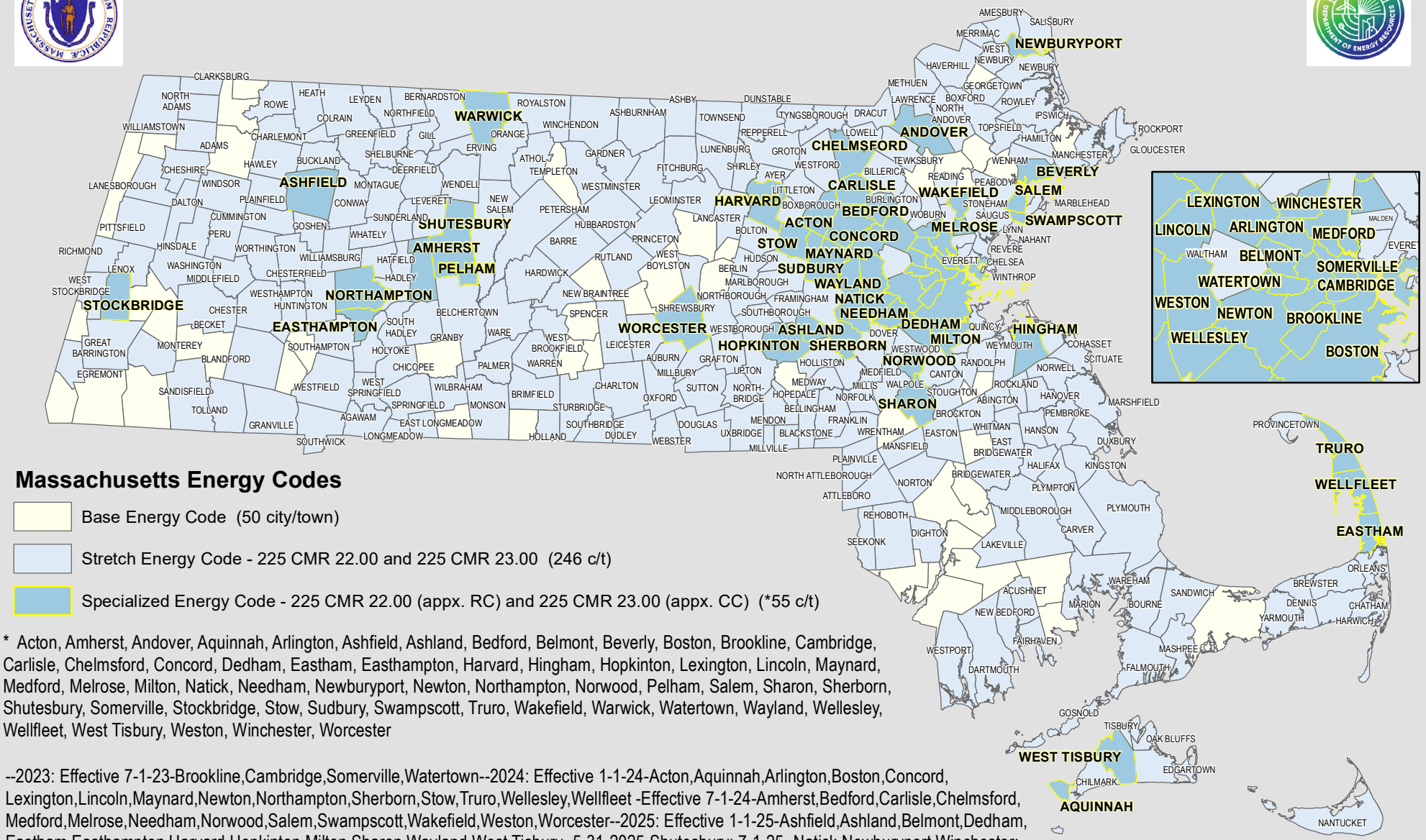
Massachusetts Building Energy Code Adoption by Municipality



Massachusetts Energy Codes

- Base Energy Code (50 city/town)
- Stretch Energy Code - 225 CMR 22.00 and 225 CMR 23.00 (246 c/t)
- Specialized Energy Code - 225 CMR 22.00 (appx. RC) and 225 CMR 23.00 (appx. CC) (*55 c/t)

