

HOUSE No. 4571

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES, April 4, 2022.

The committee on State Administration and Regulatory Oversight to whom was referred the petition (accompanied by bill, House, No. 3243) of Tommy Vitolo, Kay Khan and others relative to the modernization of state heating systems, reports recommending that the accompanying bill (House, No. 4571) ought to pass.

For the committee,

ANTONIO F. D. CABRAL.

HOUSE No. 4571

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Second General Court
(2021-2022)**

An Act building environmental justice and energy efficiency with jobs..

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. As used in this act, the following words shall, unless the context clearly
2 requires otherwise, have the following meanings:

3 “Cumulative adjusted gross household income”, the cumulative adjusted gross income of
4 every
5 person in a single household, as reflected on federal income tax returns of the most recent
6 year.

7 “EJSCREEN”, the environmental justice mapping tool, developed by the United States
8 Environmental Protection Agency.

9 "Environmental justice population", a neighborhood that meets 1 or more of the
10 following

11 criteria: (i) the annual median household income is not more than 65 per cent of the
12 statewide
13 annual median household income; (ii) minorities comprise 40 per cent or more of the
14 population;
15 (iii) 25 per cent or more of households lack English language proficiency; or (iv)
16 minorities
17 comprise 25 per cent or more of the population and the annual median household income
18 of the
19 municipality in which the neighborhood is located does not exceed 150 per cent of the
20 statewide
21 annual median household income; provided, however, that for a neighborhood that does
22 not meet
23 said criteria, but a geographic portion of that neighborhood meets at least 1 criterion, the
24 secretary may designate that geographic portion as an environmental justice population
25 upon the
26 petition of at least 10 residents of the geographic portion of that neighborhood meeting
27 any such
28 criteria; provided further, that the secretary may determine that a neighborhood, including
29 any

30 geographic portion thereof, shall not be designated an environmental justice population
31 upon

32 finding that: (A) the annual median household income of that neighborhood is greater
33 than 125

34 per cent of the statewide median household income; (B) a majority of persons age 25 and
35 older

36 in that neighborhood have a college education; (C) the neighborhood does not bear an
37 unfair

38 burden of environmental pollution; and (D) the neighborhood has more than limited
39 access to

40 natural resources, including open spaces and water resources, playgrounds and other
41 constructed

42 outdoor recreational facilities and venues.

43 “Gut rehabilitation”, the general replacement of the interior of a building that is
44 sufficiently

45 extensive, in the judgment of the Undersecretary of the Department of Housing and
46 Community

47 Development, it is appropriate to reconstruct portions of the building to make it more
48 accessible

49 to people with physical disabilities.

50 “Home”, a unit of housing that is either a single family housing unit or a housing unit
51 within a
52 multifamily housing complex.

53 “Housing emissions audit”, an inspection designed to determine (1) whether there are
54 preexisting
55 environmental hazards in a single family housing unit or multifamily housing complex;
56 (2) if
57 there are preexisting environmental hazards, how much it would cost to complete a
58 preexisting
59 environmental hazard remediation project on that housing unit; (3) the specific
60 renovations,
61 additions, installations, and modifications that would have to be made in order to
62 complete a
63 housing emissions renovation on the housing unit; and (4) how much that housing
64 emissions
65 renovation would cost.

66 “Housing emissions renovation”, a renovation of a single family housing unit or
67 multifamily
68 housing complex designed to reduce housing-related greenhouse gas emissions,
69 including, but

70 not limited to, improving heat insulation, electrifying the heating system, installing solar
71 panels

72 or other forms of distributed generation, and installing energy efficient appliances.

73 “Housing-related emissions”, greenhouse gas emissions caused by (1) heating a housing
74 unit; or

75 (2) supplying electricity to a housing unit.

76 “Multifamily housing complex”, a building, or connected series of buildings, owned by
77 the same

78 owner, with multiple separate housing units.

