

# Multifamily Buildings Incentive Program Guide

## Ground-up New Construction or Gut Rehabilitation

Will the building(s) have 7 stories or more?

NO

YES

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

Please refer to the opposite side of this document for guidance on buildings with up to 6 stories.

**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)



\*Any multifamily building that is not eligible for the residential programs above will automatically be considered for Pay for Performance under the C&I suite of programs. Projects eligible for the C&I Pay for Performance Program may also be eligible for the SmartStart Buildings and Direct Install programs. Learn more at [NJCleanEnergy.com/CI](http://NJCleanEnergy.com/CI).

# 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. The primary use of the building must be for residential purpose, i.e. the residential and residential associated common areas must occupy more than 50% of the building's occupiable square footage. For mixed used buildings, exclude the retail/commercial area when determining the square footage of the building.

New construction of motels/hotels, nursing homes, assisted living facilities or dormitories, are considered commercial facilities and do not qualify under the Residential Multifamily New Construction program. Learn more about the ENERGY STAR new construction program for commercial buildings at: [www.energystar.gov/DesignToEarn](http://www.energystar.gov/DesignToEarn). For more information about ENERGY STAR in existing commercial buildings visit the ENERGY STAR Buildings and Plants page at [www.energystar.gov/buildings](http://www.energystar.gov/buildings).

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.

