

ACEC/MA Building Engineering Committee Meeting
February 24, 2026



2025-2027 Energy Efficiency and Decarbonization Plan

WE ARE MASS SAVE®:



EVERSOURCE



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**Together, we make good
happen for Massachusetts.**

Your local electric and natural gas utilities and energy efficiency service provider are taking strides in energy efficiency: Berkshire Gas, Cape Light Compact, Eversource, Liberty, National Grid and Unitil.

As one, we form Mass Save[®], with the common goal of helping residents and businesses across Massachusetts save money and energy, leading our state to a clean and energy efficient future.

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We Are Mass Save[®]

Agenda

Overview of 2025-2027 Plan

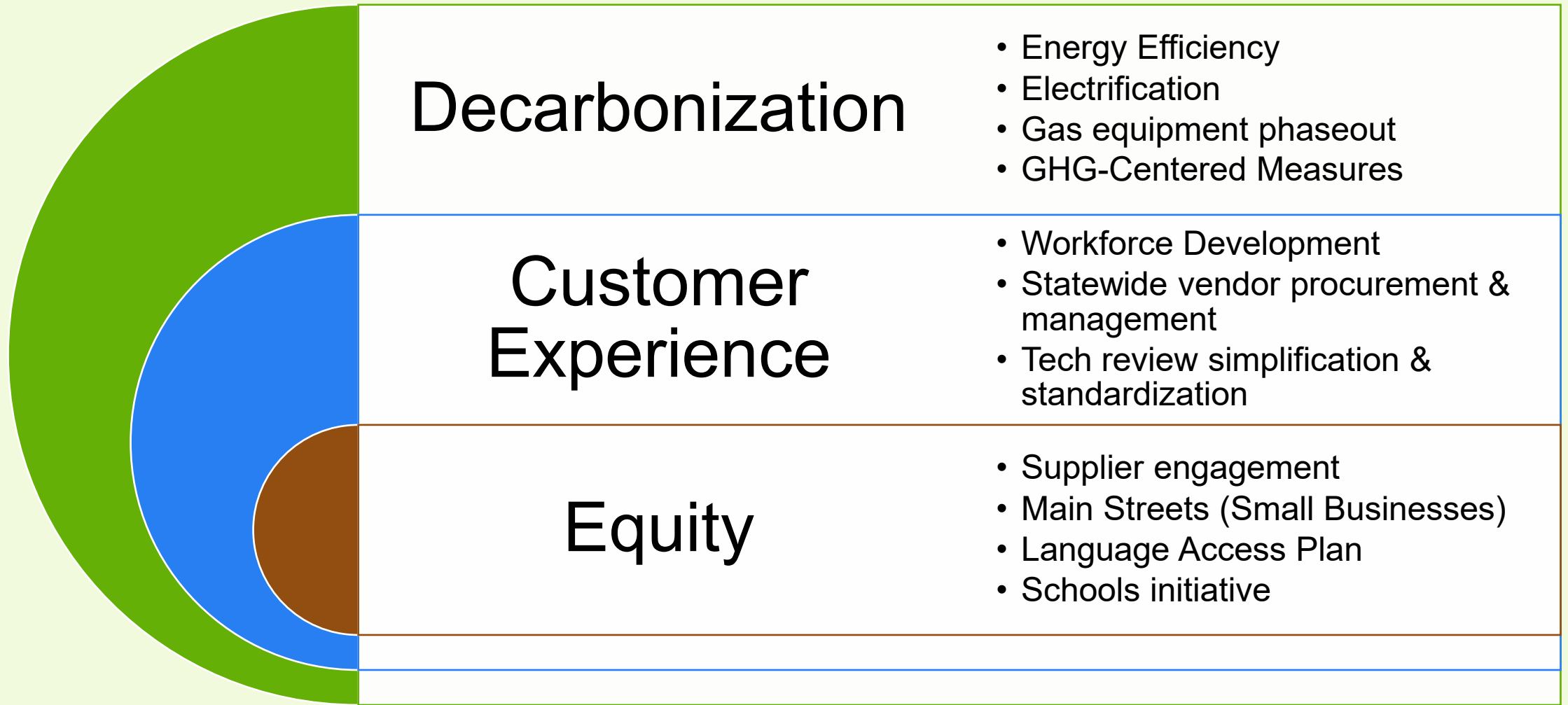
Existing Buildings Programs

**New Construction and Major Renovation
Programs**

Questions

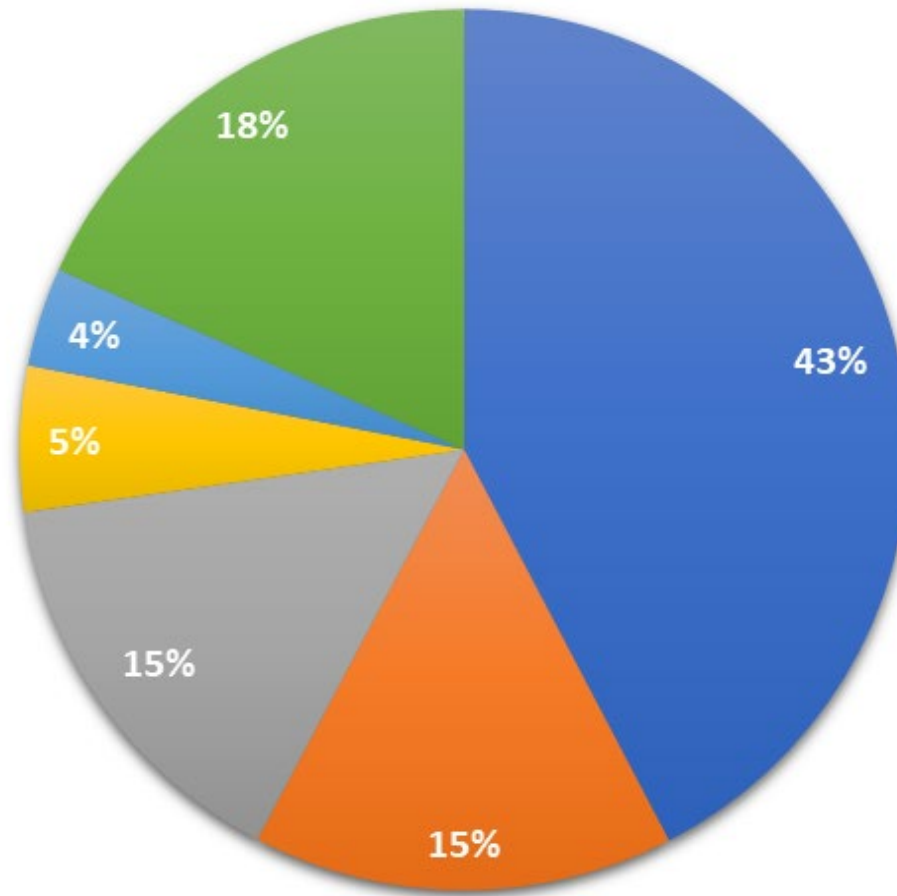
2025-2027 Plan Overview & Context

C&I Plan Priorities and Themes



Anticipated Measure Mix

Commercial & Industrial Savings by End Use



■ HVAC (including HPs) ■ Industrial Process ■ Lighting ■ Envelope ■ Refrigeration ■ Other

Includes both electric and gas measures, energy efficiency and electrification

Existing Buildings

excluding those undergoing a major renovation



Equipment and Measures

Supported by Sponsors:

- Heating, cooling, ventilation, and hot water controls, including combustion controls
- Existing building commissioning (retro-commissioning)
- Steam traps
- Energy recovery
- Equipment, pipe, and duct insulation and sealing
- Weatherization
- Hard-to-electrify equipment (mostly process equipment)

Not supported:

- New gas-fired equipment

Electrification Approach

- **Near-term opportunities:**
 - Smaller buildings
 - Delivered fuel displacement
 - Partial electrification
 - New construction
- **Long-term strategy:** Conduct building assessments to catalogue electrification barriers and opportunities and revisit as...
 - Electricity and gas market dynamics evolve
 - Industry and technology mature and can support hard-to-electrify systems
 - Buildings undergo major renovations



Lighting Controls Opportunities

Lighting controls savings supported:

- Control must be integral with fixture
- Support for fixtures with controls decreasing by more than 50%

Lighting fixtures savings no longer supported:

- Except for hard-to-reach customers (Small Businesses)
 - Via Small B Services (turnkey) or through Customer Directed Option
 - Not supported through point of sale

Measure
Interior Occupancy Sensor
Interior Daylight Dimming & Occupancy Dual Sensor
Interior LLLC and NLC
Low/High Bay Occupancy Sensor
Low/High Bay Integral Dual Sensor
Low/High Bay LLLC/NLC
Outdoor Occupancy Sensor

