

# ComEd® Energy Efficiency Program

## OVERVIEW

# MULTI-FAMILY NEW CONSTRUCTION

Incorporate high-performance energy efficiency measures into your new multi-family or assisted living development!

## THE BASICS

- **One-time financial incentives** for owners of qualifying multi-family buildings or assisted living facilities for beyond-code systems and equipment.
- **Save money and energy** in operation of the building.
- Incentives designed to help achieve an approximate **three-year simple payback** on the package of energy efficiency improvements.
- **Additional incentives available** to design teams who incorporate and document energy efficiency measures for the project.

## INCENTIVE SUMMARY

| REQUIREMENTS <sup>1</sup>                 | INCENTIVE <sup>2</sup>        |
|---|-------------------------------|
| <u>ComEd® Multi-Family Best Practices</u> | <b>\$0.12/gsf<sup>3</sup></b> |
| <u>Advanced Wall Assembly</u>             | + <b>\$0.03/gsf</b>           |
| <u>Advanced Water Heating</u>             | + <b>\$0.01/gsf</b>           |
| <u>ENERGY STAR® Appliances</u>            | + <b>\$0.02/gsf</b>           |
| <u>Advanced Thermostats</u>               | + <b>\$0.02/gsf</b>           |
| <u>Design Team Participation</u>          | See design team workbook      |

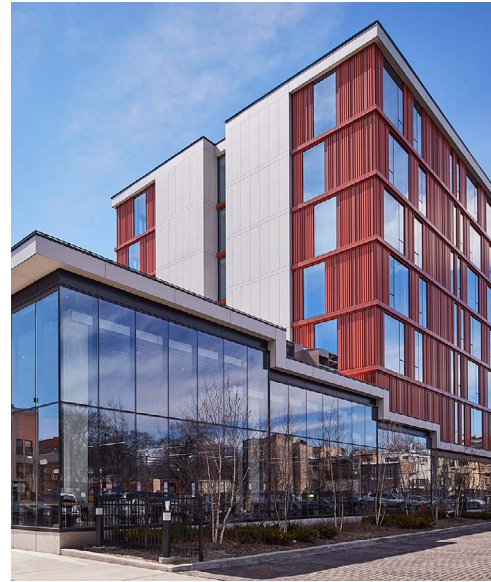


Photo courtesy of Related Midwest.

**APPLY  
NOW!**

For more information, visit  
[ComEd.com/NewConstruction](https://ComEd.com/NewConstruction)  
or call 855-433-2700.

## WORK WITH US EARLY IN THE DESIGN PROCESS



<sup>1</sup> Projects must meet or exceed the prescriptive requirements of 2018 International Energy Conservation Code® (IECC 2018), in addition to the incentive requirements in this table. Incentives are based on exceedance of requirements of IECC 2018 sections C402-C405, C406.3 (reduced lighting power) and C408.

<sup>2</sup> Awarded as a one-time incentive payment at construction completion. Projects with tenant fit-outs under separate scope may divide the incentive into separate base building and fit-out payments. Projects with tenant fit-outs that fail to meet all best practices may still be eligible to receive reduced incentives.

<sup>3</sup> "gsf" is gross square feet of floor area. Rate is applied for the first 1 million square feet. Discounted rates apply for additional building area.

Custom assistance and incentives may be available for certain projects. Contact a ComEd Energy Efficiency Program new construction representative for more information.

Terms and conditions apply. Offers are subject to change.

Actual savings will vary by customer's energy usage and rate.

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The ComEd® Energy Efficiency Program is funded in compliance with state law.



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**REQUIREMENTS & INCENTIVES****APPLY  
NOW!****MULTI-FAMILY NEW CONSTRUCTION****ComEd Multi-Family Best Practices****Instructions:**

1. Enter your multi-family square footage (must be  $\geq 5,000$  sf). →
2. Complete this form by selecting measures to be installed.
3. Incentive amount will be automatically calculated below.
4. Click on each measure for more information.
5. Complete forms for any other area types.
6. Submit this form along with your application..

For more information, visit  
[ComEd.com/NewConstruction](https://www.comed.com/NewConstruction)  
or call 855-433-2700.

**Multi-Family Square Feet:****BEST PRACTICE MEASURES****\$0.12/gsf****Windows**

Total vision glass area may not exceed 40% of the above-grade wall area.

Glazing assemblies (glass plus frame) area-weighted average:

- U-Factor 0.28
- SHGC 0.35 (South, East, and West only)

Class AW Windows:

- Fixed Window U-Factor 0.36
- Operable Window U-Factor 0.43
- SHGC 0.35 (South, East, and West only)

Storefront windows must meet code minimum performance.

**Interior Lighting Power**

Total lighting power density (LPD) in common areas shall not exceed 0.43 W/sf.

For dwelling units, 90% of lamps shall meet the following efficacy requirements:

- 70 lumens per watt for lamps over 40 watts
- 60 lumens per watt for lamps over 15 watts to 40 watts
- 50 lumens per watt for lamps 15 watts or less

**Common Area Lighting Controls**

Install occupancy controls (automatic on/off) capable of reducing lighting power of lobbies, corridors, and stairways by at least 50% after 5 minutes of non-occupancy.

**Exterior Lighting Power**

Install LED fixtures to achieve 0.03 Watts/sf or lower for parking and drive areas.

**Low-flow Plumbing Fixtures**

Install low-flow plumbing fixtures. Kitchen and bathroom faucets must be rated for 1.5 gallons per minute or less and shower heads must be rated for 2.0 gallons per minute or less.