* Acton, Amherst, Andover, Aquinnah, Arlington, Ashfield, Ashland, Bedford, Belmont, Beverly, Boston, Brookline, Cambridge, Carlisle, Chelmsford, Concord, Dedham, Eastham, Easthampton, Harvard, Hingham, Hopkinton, Lexington, Lincoln, Maynard, Medford, Melrose, Milton, Natick, Needham, Newburyport, Newton, Northampton, Norwood, Pelham, Salem, Sharon, Sherborn, Shutesbury, Somerville, Stockbridge, Stow, Sudbury, Swampscott, Truro, Wakefield, Warwick, Watertown, Wayland, Wellesley, Wellfleet, West Tisbury, Weston, Winchester, Worcester

--2023: Effective 7-1-23-Brookline,Cambridge,Somerville,Watertown--2024: Effective 1-1-24-Acton,Aquinnah,Arlington,Boston,Concord, Lexington,Lincoln,Maynard,Newton,Northampton,Sherborn,Stow,Truro,Wellesley,Wellfleet -Effective 7-1-24-Amherst,Bedford,Carlisle,Chelmsford, Medford,Melrose,Needham,Norwood,Salem,Swampscott,Wakefield,Weston,Worcester--2025: Effective 1-1-25-Ashfield,Ashland,Belmont,Dedham, Eastham,Easthampton,Harvard,Hopkinton,Milton,Sharon,Wayland,West Tisbury -5-31-2025-Shutesbury; 7-1-25- Natick,Newburyport,Winchester; -9-1-25-Pelham,Sudbury--2026: Effective 1-1-26- Beverly,Hingham,Stockbridge,Warwick -Effective 7-1-26, Andover

MA DOER, 8-18-2025, jpfister

Municipality	Population	Base Code	Effective Date	
			Stretch Energy Code	Specialized Energy Code
Abington	16,970		7/1/2017	
Acton	24,029		1/1/2011	1/1/2024
Acushnet	10,602		1/1/2014	
Adams	7,995		1/1/2016	
Agawam	28,406		1/1/2017	
Alford	481	X		
Amesbury	17,303		1/1/2014	
Amherst	40,277		1/1/2012	7/1/2024
Andover	36,485		1/1/2011	7/1/2026
Aquinnah	446		7/1/2019	1/1/2024
Arlington	46,111		7/1/2011	1/1/2024
Ashburnham	6,415		7/1/2014	
Ashby	3,198		1/1/2014	
Ashfield	1,690		7/1/2012	1/1/2025
Ashland	18,591		1/1/2013	1/1/2025
Athol	11,937		1/1/2011	
Attleboro	46,654		1/1/2020	
Auburn	16,820		7/1/2013	
Avon	4,725	X		
Ayer	8,546		1/1/2012	
Barnstable	49,709	X		
Barre	5,536		1/1/2012	
Becket	1,921		1/1/2011	
Bedford	14,394		1/1/2012	7/1/2024
Belchertown	15,339		1/1/2011	
Bellingham	17,556		1/1/2020	
Belmont	26,886		1/1/2012	1/1/2025
Berkley	6,822	X		
Berlin	3,425		1/1/2012	
Bernardston	2,113		7/1/2015	
Beverly	42,318		1/1/2012	1/1/2026
Billerica	41,619		7/1/2018	
Blackstone	9,210		1/1/2014	
Blandford	1,204		1/1/2017	
Bolton	5,738		1/1/2017	
Boston	653,833		7/1/2011	1/1/2024
Bourne	20,422		1/1/2022	
Boxborough	5,451		7/1/2020	
Boxford	8,149		7/1/2018	
Boylston	4,972	X		
Braintree	38,490		1/1/2021	
Brewster	10,381		7/1/2019	

Municipality	Population	Base Code	Effective Date	
			Stretch Energy Code	Specialized Energy Code
Bridgewater	28,818		7/1/2012	
Brimfield	3,699		7/1/2017	
Brockton	104,890		1/1/2017	
Brookfield	3,448	X		
Brookline	62,962		1/1/2011	7/1/2023
Buckland	1,809		1/1/2012	
Burlington	26,527		7/1/2019	
Cambridge	118,214		7/1/2010	7/1/2023
Canton	24,635		7/1/2017	
Carlisle	5,192		1/1/2011	7/1/2024
Carver	11,675		7/1/2019	
Charlemont	1,177		7/1/2018	
Charlton	13,391		1/1/2017	
Chatham	6,685		7/1/2019	
Chelmsford	36,180		1/1/2011	7/1/2024
Chelsea	38,319		7/1/2017	
Cheshire	3,195		1/1/2020	
Chester	1,211		1/1/2018	
Chesterfield	1,173		1/1/2012	
Chicopee	54,838		1/1/2017	
Chilmark	1,232		7/1/2019	
Clarksburg	1,640		1/1/2017	
Clinton	15,530	X		
Cohasset	8,392		1/1/2016	
Colrain	1,629		1/1/2019	
Concord	18,086		1/1/2011	1/1/2024
Conway	1,762		7/1/2012	
Cummington	819		10/30/2017	
Dalton	6,200		7/1/2015	
Danvers	27,896	X		
Dartmouth	33,419		1/1/2017	
Dedham	24,968		1/1/2011	1/1/2025
Deerfield	5,176		1/1/2012	
Dennis	14,903		7/1/2019	
Dighton	8,182		7/1/2018	
Douglas	9,241		7/1/2017	
Dover	5,864		1/1/2017	
Dracut	32,291		7/1/2018	
Dudley	11,849		7/1/2012	
Dunstable	3,408		1/1/2020	
Duxbury	16,185		7/1/2017	
East Bridgewater	14,408		7/1/2021	

