

PROPOSED RESOLUTION BY THE TOWN OF DRYDEN PLANNING BOARD
RECOMMENDING TOWN BOARD ADOPTION OF THE 2020 NEW YORK STATE ENERGY
STRETCH CODE

March 25, 2021

WHEREAS, NYSERDA developed the 2020 NYS Energy Conservation Stretch Code (the Stretch Code) as a statewide model code for New York jurisdictions to use to meet their energy and climate goals by accelerating the energy savings obtained through their local building energy codes; and

WHEREAS, a stretch energy code is simply an energy code that is more stringent than the minimum base energy code that can be voluntarily adopted by local jurisdictions; and

WHEREAS, some New York State municipalities have adopted stricter energy standards to meet their energy and climate goals for residents and businesses; and

WHEREAS, the Town of Dryden Planning Board and the Climate Smart Community Task Force have weighed both the benefits and the potential drawbacks of adopting the Stretch Code; and

WHEREAS, the Benefits can include:

- Reduced energy use compared to buildings that meet current energy codes. NYSERDA estimates an average 20% and 7% reduction in energy use for residential and commercial buildings, respectively
- NYSERDA estimates an average 11% cost savings in overall heating and cooling bills
- Reduced building operating costs for the lifespan of the structure
- Healthier and more comfortable buildings: cleaner air inside and outside
- Provisions in buildings for compatibility with solar panels and electric vehicles
- Potential increases in property re-sale value; and

WHEREAS: the Stretch Code offers a system that:

- Is readily adoptable with minimal changes by local government
- Is in enforceable language
- Is coordinated with the New York State Uniform and Energy Codes
- Is about one cycle ahead of the next New York State Energy Code in its requirements
- Lowers energy use and greenhouse gas emissions from new and existing buildings
- Makes Town energy goals and required methodologies clear to potential developers
- Can build local workforce expertise in newer technologies, and potentially creates more green jobs; and

WHEREAS, Dryden Code Enforcement Officers indicate that for them enforcement of the Stretch Code will not be significantly different from what is required for the existing NYS Energy Code, and free training in the new Code will be made available free of charge; and

WHEREAS, New York is offering incentives for municipalities that take leadership in helping reach necessary goals to reduce greenhouse gases, including:

- A \$5,000 grant from NYSERDA, which could be used for further clean energy actions
- Clean Energy Community Program points that can make Dryden eligible for an additional \$10,000 to \$30,000 in NYSERDA grants to lower Town costs for actions like installing LED lights, or purchasing a more energy efficient town vehicle; and

WHEREAS, the Planning Board has also considered potential drawbacks of adopting the Stretch Code, including possible increased costs to builders, with the following findings:

- The materials required to meet the code are readily available from large, well established manufactures.
- The construction methods required to meet the code are readily achievable by designers, contractors and tradespeople familiar with building to meet the existing requirements of the NYS Energy Code.
- Builders and designers are free to choose among three separate ways to meet residential Stretch Code standards.
- Two popular energy-modeling applications used by designers and builders to demonstrate Stretch Code compliance (REScheck, COMcheck) are free and available online for download by builders and engineers.
- Compliance with the Stretch Code will minimally raise the cost of new building construction but NYSERDA's literature indicates that those costs will be paid back by energy savings over the life of the building; and

WHEREAS, recognizing that there will be some additional costs to builders, the Town Planning Board recommends considering offering remediation measures such as waived building permit costs and/or density incentives for builders complying with the Stretch Code; and

WHEREAS, substantial elements of the Stretch Code are intended to be incorporated into the NYS Energy Conservation Construction Code in the next update cycle in 2023; and

WHEREAS, the Town could wait until the Stretch Code becomes the mandatory law of the state, receiving no state incentives and missing an opportunity to reduce energy consumption and utility bills, OR the Town of Dryden could help its residents to have lower utility costs, cleaner air, and more comfortable homes by adopting the code now;

THEREFORE, BE IT RESOLVED that the Town of Dryden Planning Board recommends that the Town Board adopt the 2020 NYS Energy Conservation Stretch Code.