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 emissions. We can also help you set an energy use intensity (EUI) target, 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.

Summary of path incentives

Path 1: Net zero/low EUI buildings	
Customer incentives	
Customer Incentives	Up to $1.25/sf
Post Occupancy Incentive	$1.50/sf
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)	$0.50/sf-$1.00/sf
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 saved $2.00/therm saved
Prescriptive: Variable frequency drives	Current program rate

Heat pump incentive rates ($/Ton)[1, 2]

Tier	System Size (Tons)	ASHP	VRF	GSHP
1	First 300 Tons	$800	$1,200	$3,600
2	Tons 300-800	$800	$1,200	$2,700
3	Tons 800-1,600	$800	$1,200	$1,800
4	Tons 1,600 and Above	$500	$500	$500
Incentives for each tonnage tier are paid at the respective rate and applied incrementally.				

[1] 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.

[2] Equipment must be used as a primary heating source to qualify. The heat pump adder is only 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. In order to maximize the benefits of electrification designs, supplemental electric resistance must be limited. Projects not achieving an average annual heating system performance greater than a COP of 2.0 will be considered on a case- by-case basis. The incentive calculation is based upon the nominal heating capacity (btu/h) at AHRI or ISO conditions divided by 12,000.

All incentives, including construction, post-occupancy, and heat pump adder incentives, will total to no more than $3,000,000 per project.

Go to MassSave.com/newbuildings to learn more about the pathways.

Go to MassSave.com/find-your-sponsor to enter your zip code and identify your Mass Save Sponsor.

About Mass Save

Mass Save® is a partnership between Berkshire Gas, Cape Light Compact, Eversource, Liberty, National Grid, and Unitil. We work together to help residents, businesses, and communities across Massachusetts save energy.

Mass Save programs and incentives help people across the commonwealth reduce energy use, lower energy bills, and contribute to a cleaner, more sustainable future.

WE ARE MASS SAVE®:

Berkshire Gas An Avangrid company

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EVERSOURCE

Liberty

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