

Local Law No. 1 - 2026

This local law shall be known as the “Adoption of the Updated NYStretch Energy Code” law.

BE IT ENACTED by the Town Board of the Town of Mamaroneck

Section 1 – Purpose:

To protect and promote the public health, safety, and welfare of its residents by requiring compliance with energy efficient building standards, in 2021, the Town Board adopted the NYStretch Energy Code 2020, published by the New York State Energy Research and Development Authority. On December 31, 2025, the State of New York adopted the 2025 Energy Conservation Code of New York State (2025 ECCCNY). The Town Board recognizes that parts of the NYStretch Energy Code 2020 are more restrictive than parts of the 2025 ECCCNY but other parts are not. The Town Board wishes to make the more stringent requirements for energy efficient construction in both the NYStretch Energy Code 2020 and the 2025 ECCCNY applicable to construction in the unincorporated area of the Town of Mamaroneck.

Acting pursuant to New York Energy Law §11-109(1), the Town Board updates the Town Code by incorporating into it the most energy efficient building standards of both the NYStretch Energy Code 2020 and the 2025 ECCCNY.

Section 2 – Amendment of a current section of the Mamaroneck Code:

Section 106-40.1 of the Code of the Town of Mamaroneck is repealed, and the following is substituted in its place:

§106-40.1 Adoption of NY Stretch Energy Code 2020

- A. The NYStretch Energy Code 2020 shall apply to all new construction, substantial renovations, alterations and additions in the unincorporated area of the Town of Mamaroneck with respect to properties for which a building permit was issued prior to December 31, 2025.
- B. All new construction, substantial renovations, alterations and additions in the unincorporated area of the Town of Mamaroneck with respect to properties for which a building permit was applied on or after December 31, 2025 shall comply with both the NYStretch Energy Code 2020 and the 2025 ECCCNY. In those areas where the NYStretch Energy Code 2020 imposes more stringent requirements for energy efficient construction than the 2025 ECCCNY does, the NYStretch Energy Code 2020 shall apply. In those areas where the 2025 ECCCNY imposes more stringent requirements for energy efficient construction than the NYStretch Energy Code 2020 does, the 2025 ECCCNY shall apply.

- C. Notwithstanding the foregoing, the more stringent requirements for energy efficient construction imposed by 2025 ECCCNYL shall not apply to persons who either have or will have obtained building permits or have or will have submitted complete applications for building permits prior to December 31, 2025.

Section 3 – Severability:

Should any provision of this Local Law be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration of unconstitutionality or invalidity shall not affect any other provisions of this Local Law, which may be implemented without the invalid or unconstitutional provisions.

Section 4 – Effective Date:

This Local Law shall become effective upon filing with the Secretary of State.