

# Introduction - Building Code Updates

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# Introduction - Building Code Updates

We'll be outlining two updates to our Building Codes:

- Updated Stretch Code
- Specialized Opt-in Code

Paul Raymer of ICF will be discussing these next  
There will be a brief Q&A session following Paul's presentation

If there is not time to get to your questions, please contact me or Paul:  
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Paul Raymer - [paul.raymer@icf.com](mailto:paul.raymer@icf.com)

The slides from tonight and additional information is available at the Wellfleet Energy and Climate Action Committee website: <http://wellfleetenergyandclimateaction.org>



# Who is affected by the Codes?

Residents and Builders who plan to build a home ,or, add an addition over 1,000 square feet.

Business owners and Builders who plan to build a Commercial building over 20,000 square feet.



# What are the Codes?

The Updated Stretch Code - this is an automatic update based on our participation in the Green Communities program

The Specialized Opt-in Code - this is an Article in the Warrant for the Wellfleet Spring Town meeting. The Specialized Code adds additional measures.



# Where are the Codes in effect?

The Updated Stretch Code has gone into effect in all 300 of the cities and towns that are in the Green Communities program (over 90% of the State's population.) All Cape towns with the exception of Barnstable and Sandwich are Green Communities.

The Specialized Opt-in Code is available for adoption in the same cities and towns.



# When do the Codes go into effect?

The Updated Stretch Code went into effect on January 1st for Residential construction and will go into effect on July 1st for Commercial construction.

If the Specialized Opt-in Code is approved at the upcoming Spring Town Meeting, it will go into effect on January 1, 2024.



# Why are the Codes necessary? - The Big Picture

On March 20th of this year, the UN Intergovernmental Panel on Climate Change (IPCC) released a new report. Since this is both current and relevant, I want to provide some key points from the report.

## Current Status and Trends

“Widespread and rapid changes in the atmosphere, ocean... ice, and land...have occurred. Human-caused climate change is already affecting many weather and climate extremes in every region across the globe. This has led to widespread adverse impacts and related losses and damages to nature and people.”

“Adaptation planning and implementation has progressed across all sectors and regions, with documented benefits and varying effectiveness. Despite progress, adaptation gaps exist, and will continue to grow at current rates of implementation.”



# Why are the Codes going into effect? - The Big Picture

## Future Climate Change, Risks, and Long-Term Responses

“Every...increase...of global warming will intensify multiple and concurrent hazards. Deep, rapid, and sustained reductions in greenhouse gas emissions would lead to a discernible slowdown in global warming within around two decades, and also to discernible changes in atmospheric composition within a few years.”

“Adaptation options that are feasible and effective today will become constrained and less effective with increasing global warming.”





# Why are the Codes going into effect? - The Big Picture

## Responses in the Near Term

“Climate change is a threat to human well-being and planetary health. There is a rapidly closing window of opportunity to secure a liveable and sustainable future for all.”

“The choices and actions implemented in this decade will have impacts now and for thousands of years”

“Deep, rapid and sustained mitigation and accelerated implementation of adaptation actions in this decade would reduce projected losses and damages for humans and ecosystems.”

“Feasible, effective, and low-cost options for mitigation and adaptation are already available, with differences across systems and regions.”



# Why are the Codes going into effect? - The Big Picture

## Responses in the Near Term (continued)

“Prioritizing equity, climate justice, social justice, inclusion and just transition processes can enable adaptation and ambitious mitigation actions and climate resilient development.”

“Effective climate action is enabled by political commitment, well-aligned multilevel governance, institutional frameworks, laws, policies and strategies and enhanced access to finance and technology. Clear goals, coordination across multiple policy domains, and inclusive governance processes facilitate effective climate action. Regulatory and economic instruments can support deep emissions reductions and climate resilience if scaled up and applied widely.”



# Why are the Codes necessary? - New State Law

In addition to the Green Communities Act of 2008, the Commonwealth recently passed the 2021 Climate Act. The Act mandates a Net-Zero economy by 2050. From the Act:

“The necessary transformations to achieve Net Zero in 2050 touch lives across the Commonwealth, and near- and long-term actions are critical to ensure a least cost, strategic, and equitable transformation.”



# Why are the Codes necessary? - Wellfleet

## Wellfleet Climate Emergency

Along with all other Cape towns, in 2020, Wellfleet overwhelmingly passed a Climate Policy (Article VII, Section 39 of the General Bylaws): The Article reads:

*“The Town of Wellfleet recognizes that the climate emergency, driven by human activity including energy consumption and land use practices and leading to global warming, rising seas, deadly storms, dangerous heat waves, acidifying oceans, and melting ice sheets, poses an imminent threat to the health, safety, and economic security of the residents of the Town.*

*The Town of Wellfleet therefore adopts as its policy the objective of reducing net greenhouse gas emissions from human activity within and by the Town to zero at the earliest technically and economically feasible time, but no later than 2050, and directs that all officers, departments, committees, and representatives of the Town take such measures within the scope of their respective responsibilities and authority as may be necessary and prudent to facilitate such policy and objective.”*



# Summary

From the beginning, the stretch code changes have been hard in various ways. However, they are important because they are hard rather than easy.

They are hard because we are responding to both an urgent and large scale emergency. This is the case with many emergencies, and the climate emergency is no different.



# Contacts

If you have questions or would like more information:

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Paul Raymer - [paul.raymer@icf.com](mailto:paul.raymer@icf.com)

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