

Reference Chart Comparing the 2025 Residential Stretch Code to the 10th Edition Residential Base Code

Updated by MA Net Zero Building Coalition, facilitated by NEEP, as of March 2025.

This chart highlights important differences between the categories listed, but is not meant to be an exhaustive technical reference.

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	Update per 2025 Stretch Code

Section Number in 2025 Stretch Code or 10th Edition	Section Name in 2025 Stretch Code or 10th Edition	Current Code for Green Communities (9th edition based on 2018 IECC + 2016 Stretch + 2/2020 update to 9th edition)	10th Edition language (based on 2021 IECC)	2025 Stretch Code
Residential				
R401.2	Application	Separates performance pathway into 1) R405 or ERI/approved alternative methods including RESNET HERS rating, 2) Energy Star Homes, or 3) Passive house.	Includes compliance pathways 1) Prescriptive, 2) Passive house, and 3) ERI. Adds sections on Appendix RC (zero energy res), MA Stretch energy code, additional energy efficiency language.	2025 Stretch Code is the same as the 10th Edition.
R402.4.1	Building Thermal Envelope	Outlines testing procedures for air leakage rates, does not include exceptions. Max air exchanges per hour of 3 for Mass Climate Zone.	Adds exceptions around garages. Max air exchanges per hour of 3 or 5 depending on testing method.	2025 Stretch Code is the same as the 10th Edition.
R402.4.6	Electrical and communication outlet boxes		Adds section about air sealing around outlet boxes.	2025 Stretch Code is the same as the 10th Edition.
R403.2	Hot water boiler temperature reset	Requires setback for hot water boiler based on outdoor temperature.	Adds section giving options for indoor and outdoor resets or water temperature sensing.	2025 Stretch Code is the same as the 10th Edition.
R403.6	Mechanical ventilation	Requires all dwelling units to meet ventilation requirements with three compliance options - 1) Energy Star Homes, 2) AHSRAE 62.2 - 2013 or 3) an included formula. 2/2020 update - adds fourth option - R406.3 Equation 4-1	New compliance pathways are: 1) meeting requirements of included table, 2) RESNET HERS Index, 3) ASHRAE 62.2 - 2019, and 4) an included formula.	Does not include table as a compliance option.
R403.6.1	Heat or energy recovery ventilation		Adds section in 2021 IECC that only sets heat recovery efficiency requirements for Climate Zones 7 and 8.	Replaces 10th Edition language and divides heat recovery efficiency requirements based on whether the system has a rated airflow above or below 300 cfm. Language does apply to Massachusetts even though it is in Climate Zone 5.
R404.2	Interior lighting controls		Adds section that requires permanently installed indoor light fixtures to be controlled with a dimmer, occupant sensor, or other technology.	2025 Stretch Code is the same as the 10th Edition.
R404.3	Exterior lighting controls		Adds section that requires permanently installed exterior light fixtures to be controlled with automatic shut-off.	2025 Stretch Code is the same as the 10th Edition.
R404.4	Wiring for electric vehicle ready parking spaces ("EV Ready Spaces")	Corresponds to R404.2 - Exempts 1 & 2 family dwellings & MF dwellings ≤3 stories from compliance. All others must follow C405.1 - electric power and lighting.	Requires 1&2 family dwellings and townhouses to have at least 1 space per unit and MF housing should have at least 10% EV-ready parking spaces.	Requires at least one 50-amp branch circuit that provides for AV Level II charging per dwelling unit for 1- and 2-family dwellings and townhouses and at least 20% of all installed served with a 40-amp, 208/240-volt circuit with a minimum capacity of 9.6 kVA for all other R-use buildings.

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Residential				
R405	Passive house building certification option	2/2020 update - deletes the original text and reserves the section	Replaces 2021 IECC language with Passive house Building Certificate option including applicability and documentation	Passive House Building Certification option description for residential low-rise and multifamily, similar language to 10th Edition, but not identical. Adds section on documentation of projects that pursued Phius or PHI certification that did not achieve final certification.
R406.1,2,3,4	Energy rating index compliance alternative	Outlines ERI or alternative compliance methods requirements - 1) Energy Star Homes 3.1 Path, 2) PHIUS, and 3) another approved software. Adds documentation requirements for alternative pathways and subsection called Tradeoff for Onsite Renewable Energy Systems. 2/2020 update - Table 406.4 (max HERS ratings with onsite renewable energy systems) is more aligned with table 406.5 in 10th Edition than table 406.4 in 9th edition.	This section still outlines alternatives, but 406.1 no longer discusses documentation requirements. R406.3 is reserved, which shifts the numbering of the following sections.	Maintains R406.3 Building Thermal Envelope as reserved.
R406.5	ERI-based compliance	Corresponds to R406.4.1. Categories based on the presence of solar and the primary heating method. The table includes categories on the use of solar, clean space heating, and domestic hot water.	Categories of max HERS table are based on solar and clean space heating. HERS values are also more stringent than 9th Edition. Table 406.5 and section R406.5.1 no longer include renewable domestic hot water heating.	Categories on max HERS ratings table are based on solar electric generation and whether a building is mixed-fuel or all-electric. Max HERS values align for major alterations, additions, or change of use. New construction HERS values are lower than 10th edition. To incentivize use of the embodied carbon credit (ECC), new construction with ECC have higher HERS values than regular new construction HERS values. Added column for Accessory Dwelling Units which align with new construction values in 10th edition. Adds sections on embodied carbon credit and documentation.
R408	Additional efficiency package options	Corresponds with section R407. Requirements include more efficient HVAC performance, HRV or ERV systems as outlined, and high efficiency or solar water heaters.	Requirements include enhanced envelope performance, more efficient HVAC equipment performance, reduced energy use in service water-heating, more efficient duct thermal distribution system	Enhanced envelope performance option changes to 90% of total UA instead of 95% UA in base code. More stringent air source heat pump efficiency requirements for HVAC equipment option. Removes area-weighted average SHGC requirements. Does not include more efficient duct thermal distribution system option.

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R502.1.1	Large Additions			Adds subsection that requires additions to dwelling unit exceeding 1,000 sq. ft. or exceeding 100% of the existing conditioned floor area, shall require the combined dwelling unit to comply with the maximum HERS ratings for additions in table R406.5.
R503.1.5	Extensive Alterations and Level 3 alterations			Adds subsection that requires dwelling units with extensive or Level 3 alterations exceeding 1,000 sq ft or 100% of existing conditioned floor area to comply with max HERS ratings for alterations in Table R406.5.
R506	EnerPHit Standard Compliance Pathway			Adds section for compliance using the EnerPHit Retrofit Plan standard.
Appendix RA	Board of Appeals - Residential		Adds appendix using 2021 IECC language.	2025 Stretch Code is the same as the 10th Edition.
Appendix RB	Solar-Ready Provisions - Detached One-and Two-Family Dwellings and Townhouses	Corresponds to Appendix RA	Largely the same language as the 9th Edition code, adds two sections - RB103.5 Shading and RB103.6 Capped roof penetration sleeve. Some clarifying updates, including addition of Massachusetts-specific language.	Generally the same language as 10th Edition. Revises RB101.1 so that this appendix only applies to new construction except additions under 1,000 sq ft.
Appendix RC	Zero Energy Residential Building Provisions		Adds appendix using 2021 IECC language.	Renames as Appendix RC: Massachusetts Municipal Opt-In Specialized Stretch Code 2025. Now outlines the Massachusetts-specific specialized stretch code.