79 “Preexisting environmental hazard remediation project”, a project to remove a
80 preexisting

81 environmental hazard from a single family housing unit or multifamily housing complex
82 such

83 that the building in question can receive a housing emissions renovation without
84 endangering the

85 building’s occupants.

86 “Preexisting environmental hazard”, a state or condition of a single family housing unit
87 or

88 multifamily housing complex that would render a housing emissions renovation unsafe,

89 including, but not limited to, by (1) exposing the occupants of the building to asbestos,
90 vermiculite, animal feces, or any other dangerous substance contained in the building; or
91 (2)
92 compromising the structural integrity of the building.

93 “Project Labor Agreement”, a pre-negotiated, pre-hire collective bargaining agreement
94 which

95 governs all working conditions and standards related to employment on a specific project.

96 “Secretary”, the Secretary of the Executive Office of Energy and Environmental Affairs.

97 “Single family housing unit”, a single family residence.

98 “Task Force”, the Building Justice with Jobs Task Force.

99 “Undersecretary”, the Undersecretary of the Department of Housing and Community
100 Development.

101 SECTION 2. (a) The General Court hereby establishes the Building Justice with Jobs
102 Task Force.

103 (b) The purpose of the Building Justice with Jobs Task Force is to develop the Building
104 Justice
105 with Jobs Plan, using the processes and requirements described in section 3.

106 (c) The Building Justice with Jobs Task Force shall be composed of twelve members: (1)
107 the
108 Undersecretary of the Department of Housing and Community Development, or a
109 designee; (2)
110 the Commissioner of the Department of Energy Resources, or a designee; (3) one
111 individual
112 chosen by the Low Income Energy Affordability Network; (4) one individual chosen by
113 the
114 Income-Eligible Best Practices Committee of the Massachusetts Energy Efficiency
115 Advisory
116 Council; (5) one individual chosen by the Massachusetts Housing Finance Agency; (6)
117 one
118 individual chosen by the Greater Boston Labor Council; (7) one individual, appointed by
119 the
120 Governor, from a nonprofit organization with expertise in community organizing,
121 affordable
122 housing issues, and labor issues; (8) one individual, appointed by the Governor, from a
123 nonprofit
124 organization with expertise in housing displacement prevention and tenant rights; (9) one

125 individual, appointed by the Governor, from a nonprofit organization with expertise in
126 urban
127 environmental issues and public health; (10) one individual, appointed by the Governor,
128 from a
129 nonprofit organization with expertise in rural environmental issues and public health (11)
130 one
131 individual, appointed by the Governor, from a nonprofit organization with expertise in
132 environmental justice; (12) one individual, appointed by the Governor, from a nonprofit
133 organization with expertise in issues related to building accessibility for people with
134 disabilities.

135 (d) The Undersecretary of the Department of Housing and Community Development, or
136 their
137 designee, shall serve as the chairperson of the Task Force.

138 (e) The Commissioner of the Department of Energy Resources, or their designee, shall
139 serve as
140 the vice-chairperson of the Task Force.

141 (f) The Task Force shall make decisions according to a majority voting procedure in
142 which all

143 twelve members may cast a single vote. In the case of a tie vote, the chairperson of the

144 Task

145 Force shall be empowered to break the tie by casting a deciding vote.

146 (g) A full and complete transcript of each meeting of the Task Force shall be made

147 publicly

148 available.

149 SECTION 3. (a) Immediately after the enactment of this section, the Task Force shall

150 begin developing the Building Justice with Jobs Plan. The Building Justice with Jobs

151 Plan shall

152 be finalized and published no later than 6 months after the enactment of this section.

153 (b) The Building Justice with Jobs Plan must achieve the following emissions reductions

154 goals:

155 (1) reduce annual statewide housing-related emissions by 50% by 2030, compared to

156 statewide

157 housing-related emissions in 2019; and (2) completely eliminate statewide housing-

158 related

159 emissions by 2040.

