



Low-rise Residential New Construction  
Program Opportunity Notice (PON) 2309  
**\$33,272,896 Available**  
**REVISED December 2015**

Program incentives are available for qualified  
Low-rise Residential New Construction projects through February 29, 2016

New York State Energy Research and Development Authority (NYSERDA) Low-rise Residential New Construction Programs (Programs) incorporate the New York ENERGY STAR® Certified Homes Program as well as NYSERDA's offer of eligibility for certain gut rehabilitation projects to participate and receive the alternative New York Energy Smart designation. These Programs are designed and intended to encourage the construction of single-family homes and low-rise residential dwelling units which operate more energy efficiently, are more durable, more comfortable, and provide a healthier environment for their occupants than would otherwise be achieved. Technical assistance and financial incentives are offered to builders and developers, as well as to Residential Energy Services Network (RESNET) Home Energy Rating System (HERS) Providers and their Home Energy Raters to encourage the adoption of progressive building practices among professional homebuilders and developers while stimulating permanent consumer demand for dwellings that are significantly more energy-efficient than code-built homes. Higher incentives are now available, with eligibility based on the achievement of increased levels of energy performance, up to and inclusive of homes which are designed to achieve net zero energy performance through on-site production of at least as much energy as will be used in a year, when accounted for at the site.

These Programs, primarily offered as an enhanced version of the U.S. Environmental Protection Agency (EPA) ENERGY STAR Certified New Homes program, were developed in coordination with the EPA, RESNET, Home Energy Rating Providers and their network of Home Energy Raters, as well as through collaboration with New York State's homebuilders. RESNET has adopted the Mortgage Industry National Home Energy Rating System (HERS) standards as the national procedure for completing a Home Energy Rating to evaluate a newly constructed home's energy efficiency. HERS Standards are recognized by the EPA's ENERGY STAR Certified Homes program.

NYSERDA, as the program administrator, has contracted with Conservation Services Group to provide program implementation and support services. Additional program support is offered by Home Energy Rating Providers and their affiliated Home Energy Raters. PON 2309 serves as the guide for these Programs. All Partnership Agreement Signature Forms should be submitted to:

New York State Energy Research and Development Authority  
Attn: Nicole Angels  
17 Columbia Circle  
Albany, NY 12203

Project-specific questions, including inquiries regarding specific incentive should be submitted to the [Conservation Services Group](#) and as indicated elsewhere in PON 2309 and its various attachments.

Program-related questions regarding the Low-rise Residential New Construction Programs can be submitted to Patrick Fitzgerald at (518) 862-1090, ext. 3385 or [pgf@nyserda.ny.gov](mailto:pgf@nyserda.ny.gov).

Please visit NYSERDA's web site to view the full solicitation at [PON 2309](#), or submit your request to Roseanne Viscusi by fax at (518) 862-1091, by e-mail at [rdv@nyserda.ny.gov](mailto:rdv@nyserda.ny.gov) or by mail to:

Roseanne Viscusi, PON 2309  
NYS Energy Research and Development Authority  
17 Columbia Circle  
Albany, NY 12203-6399

## I. Introduction

The Low-rise Residential New Construction Programs are funded primarily by the Energy Efficiency Portfolio Standard (EEPS) fees paid by electricity and gas distribution customers. NYSERDA, a public benefit corporation established by law in 1975, administers EEPS funds and programs as directed by the Public Service Commission. Other funding sources may be added at the discretion of NYSERDA.

### **What these Programs offer:**

*For Consumers:* New York State homeowners and renters gain access to more energy efficient, healthy, safe, durable, and comfortable newly constructed homes.

*For Builders:* Technical assistance and targeted financial incentives are offered to encourage builders to adopt energy-efficient building design features; and select and install more energy-efficient equipment.

*For Home Energy Rating Providers and their affiliated Home Energy Raters:* Training and technical support are offered, in addition to financial incentives intended to encourage home builders' use of building science professionals.

**How the Programs work:** Builders are offered access to incentives intended to encourage the construction of new residential dwelling units which meet the requirements outlined in this PON 2309. To receive those incentives, the builder must first execute a Partnership Agreement with the EPA's ENERGY STAR Certified Homes program and then with NYSERDA. Builders must hire a Home Energy Rater to verify compliance with relevant requirements of PON 2309. Home Energy Raters must be affiliated with a Home Energy Rating Provider, who provides oversight, training, quality assurance and quality control services in support of their affiliated Home Energy Raters. Individuals acting as their own general contractors in the construction of their new homes can participate, but would be required to execute Partnership Agreements as a Builder with both the EPA's ENERGY STAR Certified Homes program and with NYSERDA.

