



2026 Residential New Construction Program Requirements and Submission Checklist

Energize ConnecticutSM

General Participation Requirements

To participate in the Residential New Construction (RNC) program, dwelling units/buildings must meet the technical requirements listed on this form. Home Energy Rating Systems® (HERS) Raters should fill out the “Initial Plan” section of the Residential New Construction Program Project Application (“Application”) in its entirety. The RNC program is an all-electric program for space heating, domestic hot water and cooking.

Building Type Participation:

A. The following building types are eligible for RNC program participation:

- Detached dwelling units (e.g., single family homes)

OR

- Dwelling units in any residential building with five units or fewer

OR

- Dwelling units in any residential building with four stories or fewer above grade, where the dwelling units are individually metered for electricity and have their own dedicated HVAC systems for space conditioning

Multifamily buildings with five stories above grade or greater can participate through the RNC high-rise pathway, otherwise known as the Path 1 or Path 2 Energy Use Intensity (EUI) reduction pathway. Contact the utility for Whole Building Performance (WBP) program requirements.

- #### B. New construction can include significant gut rehabilitation 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. Significant gut rehabilitation projects must be able to meet all program requirements in order to participate. Change of use, reconstruction, or adaptive reuse projects that are limited in scope due to historic preservation requirements (i.e. CT-State Historic Preservation Office (SHPO) requirements) may be eligible to participate through the Commercial New Construction (CNC) Paths 1 and 2 approaches. For purposes of this program, gut-rehabbed buildings must expose all exterior walls and have a plan in place to reinsulate, or for the existing insulation to meet Residential Energy Services Network® (RESNET) Grade 1 standards. Additionally, the remainder of the thermal envelope (ceilings, floors, etc.) must be reinsulated or inspected to meet RESNET Grade 1 standards. Gut-rehabbed buildings must also replace all existing windows or verify that existing windows meet the current ENERGY STAR® certified window standards.

Homes outside of these guidelines may be eligible to receive incentives under other utility programs, contact your utility Sponsor for more details.

Program Compliance Requirements for HERS Ratings:

A. General Requirements

- Homes following the HERS Rating path must use a RESNET-certified HERS Rater approved in Connecticut. A listing can be found on EnergizeCT.com
- It is encouraged that the project's initial Application is submitted to the respective utility before construction. The cut-off time period for submitting the initial Application is prior to the completion of framing. For multifamily projects, initial Applications should be received prior to 90 percent construction drawings ('CD').
- Each participating dwelling unit must have its own verified Ekotrope or file submitted electronically to the utility. The Ekotrope or file must be the final version and contain a RESNET Registry ID.
- The RNC program will recognize sampling procedures per RESNET standards. Utilities will verify that the HERS Rater and their HERS Provider are RESNET approved to conduct sampling.
- The primary use of the building must be for a residential purpose. In a mixed-use building, the dwelling units, sleeping units and common space combined must exceed 80 percent of the building's conditioned square footage. Parking garage square footage is excluded from this calculation. Common space includes any spaces in the building that serve a function in support of the residential portion of the building that is not part of a dwelling or sleeping unit. This includes spaces used by residents such as corridors, stairs, lobbies, laundry rooms, exercise rooms, residential recreation rooms and dining halls, as well as offices and other spaces used by building management administration or maintenance in support of the residents. Assisted living and skilled nursing facilities that meet the definition of Senior Care Communities are not eligible for the RNC program but may be eligible for the CNC program. Dormitories and residence halls also fall under the CNC program guidelines.

B. Technical Requirements

- Must install whole-home mechanical ventilation that meets American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) 62.2 guidelines. Examples of ventilation options include exhaust-only, supply-only or balanced systems. System must be tested by HERS Rater for properly configured air flow.
- Must install ENERGY STAR certified LED lighting in 100 percent of lighting fixtures. Exceptions can be made on a case by case basis if

LED products are not available or not appropriate for a specific fixture in the home.