160 (c) The Building Justice with Jobs Plan must ensure that no fewer than 1,000,000 homes

161 in

162 Massachusetts receive housing emissions renovations that are performed, required, or
163 subsidized

164 by the Massachusetts state government in the 10 years immediately following the
165 enactment of

166 this section.

167 (d) The Building Justice with Jobs Plan may achieve the goals set forth in this section by
168 expanding and amending existing state programs, or by creating new programs, or some
169 combination of those two possibilities. The Building Justice with Jobs Plan must be
170 designed to

171 coincide efficiently and effectively with other governmental and non-governmental
172 programs to

173 reduce housing-related emissions, avoiding duplicative work whenever feasible.

174 (e) The Building Justice with Jobs Plan must include a detailed description of (1) the
175 renovations, installations, and retrofits that different types of homes may be eligible to
176 receive as

177 part of a housing emissions renovation, including, but not limited to, heat insulation
178 renovations,

179 heating system electrification, distributed generation installation, and energy efficient
180 appliance

181 installation; (2) the system used to determine which homes will receive housing
182 emissions
183 renovations; (3) the order in which those homes will receive housing emissions
184 renovations; (4)
185 the labor standards which will apply to workers involved in completing housing
186 emissions
187 renovations, provided such labor standards are consistent with Section 7; (5) a detailed,
188 comprehensive program for how to train new workers to complete housing emissions
189 audits,
190 environmental hazard remediation projects, and housing emissions renovations, in order
191 to
192 eliminate the labor shortages in the relevant professions as quickly as possible; (6) how
193 the
194 Building Justice with Jobs Plan will meet the emissions reduction goals outlined in
195 subsection
196 (b) of this section; and (7) how the Building Justice with Jobs Plan will meet the
197 requirement set
198 forth in subsection (c) of this section.
199 (f) The Building Justice with Jobs Plan must, at all times, prioritize retrofitting homes
200 located in

201 Census Tracts with a lower median household income than the statewide median
202 household
203 income, over homes located in Census Tracts with a median household income that is
204 equal to or
205 greater than the statewide median household income. The Building Justice with Jobs Plan
206 must
207 specify how many homes located in Census Tracts with a lower median household
208 income than
209 the statewide median household income will receive housing emissions renovations
210 during each
211 year of the program.

212 (g) The Building Justice with Jobs Plan must, at all times, prioritize retrofitting homes
213 located
214 within environmental justice populations over homes that are not located within
215 environmental
216 justice populations. The Building Justice with Jobs Plan must specify how many homes
217 in
218 environmental justice populations will receive housing emissions renovations during each
219 year
220 of the program.

221 (h) The Building Justice with Jobs Plan shall include a detailed program for advertising
222 the
223 availability of housing emissions audits, preexisting environmental hazard remediation
224 projects,
225 and housing emissions renovations and jobs to complete those audits, projects, and
226 renovations.

227 This program shall focus on environmental justice populations and Census Tracts with a
228 median
229 household income that is below the statewide median household income.

230 (i) The Building Justice with Jobs Plan shall include programs and rules designed to
231 make
232 residential buildings accessible for persons with physical disabilities when those
233 buildings are
234 undergoing a gut rehabilitation as part of a preexisting environmental hazard remediation
235 project,
236 or a housing emissions renovation, or both.

237 (j) The Building Justice with Jobs Plan shall include instructions to the appropriate
238 administrative agencies to adopt regulations mandating minimum energy efficiency,
239 energy

240 performance, or related energy standards for rental properties where the tenants pay for
241 electric
242 or gas utility service or deliverable heating fuels, including but not limited to (1)
243 specifying the
244 minimum required energy standards for windows and for wall and attic insulation, such
245 as
246 minimum R-value standards; (2) ensuring that windows and doors are weather tight; (3)
247 specifying the minimum required energy standards for heating and hot water systems; (4)
248 ensuring that energy losses are reduced through energy efficiency measures including,
249 but not
250 limited to, air sealing of window sills and ducts; and (5) such other energy standards as
251 the Task
252 Force deems appropriate to increase tenant comfort, health and safety, and to increase
253 energy
254 efficiency. The Task Force may vary these energy standards by building size, age, type of
255 construction, and other characteristics, as it deems appropriate. These regulations shall
256 apply and
257 be enforceable as soon as is feasible. To the extent that a rental property owner accesses
258 all

259 available subsidies and financial incentives available under the Building Justice with Jobs
260 Plan,

261 the owner shall not be required to expend more than \$5,000 per year to comply with these
262 energy

263 standards, and shall be excused from further compliance during that year if the \$5,000
264 expenditure cap is reached.

265 (k) The Building Justice with Jobs Plan shall include a system for determining the
266 subsidies and

267 financial incentives available for the owners and tenants of multifamily housing
268 complexes in

269 which some of the tenants qualify for the subsidies and financial incentives described in
270 Section

271 6, and some of the tenants do not qualify for those subsidies or financial incentives. The
272 system

273 developed by the Task Force shall, to the greatest extent feasible, maximize benefits to
274 tenants

275 who are eligible for subsidies or financial incentives described in Section 6.

276 (l) The Task Force shall continue meeting after the Building Justice with Jobs Plan is
277 completed,

278 in order to monitor the implementation of the Building Justice with Jobs Plan. The Task
279 Force
280 may revise the Building Justice with Jobs Plan when, in the judgment of the chairperson,
281 such
282 revisions are appropriate.

283 (m) The Task Force shall allow for a period of no less than 30 days in which the public
284 may
285 submit written comments on various parts of the Building Justice with Jobs Plan. The
286 Task Force
287 shall revise the Building Justice with Jobs Plan based on those comments, as the Task
288 Force
289 deems appropriate.

290 SECTION 4. (a) If the Building Justice with Jobs Plan creates new state programs to
291 complete housing emissions audits, preexisting environmental hazard remediation
292 projects, and

293 housing emissions renovations, the Building Justice with Jobs Plan shall vest the
294 responsibility

295 and authority to implement and oversee those programs with the Department of Housing
296 and

297 Community Development. The Building Justice with Jobs Plan may vest the
298 responsibility and
299 authority to implement and oversee new state programs in a different administrative
300 agency if the
301 chairperson determines that doing so would be appropriate.

302 (b) All administrative agencies, including, but not limited to, the Department of Housing
303 and
304 Community Development, shall be required to comply with any and all relevant
305 instructions and
306 requirements within the Building Justice with Jobs Plan.

307 (c) The Department of Housing and Community Development shall develop programs
308 and
309 regulations to protect tenants of homes or buildings which received either a preexisting
310 environmental hazard remediation project, or a housing emissions renovation, or both.
311 These
312 regulations shall include, but shall not be limited to, a regulation ensuring that the rental
313 fee for a
314 home or building which received either a preexisting environmental hazard remediation
315 project,

316 or a housing emissions renovation, or both, shall not be increased for a period of at least 6
317 months and no more than 7 years. The precise time period shall be based upon the cost
318 and
319 complexity of the preexisting environmental hazard remediation project or the housing
320 emissions
321 renovation applied to the home or building which the tenant is renting.

322 SECTION 5. (a) No single family housing unit or multifamily housing complex may
323 receive a housing emissions renovation without first receiving a housing emissions audit.
324 The
325 Department of Housing and Community Development shall have the authority to create
326 exemptions for this requirement when such exemptions are appropriate, in the judgment
327 of the
328 Undersecretary.

329 (b) No single family housing unit or multifamily housing complex which has a
330 preexisting
331 environmental hazard, as determined by a housing emissions audit, may receive a
332 housing
333 emissions renovation without first receiving a preexisting environmental hazard
334 remediation

335 project.