Municipality	Population	Base Code	Effective Date	
			Stretch Energy Code	Specialized Energy Code
East Brookfield	2,202	X		
East Longmeadow	16,378		1/1/2022	
Eastham	5,803		7/1/2021	1/1/2025
Easthampton	16,031		1/1/2011	1/1/2025
Easton	25,364		1/1/2011	
Edgartown	5,268		7/1/2021	
Egremont	1,371		1/1/2015	
Erving	1,663		1/1/2017	
Essex	3,694	X		
Everett	50,318		7/1/2015	
Fairhaven	15,878		7/1/2018	
Fall River	93,840	X		
Falmouth	33,069		1/1/2020	
Fitchburg	41,579		1/1/2017	
Florida	675	X		
Foxborough	18,484	X		
Framingham	71,875		1/1/2014	
Franklin	33,125		1/1/2018	
Freetown	9,290	X		
Gardner	20,974		7/1/2011	
Georgetown	8,444		7/1/2019	
Gill	1,552		1/1/2011	
Gloucester	29,959		7/1/2011	
Goshen	944		7/1/2015	
Gosnold	67		7/1/2021	
Grafton	19,975		7/1/2017	
Granby	6,060		1/1/2012	
Granville	1,525		1/1/2017	
Great Barrington	7,194		1/1/2012	
Greenfield	17,628		1/1/2011	
Groton	11,277		7/1/2019	
Groveland	6,743	X		
Hadley	5,277		7/1/2021	
Halifax	7,718		1/1/2015	
Hamilton	7,586		1/1/2011	
Hampden	4,913	X		
Hancock	739	X		
Hanover	14,753		1/1/2011	
Hanson	10,586		7/1/2011	
Hardwick	2,664		7/1/2016	
Harvard	6,928		1/1/2012	1/1/2025
Harwich	13,595		7/1/2018	

Municipality	Population	Base Code	Effective Date	
			Stretch Energy Code	Specialized Energy Code
Hatfield	3,319		1/1/2011	
Haverhill	67,415		7/1/2018	
Hawley	353		1/1/2017	
Heath	720		7/1/2018	
Hingham	24,189		7/1/2018	1/1/2026
Hinsdale	1,896		7/1/2017	
Holbrook	11,284	X		
Holden	19,934	X		
Holland	2,565		1/1/2012	
Holliston	15,015		1/1/2015	
Holyoke	37,628		1/1/2011	
Hopedale	6,028		1/1/2021	
Hopkinton	19,540		1/1/2011	1/1/2025
Hubbardston	4,346		7/1/2019	
Hudson	19,904		7/1/2019	
Hull	10,108	X		
Huntington	2,071		1/1/2013	
Ipswich	13,903		1/1/2019	
Kingston	13,948		1/1/2011	
Lakeville	11,968		1/1/2012	
Lancaster	8,802		1/1/2011	
Lanesborough	3,007		7/1/2015	
Lawrence	88,172		1/1/2018	
Lee	5,694	X		
Leicester	11,066		7/1/2017	
Lenox	5,064		1/1/2011	
Leominster	43,627		7/1/2013	
Leverett	1,861		1/1/2011	
Lexington	33,882		1/1/2011	1/1/2024
Leyden	731		7/1/2023	
Lincoln	6,889		1/1/2011	1/1/2024
Littleton	10,251		1/1/2016	
Longmeadow	15,621		7/1/2014	
Lowell	114,296		1/1/2011	
Ludlow	20,845	X		
Lunenburg	11,851		7/1/2014	
Lynn	101,241		1/1/2020	
Lynnfield	13,034	X		
Malden	65,133		1/1/2017	
Manchester By The Sea	5,396		1/1/2014	
Mansfield	23,862		7/1/2021	
Marblehead	20,296		7/1/2018	

