

TOWN OF WELLESLEY



MASSACHUSETTS

SUSTAINABLE ENERGY COMMITTEE

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May 30, 2019

John Couture, Chair

Kerry Dietz, Vice-Chair

Massachusetts Board of Building Regulation and Standards (BBRS)

1000 Washington Street, Suite 710

Boston, MA 02118

Dear Chair Couture and BBRS Members,

The Wellesley Sustainable Energy Committee urges you to update the current Massachusetts energy stretch code to mandate more efficient buildings. Giving communities the option to adopt a higher efficiency stretch code will help achieve our statewide energy efficiency and climate goals, and make buildings safer, more comfortable, and more efficient for families and businesses across the Commonwealth.

The original Massachusetts stretch code was considerably ahead of the base code and resulted in substantial energy savings over base code. Since then, however, the stretch code has not changed significantly and the base code has caught up. Many communities in Massachusetts, including Wellesley, are interested in Zero Net Energy (ZNE). The Wellesley Sustainable Energy Committee is developing Sustainable Building Guidelines for municipal projects that will require projects to incorporate Leadership in Energy and Environmental Design (LEED) criteria and ZNE readiness. Embedded in Wellesley's Guidelines is a requirement that the buildings achieve an Energy Use Intensity (EUI) of 25-35 kBtu per square foot per year to be ZNE ready. A net present value analysis for each project will determine if the on-site renewable energy generation required for a ZNE building is economically viable. A Massachusetts stretch energy goal incorporating ZNE readiness would incentivize towns to improve how buildings are built now, getting us closer to meeting our climate goals as outlined by the Global Warming Solutions Act.

The process of updating the stretch code should seek input from communities on the specific elements to ensure their workability, with a clear goal of minimizing carbon pollution. An updated stretch code must address:

1. Enhanced thermal envelopes and strategies to reduce base energy use incorporating a design EUI target for large buildings and a residential HERS rating target at least 20% better than current;
2. Readiness for electric vehicles, solar, and battery storage; and

3. Encouragement of mechanical systems and appliances that use energy from non-fossil fuel sources.

The Town of Wellesley has made commitments to efficiency, resiliency, and clean energy. We encourage the BBRS to help us with more sustainable buildings by providing a stretch energy code that would underpin our drive to continue lowering our greenhouse gas emissions.

Thank you for your time and consideration.

Sincerely,



Marybeth Martello
Wellesley Sustainable Energy Administrator

cc.

Governor Charles Baker
House Speaker Robert DeLeo
Senate President Karen Spilka
Representative Alice Peisch
Senator Cynthia Creem