

Multifamily Buildings Incentive Program Guide

Ground-up New Construction or Gut Rehabilitation

Will the building(s) pursue ENERGY STAR®?

YES

NO

EPA ENERGY STAR® Multifamily New Construction Program*
(Residential)

Please refer to the opposite side of this document for additional guidance.

NJCEP Pay for Performance New Construction Program*
(C&I)

Existing Building Retrofits

Does the building(s) have 4 stories or more?

NO

YES

Does the building(s) have any master utility meter(s) and/or central HVAC serving multiple buildings?

NO

YES

Home Performance with ENERGY STAR Program*
(Residential)

NJCEP Pay for Performance Existing Buildings Program*
(C&I)

EPA ENERGY STAR

Residential Multifamily New Construction Programs

What qualifies as Residential?

The primary use of the building must be for residential purpose, i.e. the residential and residential associated common area must occupy more than 50% of the building's occupiable square footage. This includes spaces used by residents, such as corridors, stairs, lobbies, laundry rooms, exercise rooms, and residential recreation rooms. This also includes offices used by building management, administration or maintenance and all special use areas located in the building to serve and support the residents such as day-care facilities, gyms, dining halls, etc. It does not include garage spaces.

What qualifies as New Construction?

New Construction projects can include significant gut rehabilitations when defined as a change of use, reconstruction of a vacant structure, or when construction work requires that the building be out of service for at least 30 consecutive days.

New construction of motels/hotels, nursing homes, assisted living facilities, or dormitories are currently considered commercial facilities and do not qualify under the Residential Multifamily New Construction programs below. These building types can seek incentives through the New Jersey's Clean Energy Program Commercial and Industrial suite of programs. Learn more at www.NJCleanEnergy.com/CI

If your multifamily building qualifies as *both* **New Construction** *and* **Residential**, the following decision tree can help you determine which ENERGY STAR program is right for you. Visit ENERGY STAR for additional details:

https://www.energystar.gov/index.cfm?c=bldrs_lenders_raters.nh_mfhr_bldg_eligibility