336 SECTION 6. (a) When providing a housing emissions renovation for a home located
337 within an environmental justice population, the Department of Housing and Community
338 Development shall finance the complete cost of (1) the housing emissions audit; (2) all
339 preexisting environmental hazard remediation projects, if there are one or more
340 preexisting
341 environmental hazards; and (3) the housing emissions renovation.

342 (b) When providing a housing emissions renovation for a home that is not located within
343 an
344 environmental justice population but is located within a census tract with a median
345 household
346 income that is lower than the statewide median household income, the Department of
347 Housing
348 and Community Development shall (1) pay the entire cost of the housing emissions audit;
349 (2)
350 pay the entire cost of all preexisting environmental hazard remediation projects, if there
351 are one
352 or more preexisting environmental hazards; and (3) offer a financial subsidy for half of
353 the cost

354 of the housing emissions renovation, and offer a 10-year, zero-interest loan sufficient to
355 finance
356 half of the cost of the housing emissions renovation.

357 (c) When providing a housing emissions renovation for a home that is owned or leased by
358 a
359 household with exactly 1 member which has a cumulative gross adjusted household
360 income that
361 is below 40% of the statewide median household income, the Department of Housing and
362 Community Development shall finance the complete cost of (1) the housing emissions
363 audit; (2)
364 all environmental hazard remediation projects, if there are one or more preexisting
365 environmental hazards; and (3) the housing emissions renovation.

366 (d) When providing a housing emissions renovation for a home that is owned or leased
367 by a
368 household with exactly 2 members which has a cumulative gross adjusted household
369 income that
370 is below 60% of the statewide median household income, the Department of Housing and
371 Community Development shall finance the complete cost of (1) the housing emissions
372 audit; (2)

373 all environmental hazard remediation projects, if there are one or more preexisting
374 environmental hazards; and (3) the housing emissions renovation.

375 (e) When providing a housing emissions renovation for a home that is owned or leased by

376 a

377 household with 3 or more members which has a cumulative gross adjusted household

378 income

379 that is below 70% of the statewide median household income, the Department of Housing

380 and

381 Community Development shall finance the complete cost of (1) the housing emissions

382 audit; (2)

383 all environmental hazard remediation projects, if there are one or more preexisting

384 environmental hazards; and (3) the housing emissions renovation.

385 (f) The Department of Housing and Community Development may offer additional

386 financial

387 incentives and subsidies for housing emissions audits, environmental hazard remediation

388 projects, and housing emissions renovations, when appropriate.

389 SECTION 7. (a) In every case in which a housing emissions renovation is performed

390 using funds that are derived, in whole or in part, from either the Department of Housing

391 and

392 Community Development, the Massachusetts General Court, or any other body of the
393 Massachusetts state government, the corporation, firm, partnership, agency, organization,
394 or
395 other body performing the housing emissions renovation shall enter into a Project Labor
396 Agreement with the appropriate labor organization or labor organizations before
397 beginning any
398 renovations. These Project Labor Agreements must include (1) a mutually agreeable,
399 lawful, and
400 uniform grievance and arbitration procedure for the resolution of work-related disputes
401 involving
402 housing emissions renovations; (2) mutually agreeable, lawful work rules, working
403 conditions,
404 and working schedules for housing emissions renovations; (3) mutually agreeable, lawful
405 terms
406 regarding the benefits provided for workers working on housing emissions renovations;
407 (4)
408 mutually agreeable, lawful terms regarding the use of apprenticeship programs and
409 preapprenticeship programs on housing emissions renovations; (5) mutually agreeable, lawful
410 goals

411 or requirements to promote workforce diversity for housing emissions renovations,
412 including,
413 but not limited to, with regard to race and gender; and (6) mutually agreeable, lawful
414 goals or
415 requirements to hire local residents who live near the work site for housing emissions
416 renovations. The terms of each Project Labor Agreement shall be made publicly available
417 on the
418 website of the Department of Housing and Community Development.

