



Office of the Town Clerk

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Patricia E. Dzuris, CMC, CMMC  
Town Clerk

**CERTIFICATE OF VOTE**  
**ARTICLE 25: General Bylaw Amendment**  
**Enact Chapter 26 of the Town of Chelmsford General Bylaws**  
**“Specialized Energy Code”**  
**2023 Fall Annual Town Meeting**  
**Second Session – Thursday, October 19, 2023**

I, Patricia E. Dzuris, Town Clerk of Chelmsford, Massachusetts, do hereby certify the following vote taken under Article 25 at the second session of the 2023 Fall Annual Town Meeting on Thursday, October 19, 2023, held at the Chelmsford Senior Center, 75 Groton Road Chelmsford, MA 01863. The meeting was called to order at 7:30 PM by Moderator Jon H. Kurland. There were 114 Town Meeting Representatives present which satisfied the quorum requirement of 83 Representatives.

**ARTICLE 25.** To see if the Town will vote to enact Chapter 26 of the Town of Chelmsford General Bylaws, entitled “Specialized Energy Code” for the purpose of regulating the design and construction of buildings for the effective use of energy and reduction of greenhouse gas emissions, pursuant to the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including future editions, amendments or modifications thereto, with an effective date of July 1, 2024, a copy of which is on file with the Town Clerk, or take any other action relative thereto.

**SUBMITTED BY: Clean Energy & Sustainability Committee**

**MOTION UNDER ARTICLE 25.** I move that the Town enact Chapter 26 of the Town of Chelmsford General Bylaws, entitled “Specialized Energy Code” for the purpose of regulating the design and construction of buildings for the effective use of energy and reduction of greenhouse gas emissions, pursuant to the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including future editions, amendments or modifications thereto, with an effective date of July 1, 2024 as follows:

**Chapter 26 SPECIALIZED ENERGY CODE**

- § 26-1 Definitions
- § 26-2 Purpose
- § 26-3 Applicability
- § 26-4 Stretch Code

**§ 26-1 Definitions**

**International Energy Conservation Code (IECC)** – The International Energy Conservation Code (IECC) is a building energy code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency, and is updated on a three-year cycle. The baseline energy conservation requirements of the MA State Building Code are the IECC with Massachusetts amendments, as approved by the Board of Building Regulations and Standards and published in state regulations as part of 780 CMR.

**Specialized Energy Code** – Codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, the Specialized Energy Code adds residential and commercial appendices to the Massachusetts Stretch Energy Code, based on amendments to the respective net-zero appendices of the International Energy Conservation Code (IECC) to incorporate the energy efficiency of the Stretch energy code and further reduce the climate impacts of

buildings built to this code, with the goal of achieving net-zero greenhouse gas emissions from the buildings sector no later than 2050.

**Stretch Energy Code** - Codified by the combination of 225 CMR 22 and 23, not including Appendices RC and CC, the Stretch Energy Code is a comprehensive set of amendments to the International Energy Conservation Code (IECC) seeking to achieve all lifecycle cost-effective energy efficiency in accordance with the Green Communities Act of 2008, as well as to reduce the climate impacts of buildings built to this code.

**§ 26-2 Purpose**

The purpose of 225 CMR 22.00 and 23.00 including Appendices RC and CC, also referred to as the Specialized Energy Code is to provide a more energy efficient and low greenhouse gas emissions alternative to the Stretch Energy Code or the baseline Massachusetts Energy Code, applicable to the relevant sections of the building code for both new construction and existing buildings.

**§ 26-3 Applicability**

This energy code applies to residential and commercial buildings.

**§ 26-4 Specialized Code**

The Specialized Code, as codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including any future editions, amendments, or modifications, is herein incorporated by reference into the Town of Chelmsford General Bylaws, Chapter 26.

The Specialized Code is enforceable by the inspector of buildings or building commissioner.

**SUBMITTED BY: Clean Energy & Sustainability Committee**

**Recommendations:**

Finance Committee: Majority recommends against approval of Article 25 by a vote of 4 in favor, 1 opposed.  
Select Board: Majority recommends approval of Article 25 by a vote of 3 in favor and 1 opposed.

Harrison Mayotte of Precinct 7 made a motion to move the question.

The electronic voting devices registered the following votes:

**YES: 80 NO: 30 Abstentions: 0**

MOTION TO MOVE THE QUESTION: Carries by two-thirds vote.

The electronic voting devices registered the following votes:

**YES: 58 NO: 48 Abstentions: 1**

MOTION UNDER ARTICLE 25: Carries by majority vote.

The Town Moderator adjourned the 2023 Fall Annual Town Meeting at 10:52 PM.

Respectfully submitted,



Patricia E. Dzuris, Town Clerk