



Commercial New Construction or Major Renovation Program Overview



Choose Your Path to Generate Energy Savings and Reduce Carbon

The Sponsors of Mass Save can help make your new construction or major renovation project a high performing, energy efficient and low carbon building. We have technical experts and financial incentives to help bring your project to the next level of energy efficiency. Whether your goal is to design an all-electric Net Zero building, or, to simply incorporate more efficient systems into the design of your building, we have a pathway for you.

The earlier you engage, the deeper the energy savings potential

Connect with the Sponsors of Mass Save early in your project's design timeline to unlock opportunities for cost savings, technical support and optimal energy efficiency. Building owner incentives are available to help cover the incremental construction and design service costs associated with including energy efficient equipment and systems in your project.

By starting with us in your project's feasibility or conceptual design phase, your project team can achieve deep energy savings, and even net zero status, minimizing future energy use and carbon. We can also help you set an energy use intensity (EUI) target – which is much like a “miles per gallon” metric. It helps keep the project on an energy budget and can be used to evaluate your building's actual or predicted performance over time or compared to other, similar buildings.

There is a pathway for every project

Mass Save Sponsors offer the highest incentives for projects with the lowest EUIs and greatest levels of decarbonization.

Path 1. Net Zero and Low EUI Buildings (10,000 sf or greater)

Receive expert net zero building technical assistance and the highest new construction/major renovation project incentives available. Set an ultra-low EUI and save. We provide support through a post occupancy period to help you make sure the building performs at the level you expect.

Path 2. Whole Building Energy Use Intensity (EUI) Reduction Approach (50,000 sf or greater)

In this path for larger, complex building projects, your incentives will be greater with the lowest design EUIs. We offer technical support and energy modeling services to help you succeed.

Path 3: High Performance Buildings

For whole building projects of any size where customers do not wish to set and pursue an EUI target, projects that are not whole buildings (e.g., tenant fit outs, open air parking garages), projects that are process-load heavy buildings (e.g., cannabis, industrial), and projects where customers are only interested in one-off measures.

Receive technical assistance and financial incentives for implementing energy efficient technology and equipment.

About Mass Save:

Mass Save® is a collaborative of Massachusetts' natural gas and electric utilities and energy efficiency service providers including Berkshire Gas, Blackstone Gas, Cape Light Compact, Columbia Gas, Eversource, Liberty Utilities, National Grid, and Unitil. We empower residents, businesses, and communities to make energy efficient upgrades by offering a wide range of services, rebates, incentives, trainings, and information.

WE ARE MASS SAVE®:



EVERSOURCE



nationalgrid



SUMMARY OF PATH INCENTIVES

PATH 1: NET ZERO/LOW EUI BUILDINGS

Customer Incentives

Construction Incentive	up to \$2.00/sf
Post Occupancy Incentive	\$1.50/sf
Space Heating Heat Pump Adder*	
• Air Source Heat Pumps:	\$800/ton
• Variable Refrigerant Flow (VRF):	\$1,200/ton
• Ground Source Heat Pumps:	\$4,500/ton
ZNE Or PH Certification Incentive	\$3,000
Technical Assistance For Net Zero Expert Consultant Services	50% of fee up to \$10,000
Verification Incentive	50% of fee up to \$10,000

PATH 2: WHOLE BUILDING EUI REDUCTION APPROACH

Customer Incentives

Incentive rate range (based on EUI % reduction)	\$0.35/sf - \$1.25/sf
Space Heating Heat Pump Adder*	
• Air Source Heat Pumps:	\$800/ton
• Variable Refrigerant Flow (VRF):	\$1,200/ton
• Ground Source Heat Pumps:	\$4,500/ton
Technical Assistance	up to 75% cost share (capped at \$20,000 per Sponsor)
Verification Incentive	50% of fee up to \$10,000

PATH 3: HIGH PERFORMANCE BUILDINGS

Customer Incentives

Custom: Envelope, lighting controls, unitary HVAC (RTU, AC), high efficiency chillers, energy recovery, demand control ventilation, variable flow kitchen hoods, DHW heaters, low flow water fixtures and other custom measures	\$0.35/kWh \$2.00/therm
Prescriptive: variable frequency drives	Current program rate
Space Heating Heat Pump*	
• Air Source Heat Pumps:	\$800/ton
• Variable Refrigerant Flow (VRF):	\$1,200/ton
• Ground Source Heat Pumps:	\$4,500/ton

*Refers to nominal heating capacity (btu/h) at AHRI conditions divided by 12,000. The heat pump adder is available for equipment that transfers heat from a source outside of the building (i.e., outside air or a ground loop) for space heating purposes. For ground source heat pump projects, the capacity of the ground loop is used instead of the capacity of the heat pump. Equipment must be used as a primary heating source to qualify.

Go to masssave.com/en/business/programs-and-services/new-construction-and-major-renovations to learn more about the pathways.

Click on the [Our Sponsors](#) link at the top of the page to enter your zip code and identify your Mass Save Sponsors.

About Mass Save:

Mass Save® is a collaborative of Massachusetts' natural gas and electric utilities and energy efficiency service providers including Berkshire Gas, Blackstone Gas, Cape Light Compact, Columbia Gas, Eversource, Liberty Utilities, National Grid, and Until. We empower residents, businesses, and communities to make energy efficient upgrades by offering a wide range of services, rebates, incentives, trainings, and information.

WE ARE MASS SAVE*:

