

The Pepco Energy Savings for Business Program offers incentives to eligible customers to help determine the energy performance of their facilities and identify energy saving opportunities by optimizing their existing systems. Building Tune-up Service Providers will examine all building systems for cost-effective savings opportunities, with primary focus on HVAC and control systems.

To take advantage of these incentives, you must meet the following eligibility requirements:

1. Be a Pepco customer and business in the Maryland territory
2. Have an existing facility, as new construction is not eligible for this program
3. Not be a temporary account or a vacant facility

All projects require pre-approval.

All projects MUST receive pre-approval before purchasing equipment or beginning work. Please review the program process and eligibility requirements on the [program website](#) as well as the [Terms and Conditions](#) in this Technical Sheet. Please contact the program office with any questions.

How to Apply:

1. The customer reviews requirements in the [Building Tune-Up Program Guidance Manual](#).
2. The application is completed and submitted via the online [Application Center](#). Pre-approval is required before proceeding. The following supporting information must be included with the application:
 - ✓ Completed and signed [Terms and Conditions \(T&Cs\)](#)
 - ✓ Phase I proposed scope of work and projected cost
 - ✓ EPA Portfolio Manager or CBECS benchmark data
3. The Program reviews submitted documentation, revises and/or requests additional documentation as necessary. A site inspection may be required as part of the pre-approval process.
4. The Program emails the project pre-approval to the customer and Service Provider associated with the Building Tune-up application.
5. The customer or Service Provider submits documentation, as well as the customer signed pre-approval letter and final detailed invoice(s) upon completion.
6. The Program may require a post-installation inspection to verify compliance with program rules, accuracy of program documentation, and equipment operation.
7. The Program distributes the incentive check for Full Building Tune-up to the payee following final approval processing.

Full Building Tune-up Eligibility Requirements

The most cost-effective savings will likely result from larger customers with specific types of facilities. Therefore, facilities must meet the following criteria:

- ✓ Have higher-than-average electrical intensity (kWh/sq. ft.), based on analysis using the EPA ENERGY STAR® Portfolio Manager¹ or DOE CBECS Data².
- ✓ Be more than 2 years old (this requirement recognizes that building less than 2 years old may not have one entire year of utility data to reflect a “fully occupied” building and consistent operating pattern)
- ✓ Have an Energy Management System (EMS) with or without direct digital controls (DDC)
- ✓ Have mechanical equipment in relatively good condition
- ✓ Have unusually high number of occupant comfort complaints
- ✓ Buildings must be larger than 75,000 sq. ft

Only building components that impact electric usage and demand will be considered for incentives. Examples of systems included in the commissioning incentives would include HVAC systems and energy management systems (including lighting control systems).

¹ [Portfolio Manager](#)

² [DOE CBECS](#)

Small Building Tune-up Eligibility Requirements

Facilities must meet the following minimum requirements to be considered for Small Building Tune-up Services:

- ✓ Buildings must be smaller than 75,000 square feet. Industrial process measures in any size facility are eligible.
- ✓ The facility owner must express a commitment to be actively involved in the Small Building Tune-up Services process.

Program Rules and Criteria

- ✓ Review requirements from Pepco Building Tune-up [Program Guidance Manual](#).
- ✓ Projects must be pre-approved following submission of an application
- ✓ Full and Small Building Tune-up projects must be completed within six (6) months of pre-approval. Incentives will be committed to any project for just one (1) year, unless an extension is requested 30 days prior to pre-approval expiration and is approved by the Program

Incentives

Incentives for Full Building Tune-up are provided after the project is completed.

Full Building Tune-up Incentives

| Building Type | Incentive |
|-----------------|--|
| Single Building | 85% of project cost, capped at \$0.25/kWh and \$3.00/Therm saved annually, and \$200,000 per project |
| Campus Building | 85% of project cost, capped at \$0.25/kWh and \$3.00/Therm saved annually, and \$300,000 per project |

Small Building Tune-up Incentives

| Building Type | Incentive |
|---------------------------|--|
| Buildings < 75,000 sq. ft | 85% of project cost, capped at \$0.25/kWh and \$3.00/Therm saved annually, and \$200,000 per project |

Pepco Energy Savings for Business Program

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