



BUILDINGS: GOALS, STRATEGIES, AND ACTIONS

Goal 1	All new construction is net zero emissions by 2025.
Goal 2	Existing buildings are upgraded to net zero emissions by 2050.
Strategy: Drive regulatory action on net zero building standards.	
Action	Advocate for the inclusion of fossil fuel free development in the upcoming Massachusetts net zero energy Stretch Code.
Action	Adopt Massachusetts opt-in net zero energy Stretch Code as soon as available.
Action	Follow the progress of Home Rule petitions in other towns for the purpose of determining the potential viability of fossil fuel free building requirements in Wellesley.
Action	Incorporate greenhouse gas emissions goals into Wellesley planning processes and zoning bylaws for new development and Design Review.
Strategy: Promote the benefits of net zero development.	
Action	Provide information, training, and incentives for local developers and contractors to build to net zero standards in Massachusetts.
Strategy: Lead by example through municipal action.	
Action	Develop upgrade/retrofit plan for each municipal building to achieve New Buildings Institute net zero ready energy use intensity (EUI) recommendations by 2040.
Action	Develop and implement occupant behavior programs to optimize energy efficiency of municipal buildings.
Strategy: Support conversion of Wellesley homes to all-electric systems.	
Action	Design and deliver energy conservation and beneficial electrification outreach programs specific to home age, fuel, and equipment types.
Action	Establish a Climate Coach program that will support residential energy conservation and beneficial electrification.
Action	Promote incentive programs for homeowners and/or builders/contractors to encourage energy conservation and conversion of homes to all-electric systems.
Action	Work with realtor interest groups to develop utility usage disclosure and home energy rating program on property transfers and real estate listings.
Action	Advocate for Residential Property Assessed Clean Energy (PACE) program and other legislative proposals to improve building energy efficiency and accelerate beneficial electrification.
Action	Eliminate zoning and permitting-related barriers to installation of heat pumps and insulation in set-back areas.
Strategy: Target net zero emissions from commercial and institutional buildings by 2050.	
Action	Establish Building Energy Roundtable to educate and share energy and emissions reduction efforts among commercial and institutional properties.
Action	Opt into the state commercial Property Assessed Clean Energy (PACE) Massachusetts financing program offered by MassDevelopment.
Action	Develop incentive programs to encourage energy conservation and conversion of commercial and institutional buildings to all-electric systems.
Action	Initiate voluntary quarterly energy/emissions reporting as a precursor to a Building Energy Reporting and Disclosure Ordinance.