**To be eligible to participate and receive incentives**, the dwelling unit(s) must be located in one (1) of the following electric or gas utility service territories: Central Hudson Gas & Electric Corporation, Consolidated Edison Company of New York, Inc., New York State Electric & Gas Corporation, National Fuel Gas, National Grid, Orange and Rockland Utilities, Inc., PSEG Long Island<sup>1</sup>, or Rochester Gas & Electric Corporation. Other utility service territories may be added at the discretion of NYSERDA.

For the purposes of these Programs, low-rise residential new construction is defined as the ground-up new construction of dwelling unit(s) contained within residential buildings of not more than three (3) stories in height. Additionally, residential buildings which are more than three (3) stories in height and determined to be eligible to participate in the EPA's ENERGY STAR Certified Homes program will be considered for eligibility on a case-by-case basis. Dwelling units which will be "gut-rehabbed" or fully rehabilitated will also be considered by NYSERDA for eligibility on a case-by-case basis. Buildings which, per the 2010 Building Code of New York State, are defined as Institutional, or are R-1 and primarily transient in nature such as hotels or motels, are not eligible to participate. Eligibility criteria are provided in more detail within [Attachment A of PON 2309](#). Sole discretion for determination of eligibility and access to Program benefits resides with NYSERDA.

**An additional incentive** is offered to eligible homeowners who will occupy the home, if the household income of the newly constructed home's occupant(s) meets the affordable housing criteria as outlined in [Attachment A of PON 2309](#). In limited instances, the project owner may be eligible to request and receive this additional incentive, also as outlined in [Attachment A of PON 2309](#).

---

<sup>1</sup> To be eligible to participate and receive incentives, dwelling units located in PSEG Long Island service territory must use natural gas, propane or oil as the primary heating fuel.

## II. An overview of responsibilities and individual points of contact:

### New York State Energy and Research Development Authority (NYSERDA):

- Program development, administration and oversight;
- Program analysis and evaluation;
- Establishing and administering Program incentives;

### Conservation Services Group, as NYSERDA's Program Implementation and Support Contractor:

- Support Program development;
- Programmatic, technical, and software support services to Program Partners;
- Program liaison with appropriate construction/building science organizations;
- Field support services, including Program-related Quality Control;
- Marketing support and coordination;
- Builder recruitment;
- Builder training, development, delivery and/or facilitation;
- Incentive processing for Builders, Home Energy Raters, Home Energy Rating Providers and home owners, including cooperative advertising incentives;
- Data collection, management and reporting to NYSERDA;

**Honeywell Utility Solutions**, as Program Quality Assurance Contractor hired by NYSERDA. Contact Jim Cleveland at [jim.cleveland@honeywell.com](mailto:jim.cleveland@honeywell.com) for scheduling of Quality Assurance site visit. All other Quality Assurance questions should be directed to Brian Atchinson at [bta@nyserda.ny.gov](mailto:bta@nyserda.ny.gov)

- Implement the Quality Assurance Plan published as Attachment J of PON 2309;

### Builders:

- Construct or erect dwelling units which comply with Program requirements, verified through their submission of the required documentation;

### Home Energy Raters:

- Verification of Builder compliance with Program standards through performance of a confirmed Home Energy Rating and submission of the required documentation;
- Offer assistance to Builder to ensure compliance with Program standards;
- Reporting through submission of software files;

### Home Energy Rating Providers:

- Quality assurance/quality control of affiliated Home Energy Raters;
- Technical Training;
- Home Energy Rater Certification;
- Enforcement of RESNET Standards;
- Home Energy Rater Business Development Training;
- Oversight of the Home Energy Rater's use of Home Energy Rating software;
- Monthly Reporting

### Heating, Ventilation and Air Conditioning Contractors:

- HVAC contractors who are affiliated with NYSERDA as their EPA-required HVAC Quality Installation, Training and Oversight Organization are identified at either of the following:
  - [NYSERDA affiliation, listed by county](#)
  - [NYSERDA affiliation statewide, listed alphabetically](#)
- HVAC Contractors affiliated with an alternative organization to fulfill the EPA's HVAC Quality Installation, Training and Oversight Organization requirements In the State of New York can be viewed by visiting the [U.S. EPA's website](#).