419 (b) The Department of Housing and Community Development shall ensure that all
420 workers
421 involved in performing housing emissions renovations shall receive health insurance;
422 dental
423 insurance; workers' compensation insurance; at least 1 paid sick day off of work for
424 every 20
425 days in which they work more than 5 hours; at least 1 cumulative hour of paid break time
426 every
427 day, for each day in which they work at least 5 hours; and at least 14 days of paid
428 vacation time
429 each year. These requirements shall apply to all workers involved in performing housing

430 emissions renovations, including employees, contractors, and subcontractors.

431 (c) The Department of Housing and Community Development shall ensure that all
432 workers
433 involved in performing housing emissions renovations shall receive an hourly wage that
434 is not
435 less than the product of 0.0005 multiplied by 115 percent of the statewide per capita
436 income, as
437 calculated by the US Census Bureau. These requirements shall apply to all workers
438 involved in
439 performing housing emissions renovations, including employees, contractors, and
440 subcontractors.

441 (d) When hiring employees, hiring contractors, awarding contracts, designing Project
442 Labor
443 Agreements, promulgating rules and regulations, and enforcing rules and regulations, the
444 Department of Housing and Community Development shall maximize, to the greatest
445 extent
446 feasible, lawful, and appropriate, racial and gender equity within the hiring and
447 promotion
448 processes.

449 (e) Contractors, subcontractors, firms, corporations, partnerships, and all other entities
450 performing housing emissions renovations which are funded, in whole or in part, by the
451 Department of Housing and Community Development or by the General Court of
452 Massachusetts,
453 shall, at all times, promote workforce diversity among their employees, to the greatest
454 extent
455 feasible, lawful and appropriate, including with regard to race and gender. If the
456 Undersecretary
457 of the Department of Housing and Community Development determines that a contractor,
458 subcontractor, firm, corporation, partnership, or other entity is not making good faith
459 efforts to
460 promote and achieve workforce diversity, the Undersecretary must prohibit that entity
461 from
462 receiving funding from the Department of Housing and Community Development to
463 complete
464 housing emissions audits, preexisting environmental hazard remediation projects, or
465 housing
466 emissions renovations.

467 SECTION 8. (a) No later than one year after the enactment of this section, the

468 Department of Housing and Community Development shall complete an audit of (1) all
469 of the
470 affordable housing units under the jurisdiction of the Department of Housing and
471 Community
472 Development; and (2) all of the affordable housing units that are overseen by the
473 Department of
474 Housing and Community Development.

475 The purposes of this housing audit shall be to (1) assess the condition of affordable
476 housing units
477 under the jurisdiction of, or overseen by, the Department of Housing and Community
478 Development; (2) determine how those affordable housing units could be improved
479 through
480 housing emissions renovations and preexisting environmental hazard remediation
481 projects; and
482 (3) to make recommendations to the Energy Efficiency Advisory Council regarding how
483 to
484 increase participation among affordable housing residents in energy efficiency programs.

485 SECTION 9. (a) No later than the sixtieth day of each fiscal quarter of the state of

486 Massachusetts, the Task Force shall publish a detailed report documenting all of the
487 expenditures
488 made by any administrative agency or other government institution in furtherance of the
489 Building Justice with Jobs Plan. This report shall include a detailed description of (1) the
490 number
491 of homes or buildings that received preexisting environmental hazard remediation
492 projects in the
493 previous fiscal quarter; (2) the number of homes or buildings that received housing
494 emissions
495 renovations in the previous fiscal quarter; (3) how much each preexisting environmental
496 hazard
497 remediation project and each housing emissions renovation cost in the previous fiscal
498 quarter; (4)
499 the number of new workers who were trained, in the previous fiscal quarter, to address
500 labor
501 shortages in professions needed for completing preexisting environmental hazard
502 remediation
503 projects or housing emissions renovations; and (5) the kinds of training programs those
504 workers
505 went through in the previous fiscal quarter.

