



Commercial New Construction or Major Renovation

Path 3: High Performance Buildings



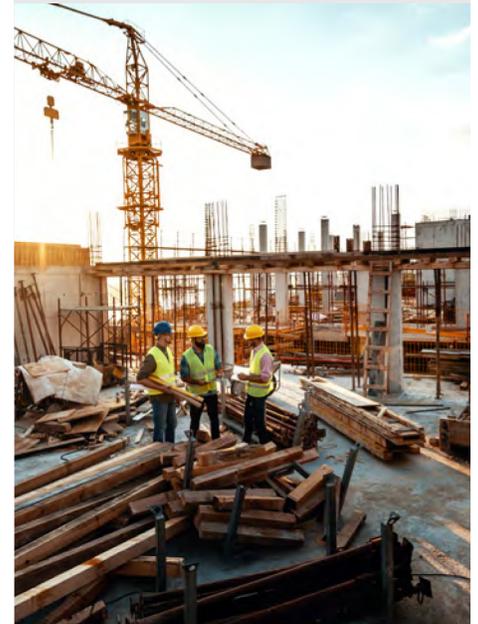
Decarbonize and save energy with this streamlined participation pathway

Starting design on a new building or major renovation? You can be part of a low carbon and energy efficient future! Contact your Mass Save® Sponsors and we'll show you how.

Not sure where to start? We're here to help. We have energy experts that we'll bring to your project at little or no cost to you. Our teams will help you understand the energy savings and cost considerations of various high efficiency design options related to your building's energy systems. In addition, the Mass Save® Sponsors can offset equipment costs with incentive dollars. There's no obligation to implement our recommendations, but we're here to help your team understand options and make smart choices.

Eligible project types:

- 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 have heavy process loads (e.g., cannabis, industrial).
- Projects that connect to vicinity or district steam¹.



¹ There is limited custom support for electric measures on these projects.

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Path benefits

Partner with Mass Save® Sponsors to receive:

- Guidance throughout design to identify the most cost-effective energy efficient equipment and low-carbon strategies.
- Technical assistance entirely funded by the Mass Save Sponsors up to \$7,000 (for engagement before 100% Design Development), or up to \$4,000 (for engagement after Design Development but before 100% Construction Documents).
- Incentive dollars to offset the cost of equipment and strategies that save energy and carbon after the building is up and running.

Summary of customer incentives

Incentive	Energy Conservation Measure (ECM)	Rate	
Custom incentive	Building Envelope Lighting controls Unitary HVAC (RTU, AC) High Efficiency Chillers Energy Recovery Demand Control Ventilation Variable Flow Kitchen Hood DHW Heaters Low Flow DHW Fixtures	\$0.35/kWh saved	\$2.00/Therm saved
Prescriptive incentive	Variable Frequency Drives	Current program rate	

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 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.

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* Some incentives may be retained for a limited period pending further measure verification.

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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