



Commercial New Construction or Major Renovation

Path 1: Net Zero and Low EUI Buildings



Get to net zero and low carbon with help from the Sponsors of Mass Save®

Think net zero energy or low carbon is too expensive or beyond your team's expertise? Work with the Sponsors of Mass Save — our net zero advisors and incentive support can get you there! Whether you're planning a new building or a major renovation, your project can be the next success story.

Low site EUI and post occupancy performance

Setting a low site energy use intensity (EUI) target is a critical step in designing the most energy efficient building. EUI is like a building's "miles per gallon" metric. The lower the EUI, the more efficient the building. It is a simple way of understanding your building's energy usage and how it compares to others. An absolute EUI target keeps the team focused. It acts as a benchmark that project teams can reference throughout design.

Our support helps get your building's design lined up for net zero and low-EUI success, making it ready for on-site generation when you are. On top of this, we support you all the way through a one-year post occupancy period. We'll help you achieve your goals in operation, not just on paper.

Our incentive dollars help pay for low energy use equipment and systems — we even have a special incentive adder if you choose to install cold-climate heat pumps for space heating and cooling. If you want to learn more about the benefits of these systems for your design, ask us and we'll tell you more.

Eligibility requirements

1. Project team must be pursuing an all-electric building to qualify.¹
2. Target an ultra-low site EUI. Net zero level EUI targets are shown in the table below.
3. Minimum of 10,000 square feet (sf) of heated and cooled space.
4. Engage Mass Save Sponsors early (in concept or feasibility) but before 100% Design Development.

¹ New buildings and additions may not install gas meters or fossil fuel equipment, except for emergency generation (diesel/propane, or natural gas in emergency facilities) and propane in labs. Major renovations may not install gas meters or fossil fuel equipment, except for emergency generation (diesel/propane, natural gas in emergency facilities where previously connected) and propane in labs.

WE ARE MASS SAVE®:



Path benefits

By partnering with the Sponsors of Mass Save® early in your project's design phase, you gain:

- A net zero expert to help you set an EUI target and develop the most cost-effective low carbon EUI reduction strategies to meet it. Mass Save Sponsors will cover 50% of the net zero scope of work up to \$10,000 per project.
- Deep experience with many ZNE projects to inform your project.
- Financial incentives paid at construction completion, featuring the highest level of support for customers who pursue efficient electric heating solutions.
- Support during the post occupancy period to help ensure the building is performing as designed and as predicted. Mass Save Sponsors will cover 50% of the verification scope up to \$10,000 per project. Ask your Mass Save Sponsor for details.
- Additional financial incentives paid after a one-year post occupancy period if the project achieves the target EUI after the building is up and running.

Path 1: EUI sector targets and incentives

Tier	Post construction incentive	Post occupancy incentive	Schools*	Public safety	Library	Hotel	Other/Site Specific	Total incentive per square foot
2	\$1.00/sf	\$1.25/sf	23-25	36-40	31-35	31-35	N/A	\$2.25
1	\$1.25/sf	\$1.50/sf	22 or less	35 or less	30 or less	30 or less	25 or site-specific target	\$2.75
Zero Net Energy cost share: 50% of fee up to \$10,000								
Required post-occupancy EUI verification cost share: 50% of fee up to \$10,000								

* In the Schools category, the Tier 2 incentive is only available for high schools.

Heat pump incentive rates (\$/Ton)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.				

² 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.

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

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

Click on the [Find Your Sponsors](#) link 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.

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