506 (b) No later than the thirtieth day of each fiscal quarter of the state of Massachusetts, the
507 Task
508 Force shall publish projections for (1) how many preexisting environmental hazard
509 remediation
510 projects will be completed in the current quarter; (2) how many housing emissions
511 renovations
512 will be completed in the current quarter; and (3) how many new workers will be trained
513 in the
514 current quarter in professions needed for completing preexisting environmental hazard
515 remediation projects or housing emissions renovations.

516 SECTION 10. (a) Subject to appropriation, there shall be established at the Massachusetts
517 Clean Energy Technology Center a program to fund the Building Justice with Jobs Plan.
518 The
519 Massachusetts Clean Energy Technology Center shall conduct a study to (1) determine
520 the
521 quantity of money required to fully fund the Building Justice with Jobs Plan; and (2)
522 identify
523 potential sources of funding for the Building Justice with Jobs Plan including, but not
524 limited to,

525 federal funding and financial savings from increased energy efficiency. Pursuant to the
526 findings
527 of this study and subject to funding availability, the Massachusetts Clean Energy
528 Technology
529 Center shall establish programs and entities designed to provide funding for the Building
530 Justice
531 with Jobs Plan. These programs and entities may include, but are not limited to, (1) a
532 “Green
533 Bank” to provide capital investments for the Building Justice with Jobs Plan, and (2) a
534 program
535 designed to use financial savings derived from increased energy efficiency to finance the
536 Building Justice with Jobs Plan.
537 (b) In order to establish or implement programs designed to finance the Building Justice
538 with
539 Jobs Plan, the Department of Housing and Community Development, the Executive
540 Office of
541 Energy and Environmental Affairs, and the Massachusetts Clean Energy Technology
542 Center may
543 enter contracts or partner with outside entities, including, but not limited to, green banks
544 and

545 climate banks.

546 (c) Notwithstanding any general or special law, the Department of Housing and

547 Community

548 Development, the Executive Office of Energy and Environmental Affairs, and the

549 Massachusetts

550 Clean Energy Technology Center are authorized and required to seek out federal funding

551 from

552 any reasonable available source to fund the Building Justice with Jobs Plan, including but

553 not

554 limited to, any federal infrastructure funding and any federal housing funding.

555 (d) The Task Force shall make all reasonable efforts to design the Building Justice with

556 Jobs

557 Plan in such a way as to maximize the availability of federal funding for the

558 implementation of

559 the plan.

560 SECTION 11. (a) If any provision of this chapter is held invalid, the remainder of this

561 chapter shall not be affected thereby.

562 (b) If the application of any provision of this chapter to any person or circumstance is

563 held

564 invalid, the application of such provision to other persons or circumstances shall not be
565 affected
566 thereby.

567 SECTION 12. Any undertaking by a Federal, State, County, Municipal, or quasi-
568 Governmental
569 public agency for the planning, acquisition, design, construction, demolition, installation,
570 repair
571 or maintenance of a structure shall comply with the requirement of the specialized stretch
572 energy
573 code, as defined by Section 31 of Chapter 8 of the Acts of 2021.

574 SECTION 13. Section 6 of said chapter 25A of the General Laws, as so appearing, is
575 hereby amended by inserting, after subsection 14, the following subsection:-
576 (15) develop and incorporate into the state building code, in consultation with the board
577 of
578 building regulations and standards, requirements for preparing a structure for the future
579 installation of electric appliances or equipment sufficient to replace appliances or
580 equipment that
581 consume fuel oil or fuel gas where doing so is likely to avoid costly future retrofits,
582 preparing the

583 building for future potential installation of solar panels where doing so is likely to avoid
584 costly
585 retrofits, and preparing the building for future installation of electric vehicle charging
586 infrastructure where doing so is likely to avoid costly retrofits; and ensuring that the on-
587 site
588 electrical infrastructure including but not limited to circuit breakers and electrical
589 infrastructure
590 providing power to the building can accommodate future installation of electric
591 appliances, solar
592 panels, and electric vehicle charging infrastructure where doing so is likely to avoid
593 costly
594 retrofits.