

## MYTHS

### Net Zero/Fossil Fuel Free Buildings ...

#### ... Are Only for Affluent Communities

Only wealthy communities like Brookline, Arlington, Lexington, Concord, and Acton can afford to build and heat more expensive all-electric net zero buildings.

#### ... Do Not Offer Reliable Power

Fossil fuel free net zero buildings do not offer reliable power, especially during unplanned disruptions such as power failures.

#### ... Will Halt Affordable Housing Production

Constructing fossil free affordable housing will reduce profit and deter affordable housing developers, resulting in fewer units being built.

#### ... Will Hamper Economic Development

Requiring more expensive net zero/fossil fuel free construction now will hinder economic growth as inflation thwarts post-pandemic recovery.

#### ... Will Drive Up Construction Costs

Because fossil free buildings are not yet mainstream, they cost significantly more, and few designers and contractors know how to produce them.

#### ... Will Do Little for the Environment

New construction adds only 1-2% annually to the total Massachusetts building stock, which means fossil fuel free buildings will do little to help the environment.

#### ... Will Disrupt Construction & Eliminate Jobs

The updated stretch code and opt-in net zero code will disrupt construction, create confusion, slow down project approvals, and risk job loss.

#### ... Are Inconvenient to Homeowners & Commercial Property Owners

Property owners count on building codes that remain substantially consistent over time.

#### ... Will Drive Up Electric Power Rates

Net zero/fossil fuel free buildings will only drive up the cost of electricity, which is already sky-high, by increasing the demand for renewable energy.

## FACTS

### Net Zero/Fossil Fuel Free Buildings ...

#### ... Are For All Communities<sup>1</sup>

Energy burdened communities stand to gain the most from net zero buildings, benefitting from financial savings and health improvements.

#### ... Are More Resilient<sup>2</sup>

With renewable energy sources and battery storage, fossil fuel free buildings can continue to deliver power to occupants even during unplanned grid interruptions.

#### ... Will Ensure All Housing Delivers Benefits<sup>3</sup>

Fossil fuel free buildings guarantee that residents in affordable and market-rate housing benefit from long-lasting health improvements and economic savings while helping to meet emissions reduction targets.

#### ... Will Spur Economic Development<sup>4</sup>

Incentives for job training and workforce development ensures that state-wide economic growth is a direct outcome of constructing fossil fuel free buildings.

#### ... Will Lower Construction Costs Over Time<sup>5</sup>

Studies show 300+ MA professionals have created fossil fuel free buildings totaling 17+ M square feet at <1% premium cost. More volume will lower costs.

#### ... Are Key to Protecting the Health of Communities<sup>6</sup>

New and retrofitted fossil fuel free buildings will reduce respiratory risks and promote our health while also meeting mandated carbon emissions goals.

#### ... Will Benefit Builders with Uniform Standards<sup>7</sup>

Stretch codes will streamline fossil fuel free building regulation and enforcement statewide. The first stretch code saw a building boom, not bust.

#### ... Are Essential to Massachusetts Residents, Owners and Renters Alike<sup>8</sup>

We all rely on updated building codes to ensure safe buildings are healthy and are part of the climate solution.

#### ... Will Make Every Dollar Count<sup>9</sup>

The cost of renewable energy has been consistently and dramatically dropping for several decades. Fossil fuel prices are increasingly unstable, leaving people vulnerable to unpredictable future prices.

## REFERENCES

<sup>1</sup>[https://www.epa.gov/sites/default/files/2018-07/documents/final\\_affordablehousingguide\\_06262018\\_508.pdf](https://www.epa.gov/sites/default/files/2018-07/documents/final_affordablehousingguide_06262018_508.pdf)

<sup>2</sup><https://www.energy.gov/sites/prod/files/2019/10/f67/distributed-energy-resilience-public-buildingsv2.pdf>

<sup>3</sup>[https://www.epa.gov/sites/default/files/2018-07/documents/final\\_affordablehousingguide\\_06262018\\_508.pdf](https://www.epa.gov/sites/default/files/2018-07/documents/final_affordablehousingguide_06262018_508.pdf)

<sup>4</sup>[https://www.aceee.org/sites/default/files/pdfs/zeb\\_topic\\_brief\\_final\\_9-29-20.pdf](https://www.aceee.org/sites/default/files/pdfs/zeb_topic_brief_final_9-29-20.pdf)

<sup>5</sup><https://builtenvironmentplus.org/wp-content/uploads/2019/09/ZeroEnergyBldgMA2019.pdf>

<sup>6</sup><https://ucla.app.box.com/s/xyzt8jct1xnetiv0269ge704wu0ihif7>

<sup>7</sup><https://blog.mass.gov/energy/energy-efficiency/stretch-energy-code-coming-soon-to-a-town-or-city-near-you/>

<sup>8</sup>[https://www.epa.gov/sites/default/files/2018-07/documents/final\\_affordablehousingguide\\_06262018\\_508.pdf](https://www.epa.gov/sites/default/files/2018-07/documents/final_affordablehousingguide_06262018_508.pdf)

<sup>9</sup>[https://www.inet.ox.ac.uk/files/energy\\_transition\\_paper-INET-working-paper.pdf](https://www.inet.ox.ac.uk/files/energy_transition_paper-INET-working-paper.pdf)