Visit [MassSave.com/CI-Lighting](https://www.mass.gov/info-details/mass-save-program)



Sponsor
Engagement



Rebates



Point of Sale



Participation pathways for **existing buildings**

MassSave.com/BusinessRebates



Sponsor Engagement

Prescriptive Measures

- Battery powered forklifts
- Building Management Systems
- Chillers
- Compressed air
- Lighting controls
- Variable frequency drives

Custom Express

- Building management systems
- Engine block heaters
- Pipe, tank, and valve insulation
- Transformers
- Weatherization (20,000-100,000 ft²)

Custom



Rebates

Equipment Rebates

- Boiler reset controls
- Electric lawn equipment
- Heat pumps
 - Air-source
 - VRF
 - Geothermal
- Showerheads and aerators
- Steam traps
- Thermostats
- Weatherization (<20,000 ft²)



Point of Sale

Instant Incentives — via participating distributors

- Cold storage and lab equipment
- Food service equipment
- Heat pump water heaters
- HVAC equipment
- Lighting controls

Online Market Place

- Pipe insulation
- Power strips
- Showerheads and aerators
- Thermostats

Technical Assistance

- Mass Save Sponsors provide support to **identify** opportunities and **quantify** impacts
- Work with contracted and non-contracted vendors
- May require customer cost-share
- Reach out to applicable Sponsor to discuss project



Existing Building Commissioning (EBCx) Goals and Outcomes



Commissioning

Identify ways building system(s) don't meet current use intent



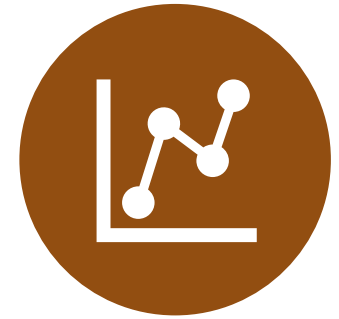
Energy Savings

Implement & verify energy-saving measures



Capital Measures

If found, refer capital measures to appropriate EE pathways



Persistent Impacts

Training, update O&M docs, improve data availability on site

- Mass Save Sponsors cover **up to 100% of project cost** (study + implementation).
- Now accepting applications from **commissioning agents** to become service providers.

How to Determine Mass Save Sponsor

Contact **Electric Sponsor** for whole-building site assessments, electrification, and measures saving electricity.

Contact **Gas Sponsor** for measures that save gas and should be included for custom gas electrification projects.

MassSave.com/trade-partners/mass-save-sponsor-directory

New Buildings and Major Renovations



Updated Program Requirements



New Construction/Addition Requirements

Participating projects need to be fully electric for space heating, ventilation air heating, domestic hot water equipment and kitchen equipment.

New buildings and additions may not have a gas meter for any purpose unless meeting one of the following exceptions:

- (1) Highly ventilated buildings (as defined in Stretch Code) or health care facilities (as defined by the Department of Public Health) where natural gas can only be used for limited space and ventilation air heating
- (2) Labs or vocational technical schools where natural gas can only be used for scientific research or instructional purposes, and
- (3) Emergency facilities where natural gas can only be used for emergency generation.

In no case will new natural gas equipment efficiencies count toward EUI reductions.

Updated Program Requirements



Major Renovations Requirements

Path 1: All electric requirement – no gas meter or new fossil fuels unless to meet previously noted exceptions

Path 2: Sponsors will support major renovations even if they include new natural gas equipment, however any efficiencies related to new gas equipment will NOT count towards the EUI reductions.

Path 3: Sponsors will support major renovations even if they include new natural gas equipment but will NOT support the new natural gas equipment itself.

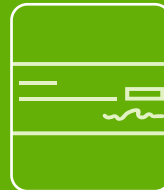
Program Overview



**Building Electrification &
Decarbonization (Heat
pumps)**



**Low Energy Use Intensity
(EUI) & Net Zero**



**Three paths to
accommodate project
types and customers**

Participation Pathways



Path 1	Path 2	Path 3
Net Zero & Low EUI Buildings	Whole Building EUI Reduction	High Performance Buildings
		

Low EUI Pathways

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Path 1: Net Zero & Low EUI Buildings



INTENT: For buildings 10,000 sf and greater

Drive projects toward net zero, low carbon and low EUI in operation - focus on performance

KEY PROGRAM DRIVER:

- Achieve a target site EUI in design, construction and operation
- Electrified systems

NET ZERO TECHNICAL SUPPORT

- Net zero design support
- Mass Save Sponsors will pay 50% up to \$10,000
- Mass Save Sponsors will pay for Verification Incentive - 50% of fee up to \$10,000

Path 1: Net Zero Path EUI Targets

Path 1: EUI Targets		
Building Type	Tier 1: \$1.25/sf	Tier 2: \$1.00/sf
K-12	≤ 22	23-25 (high schools only)
Library	≤ 30	31-35
Public Safety	≤ 35	36-40
Other	≤ 25 or TBD	N/A

Path 1 Incentive Rates

Target Site EUI	Incentives			
	Payable at End of Construction		Payable at End of 1 yr. Post Occupancy Period	
	Construction Incentive		Post Occ. Incentive	Adder for getting under EUI target*
Varies based on building type	Tier 2:	\$1.00/SF	\$1.25/SF	Not applicable
	Tier 1:	\$1.25/SF	\$1.50/SF	\$0.05/ EUI point reduction/SF

***Total incentives, including construction incentives, post-occupancy incentives and adders, are capped at \$3,000,000 per project.**

Path 2: Whole Building EUI Reduction



INTENT: For buildings 50,000 sf and greater

Large or complex projects, interested in setting an EUI reduction target, but not good candidates for Path 1

KEY PROGRAM DRIVER:

- Lowest possible site EUI
- Building electrification

TECHNICAL ASSISTANCE

- Provide energy savings and decarbonization advice
- Sponsors of Mass Save will pay for energy modeling, charrette support, and mid design review - up to 75% of the cost
- Sponsors of Mass Save will pay for optional Verification Incentive - 50% of fee up to \$10,000

Note: This design-focused pathway does not have a post occupancy performance component, which is the hallmark of Path 1

Path 2 Incentive Rates

Path 2: EUI Reduction Incentive Tiers						
		% Reduction Required to Participate				
	Incentive Rate	Office	Lab/office	K-12	Lodging	All other building types
Tier 1	\$0.50/sf	5%-15%	20%-35%	20%-25%	20%-30%	15%-25%
Tier 2	\$0.75/sf	N/A	N/A	25%-30%	30%-40%	25%-35%
Tier 3	\$1.00/sf	15% and above	35% and above	30% and above	40% and above	35% and above

***Total incentives, including construction incentives and adders, are capped at \$3,000,000 per project.**

Verification Incentive – Available for Path 1 & 2 Projects



Review control
strategies at end of
design



Multiple trend data
reviews at post
occupancy



Multiple EUI data
pulls at post
occupancy

Sponsors of Mass Save offer 50% cost share up to \$10,000 to cover this scope

Path 3: High Performance Buildings



INTENT: For buildings less than 50,000 sf

Candidates that do not go Path 1

KEY PROGRAM DRIVER

- Net Zero
- Low EUI Buildings

TECHNICAL ASSISTANCE

- Assess the whole building for energy and electrification opportunities
- Cover TA fees up to \$7,000 when customers engage with Mass Save Sponsors before the end of Design Development (DD). Customers must cover 50% of the portion of TA fees that exceed \$7,000
- Create an energy savings report that quantifies savings and identifies incentives at interim- and final design
- Incentives based on custom analysis electric/gas savings and available prescriptive incentives

Path 3 Incentive Rates

Summary of Customer Incentives			
Incentive	Energy Conservation Measure (ECM)	Rate	
Custom Incentive	Building envelope	0.35/kWh	\$2.00/therm
	Lighting controls		
	Unitary HVAC (RUT, AC)		
	High efficiency chillers		
	Energy recovery		
	Demand control ventilation		
	Variable flow kitchen hood		
	DHW heaters		
	Low flow DHW fixtures		
Prescriptive incentive	Variable frequency drivers	Current program rate	

project.

Heat Pump Incentives

Heat Pump Incentive Rates (\$/Ton)				
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				

***Total incentives are capped at \$3,000,000 per project.**



Mass Save Contacts

To identify your Sponsor contact, please visit
MassSave.com/trade-partners/mass-save-sponsor-directory

Berkshire Gas

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800-944-3212

Liberty

efficiency@libertyutilities.com
508-324-7811

Cape Light Compact

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National Grid

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Eversource

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Unitil

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888-301-7700

Questions?

WE ARE MASS SAVE®:





Thank you

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