Municipality	Population	Base Code	Effective Date	
			Stretch Energy Code	Specialized Energy Code
Marion	5,292	X		
Marlborough	41,179		1/1/2012	
Marshfield	25,765		7/1/2015	
Mashpee	15,396		1/1/2011	
Mattapoisett	6,652	X		
Maynard	10,604		7/1/2012	1/1/2024
Medfield	13,088		1/1/2017	
Medford	58,744		1/1/2011	7/1/2024
Medway	13,560		7/1/2011	
Melrose	29,357		1/1/2011	7/1/2024
Mendon	6,331		1/1/2012	
Merrimac	6,718		7/1/2018	
Methuen	53,455		1/1/2019	
Middleborough	24,504		7/1/2017	
Middlefield	392		1/1/2012	
Middleton	9,849	X		
Milford	30,257	X		
Millbury	14,002		1/1/2012	
Millis	9,018		7/1/2016	
Millville	3,146		1/1/2013	
Milton	28,374		7/1/2011	1/1/2025
Monroe	115	X		
Monson	8,104		1/1/2012	
Montague	8,444		1/1/2011	
Monterey	1,080		7/1/2019	
Montgomery	825	X		
Mount Washington	157	X		
Nahant	3,300		7/1/2018	
Nantucket	14,444		9/1/2019	
Natick	36,518		1/1/2011	7/1/2025
Needham	32,157		7/1/2019	7/1/2024
New Ashford	247	X		
New Bedford	100,695		7/1/2017	
New Braintree	993		1/1/2018	
New Marlborough	1,503	X		
New Salem	1,014		7/1/2011	
Newbury	6,766		1/1/2021	
Newburyport	18,731		7/1/2011	7/1/2025
Newton	88,415		7/1/2010	1/1/2024
Norfolk	11,594		1/12018	
North Adams	12,483		7/1/2011	
North Andover	31,615		1/1/2017	

Municipality	Population	Base Code	Effective Date	
			Stretch Energy Code	Specialized Energy Code
North Attleborough	30,943		1/1/2020	
North Brookfield	4,724	X		
North Reading	16,054	X		
Northampton	29,370		1/1/2011	1/1/2024
Northborough	15,689		7/1/2017	
Northbridge	16,455		1/1/2017	
Northfield	2,863		7/1/2013	
Norton	19,146		7/1/2019	
Norwell	11,299		1/1/2016	
Norwood	31,230		7/1/2019	7/1/2024
Oak Bluffs	5,355		7/1/2021	
Oakham	1,886	X		
Orange	7,558		1/1/2018	
Orleans	6,385		7/1/2018	
Otis	1,619	X		
Oxford	13,306		1/1/2020	
Palmer	12,315		1/1/2011	
Paxton	5,016	X		
Peabody	54,056		1/1/2024	
Pelham	1,265		1/1/2013	9/1/2025
Pembroke	18,286		7/1/2011	
Pepperell	11,710		1/1/2016	
Peru	800		7/1/2018	
Petersham	1,181		7/1/2013	
Phillipston	1,724	X		
Pittsfield	43,076		7/1/2011	
Plainfield	637		1/1/2017	
Plainville	9,881		7/1/2017	
Plymouth	65,405		1/1/2021	
Plympton	2,932		1/1/2013	
Princeton	3,508		7/1/2020	
Provincetown	3,709		7/1/2012	
Quincy	101,597		7/1/2011	
Randolph	34,487		1/1/2026	
Raynham	15,649	X		
Reading	25,428		1/1/2021	
Rehoboth	13,313		7/1/2019	
Revere	57,954		1/1/2012	
Richmond	1,401		1/1/2013	
Rochester	5,871	X		
Rockland	17,594		1/1/2013	
Rockport	6,988		1/1/2017	

