitted under the Mixed Fuel pathways.

4 Why adopt the Opt-In Specialized Code?

The #1 reason is that it requires pre-wiring, avoiding costly retrofits down the road and expediting electrification.

5 Why does the Opt-In Specialized Code permit fossil fuels?

It preserves market choice at a time when utility pricing is highly volatile and utility costs vary 300% among MA communities. “Net zero” definitions vary widely.

Next Steps

- Sustainability Committee vote to recommend a Warrant Article to adopt the Specialized Building Code.
- Sustainability Committee vote to recommend that Boxford take the necessary steps to become a Climate Leader Community.
- Meet with and present to the Select Board, School Board, Building Inspector, Permanent Building Committee? and Town Meeting

Other Agenda Items

- Spofford Pond Electrification: CMTA is in the process of creating a report with different electrification options, costs, and available incentives.

- Green Community Grants
 - Our last grant close out is still awaiting delivery of “detailed” hybrid Police Vehicle.
 - Grant close out is required by Feb. 1 for Boxford to be eligible to apply for a new grant at the end of March.