**Heating and Cooling System Efficiency**

Install efficient cooling equipment with rated efficiency 10% higher than code minimum or meeting **CEE Tier I requirements**.

Install gas heating equipment with rated thermal efficiency of 92% or higher (make-up air units excluded).

**Fan Efficiency**

Individual bath and utility fans: 6.0 cfm/W or higher.

Fans over 1 hp: 0.82 W/cfm (constant) or 1.11 W/cfm (variable) or lower.

Continued →

## REQUIREMENTS & INCENTIVES CONTINUED

### ADVANCED MEASURES

**+\$0.03/gsf**

#### Advanced Wall Assembly

Achieve envelope infiltration rate of 0.3 cfm/sf of envelope area or less when tested at 50 Pascals (Pa) (or 0.4 cfm/sf at 75 Pa). Building test shall comply with ASTM Standard E779-10, as applicable, using a whole-building blower door test, a floor isolation blower door test, or compartmentalization testing of no fewer than seven individual dwelling units.

Meet IECC-2018 code requirements for insulation by installing a minimum of R-5 continuous insulation across the entire vertical envelope. The opaque envelope shall meet the assembly U-Factor, C-Factor, or F-Factor requirements based on the area-weighted average (UA method). Calculations must include the entire envelope, not just a representative assembly of the clear field. Thermal bridging at floor-to-wall interfaces, wall-to-corner interfaces, slab edges, window bucks, and balconies must be accounted for.

**+\$0.01/gsf**

#### Advanced Water Heating

All in-unit gas water heaters shall meet Energy Star® requirements.  
All centralized gas water heaters shall have a rated thermal efficiency of 90% or higher.  
Any recirculation loop reheat must operate in condensing mode.

**+\$0.02/gsf**

#### ENERGY STAR® Appliances

All refrigerators, dishwashers, and clothes washers shall be Energy Star® certified.

**+\$0.02/gsf**

#### Advanced Thermostats

Provide all HVAC systems serving dwelling units and common areas with controls that:

- can be accessed remotely (e.g., via smartphone),
- have occupancy sensing functionality to automatically set back temperatures, and
- have seven-day schedule functionality.

**Anticipated Incentive:**

**LEARN MORE**  
**Best Practices Design Guides**

**THINK SOLAR**  
**ComEd.com/Solar**

## DESIGN TEAM WORKBOOK

**MULTI-FAMILY NEW CONSTRUCTION****Design Team Participation: \$1000 + 2% of owner incentive**

To receive the design team incentive, the design team representative must, at a minimum, complete this form accurately by **design completion** and again at **construction completion**. Projects must exceed the requirements of 2018 International Energy Conservation Code® sections C402-C405, C406.3 (reduced lighting power) and C408. For more information, refer to [ComEd.com/NewConstructionMultiFamily](http://ComEd.com/NewConstructionMultiFamily)\*\*

**Submit this completed form to your ComEd Energy Efficiency Program representative.**

|                  |       | <b>SUBMISSION PHASE</b>                        |
|------------------|-------|--|
| Project Name:    | _____ | Interim Design Review<br>Submission (optional) |
| Project Contact: | _____ | Design Completion                              |
| Date:            |       | Construction Completion                        |

| <b>REQUIRED INFORMATION</b>         |  |  |  |
|-------------------------------------|--|--|--|
| Multi-Family* Floor Area:           | gross square feet  | Number of Dwellings:   |  |
| Parking and Drive Area:             | gross square feet  | Window Area:   | % of gross wall area   |
| Corridor and Stair Area :           | gross square feet  | Wall Construction:   | Mass    Steel Frame  |
| Glazing Assembly U-value:           | Btu/hr·ft <sup>2</sup> ·°F   | Wall Assembly U-value:   | Btu/hr·ft <sup>2</sup> ·°F   |
| Glazing Assembly SHGC:              | SHGC   |  |  |
| Dwelling Unit Fixtures:             | Attach schedule of fixture designation, type, watts, and count     |  |  |
| Corridor Lighting Controls:         | % power automatically reduced after                                | minutes of vacancy   |  |
| Common Area Lighting Power Density: | watts/gsf installed  | Attach schedule of fixture designation, type, watts, and count |  |
| Exterior Lighting Power:            | total watts installed  | Attach schedule of fixture designation, type, watts, and count |  |
| Primary HVAC System Type:           | Gas Furnace A/C    VRF    ASHP    WSHP    Other:                   |  |  |
| Heating Set Point Temperature:      | °F   | Cooling Set Point Temperature:                                 | °F or    N/A   |
| Heating Efficiency:                 | Attach schedule of equipment type, capacity, efficiency, and count | Cooling Efficiency:  | Attach schedule of equipment type, capacity, efficiency, and count |
| Fans                                | Attach schedule of equipment type, capacity, efficiency, and count | Thermostats:   | Attach schedule of equipment type, and count                       |
| Water Heaters & Boilers:            | Attach schedule of equipment type, capacity, efficiency, and count | Appliances:  | Attach schedule of equipment type, and count                       |
| Faucet Fixture Flow Rate:           | gpm  | Shower Fixture Flow Rate:                                      | gpm  |

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The ComEd® Energy Efficiency Program is funded in compliance with state law.  
2021 Multi-Family New Construction 1020

\*See separate workbooks for other space types.

\*\* If a project includes multiple building types, design team only gets \$1000 + 2% of owner incentive. The design team will not receive \$1000 + 2% of owner incentive for filling out multiple Best Practice design team worksheets.