Municipality	Population	Base Code	Effective Date	
			Stretch Energy Code	Specialized Energy Code
Rowe	421		7/1/2011	
Rowley	6,358		7/1/2020	
Royalston	1,276		1/1/2018	
Russell	1,627	X		
Rutland	9,422		7/1/2018	
Salem	44,744		1/1/2011	7/1/2024
Salisbury	9,259		1/1/2017	
Sandisfield	981		1/1/2019	
Sandwich	20,469		1/1/2023	
Saugus	28,630		1/1/2016	
Savoy	647	X		
Scituate	19,297		7/1/2011	
Seekonk	15,725		1/1/2019	
Sharon	18,442		7/1/2017	1/1/2025
Sheffield	3,317	X		
Shelburne	1,878		1/1/2018	
Sherborn	4,409		1/1/2012	1/1/2024
Shirley	6,851		7/1/2012	
Shrewsbury	38,889		1/1/2018	
Shutesbury	1,721		7/1/2011	5/31/2025
Somerset	18,209	X		
Somerville	80,407		1/1/2012	7/1/2023
South Hadley	17,992		7/1/2017	
Southampton	6,195		1/1/2017	
Southborough	10,429		1/1/2017	
Southbridge	17,880		1/1/2017	
Southwick	9,195		7/1/2021	
Spencer	11,920		7/1/2019	
Springfield	153,672		1/1/2011	
Sterling	8,204	X		
Stockbridge	1,994		1/1/2012	1/1/2026
Stoneham	22,854		7/1/2017	
Stoughton	28,962		7/1/2015	
Stow	7,088		1/1/2016	1/1/2024
Sturbridge	9,928		1/1/2019	
Sudbury	19,394		1/1/2011	9/1/2025
Sunderland	3,636		1/1/2013	
Sutton	9,436		1/1/2012	
Swampscott	15,487		1/1/2011	7/1/2024
Swansea	17,375	X		
Taunton	60,412	X		
Templeton	8,261		7/1/2019	

Municipality	Population	Base Code	Effective Date	
			Stretch Energy Code	Specialized Energy Code
Tewksbury	31,243		1/1/2012	
Tisbury	4,865		1/1/2012	
Tolland	467		1/1/2020	
Topsfield	6,544		1/1/2012	
Townsend	9,004		7/1/2012	
Truro	2,479		1/1/2012	1/1/2024
Tyngsborough	12,475		1/1/2011	
Tyringham	420	X		
Upton	8,311		1/1/2015	
Uxbridge	14,526		7/1/2018	
Wakefield	27,810		7/1/2021	7/1/2024
Wales	1,802	X		
Walpole	25,964		1/1/2021	
Waltham	64,477		7/1/2012	
Ware	10,067		1/1/2017	
Wareham	23,198		7/1/2018	
Warren	5,000		1/1/2017	
Warwick	776		1/1/2015	1/1/2026
Washington	496		7/1/2018	
Watertown	35,256		7/1/2011	7/1/2023
Wayland	13,752		7/1/2011	1/1/2025
Webster	17,593		1/1/2018	
Wellesley	30,733		1/1/2012	1/1/2024
Wellfleet	3,627		1/1/2015	1/1/2024
Wendell	921		1/1/2014	
Wenham	4,957		1/1/2011	
West Boylston	7,790		1/1/2020	
West Bridgewater	7,681	X		
West Brookfield	3,844		1/1/2018	
West Newbury	4,598		1/1/2014	
West Springfield	28,424		7/1/2016	
West Stockbridge	1,325		7/1/2020	
West Tisbury	3,586		1/1/2013	1/1/2025
Westborough	22,012		7/1/2018	
Westfield	40,509		1/1/2017	
Westford	24,543		7/1/2014	
Westhampton	1,626		1/1/2019	
Westminster	8,377		7/1/2012	
Weston	11,645		1/1/2012	7/1/2024
Westport	16,461		7/1/2018	
Westwood	16,244		1/1/2013	
Weymouth	59,114		7/1/2016	

Municipality	Population	Base Code	Effective Date	
			Stretch Energy Code	Specialized Energy Code
Whately	1,625		7/1/2013	
Whitman	15,316		1/1/2016	
Wilbraham	14,518		7/1/2018	
Williamsburg	2,469		1/1/2012	
Williamstown	7,385		1/1/2011	
Wilmington	23,148	X		
Winchendon	10,441		1/1/2014	
Winchester	22,837		7/1/2011	7/1/2025
Windsor	815		1/1/2016	
Winthrop	18,319		1/1/2013	
Woburn	41,647		1/1/2012	
Worcester	207,621		7/1/2011	7/1/2024
Worthington	1,179		7/1/2019	
Wrentham	12,543		1/1/2022	
Yarmouth	25,103		7/1/2018	

246	Stretch Code Adoption in Two Hundred Forty-Six MA Municipalites
55	Specialized Code Adoption in Fifty-Five MA Municipalities
60.18%	Stretch Code Percentage of State Population of 7,001,399
31.46%	Specialized Code Percentage of State Population of 7,001,399
8.36%	Base Code Percentage of State Population of 7,001,399