- Must have an ENERGY STAR certified refrigerator, clothes washer, clothes dryer and dishwasher.
- In order to verify the thermal envelope, the HERS Rater is required to perform a visual inspection prior to drywall using the most current version of the International Energy Conservation Code (IECC) Air Barrier and Insulation Inspection Component Criteria (Table 402.4.2). The thermal envelope must be installed to RESNET Grade 1 standards.
- A post-construction blower door test must be conducted and must meet current energy code requirements.
- If the dwelling unit contains air ducts for heating and/or cooling supply, a post-construction duct leakage test must be conducted and must meet current energy code requirements.
- Heating and cooling equipment sizing must be submitted and reviewed by HERS Rater in accordance with the most current version of IECC Section R403.6.
- Single family homes applying and qualifying for Tier 2 and 3 HERS Rating must meet the 2026 PV-Ready and 2026 EV-Ready Checklists (Connecticut Version). Homes not meeting the requirements will only be eligible for Tier 1 HERS rebates. Any unforeseen reasons that cause a project to not meet the PV-Ready or EV-Ready requirements can be discussed with the utility for further review.
- For Tier 3 applicants, rebates will be paid below a HERS of 40 and to a maximum of a HERS of 0. Tier 3 applicants must meet the requirements of the 2026 PV-Ready and EV-Ready Checklists.
- If an electric resistance storage water heater is used to provide domestic hot water, the Energy Factor (EF) must be at least 0.95 (Uniform Energy Factor (UEF) ≥ 0.93), R-4 pipe insulation must be installed, kitchen faucets must be ≤ 2.0 gpm and at least 2/3 of all toilets, bathroom faucets/aerators and showerheads must be WaterSense® certified or equivalent.
- For single family attached and multifamily projects, if an integrated heat pump water heater (HPWH) is used to provide domestic hot water, the Energize CT Multifamily Heat Pump Water Heater Guidelines must be met and verified by the HERS Rater. Where the guidelines cannot be met in their entirety for the given installation, an HPWH shall be modeled with a UEF of 0.95.



2026 Residential New Construction Program Requirements and Submission Checklist

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2026 Residential New Construction Application Submission Checklist:

The checklist below is intended to ensure that builders, contractors, homeowners or other applicants of the 2026 RNC program have included all necessary documentation and information required for rebate approval. To initiate participation in the RNC Program, the Participant, or the Participant's HERS Rater may be required to provide initial documentation that supports project planning and verification. These documents are standard for permitting, zoning, or financing and should already be part of the project's design package. The intent is to confirm project scope, timeline, and eligibility.

Required Paperwork:

Paperwork required to be submitted prior to construction (all projects):

- Applicant or HERS Rater will submit the completed Application with the "Initial Plan" indicating the "Estimated Total" rebate inclusive of all necessary signatures
- Income verification form if project qualifies for affordable housing incentives

Additional initial documentation required to be submitted prior to construction for single family and single family attached developments of ten or more units:

1. Drawing Set

- A current set of architectural drawings for at least 50% of the unit type(s) included in the project¹.

2. Site Plan / Site Map

- A site plan showing lot boundaries & building footprints

3. Construction Schedule or Construction Narrative

- A construction schedule identifying major milestones and anticipated completion dates OR
- A brief narrative describing the construction sequence and estimated timeline (e.g. "Two units will receive Certificate of Occupancy each month starting in June 2026", etc.)

Additional initial documentation required to be submitted prior to construction for multifamily apartment developments of ten or more units:

1. Drawing Set

- A current set of architectural drawings for at least 50% of the building and or dwelling unit type(s) included in the project¹

2. Site Plan / Site Map

- A site plan showing lot boundaries & building footprints

3. Construction Schedule or Construction Narrative

- A construction schedule identifying major milestones and anticipated completion dates OR
- A brief narrative describing the construction sequence and estimated timeline (e.g. "Building A will be completed in June 2026; Building B in August 2026; Building C in September 2026", etc.)

4. Unit Mix Summary

A table or schedule showing:

- Total number of buildings
- Total number of dwelling units
- Breakdown by unit type (e.g. 1 BR, 2 BR, 3 BR)
- Square footage for each unit type

¹At a minimum, drawing set requirements should include floor plans, building elevations, building sections and typical roof and wall assemblies.

Paperwork Required to Be Submitted After Construction Has Been Completed:

- Applicant or HERS Rater will submit the completed application with the "As Built" conditions, indicating the "Installed Total" rebate requested as well as the required documentation (as applicable) outlined below:
- Electronic Ekotrope file
 - Eversource customers:** email Nick Jones at nicholas.jones@eversource.com
 - United Illuminating customers:** email ui.rnc@uinet.com
- HERS Rater must submit a final Home Energy Rating Certificate (HERC) after successful verification by the HERS Rater's provider
- All bonus certification documentation (if applicable)
- AHRI certificates for mechanical systems
- Low Income Verification Letter, available through the utility (if applicable)
- 2026 RNC PV Readiness Checklist (if applicable)
- 2026 RNC EV Readiness Checklist (if applicable)

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