

Triple Decker Retrofit Pilot: Market-Rate

Application Form

Overview

The [Triple Decker Retrofit Pilot](#) will build upon the lessons learned from MassCEC's [Triple Decker Design Challenge](#) to demonstrate cost-effective strategies for decarbonizing small multi-family buildings. This demonstration pilot will produce real-world examples of all-electric building retrofits, and subsequently help inform future efforts to rapidly scale all-electric retrofits.

MassCEC is seeking applicants for the Triple Decker Retrofit Pilot's **market-rate track** who are committed to decarbonizing their triple deckers. Participants will receive a decarbonization assessment and a decarbonization plan, in addition to financial incentives to implement some or all of the recommended decarbonization measures.

MassCEC anticipates awarding approximately 10 triple deckers under this program, with at least 3 of these awards going toward triple deckers adding new units on the site of an existing triple decker.

For more information about the Triple Decker Retrofit Pilot, please visit the [pilot webpage](#). To apply, please complete this application form.

If you have any questions, please reach out to buildings@masscec.com.

Note: if your triple decker has multiple owners, please only submit one application for the building. If you have multiple triple deckers that you would like to be considered for this pilot, please submit one application per building.

Contact Information

Full Name *

First Name

Last Name

Organization (if applicable)

Email Address *

Phone Number *

Please enter a valid phone number.

Are you the owner of the project site? *

- Yes, entire building
- Yes, one of the units within the building
- No

Note: If the project site has multiple owners (e.g., three condo owners), all owners must submit a signed Attachment A (Signature and Acceptance Form) and all owners must have a clear budget and plan for how they will work together.

Project Site Address *

Street Address

Street Address Line 2

City State

Zip Code

Mailing Address (if different from the project site address)

Street Address

Street Address Line 2

City State

Zip Code

Pilot Requirements

The Triple Decker Retrofit Pilot: Market-Rate Program Manual is available [here](#).

Have you reviewed the Program Manual, including the minimum project requirements (included below) to participate? *

Yes

Minimum Project Requirements (from Section 2.3 of the Program Manual)

In order to receive an award under the Pilot, all projects must meet the following Minimum Project Requirements:

- Full electrification of all building systems and appliances:
 - Including heating, cooling, ventilation, domestic hot water, and all appliances
 - Air-source heat pumps must meet NEEP's cold-climate air-source heat pump specification and other heating solutions (e.g., ground-source heat pumps, variable refrigerant flow heat pumps, air-to-water heat pump) should have a similar level high efficiency and cold-climate performance.
 - Project must include decommissioning or turning off fossil fuel infrastructure
- Weatherization:
 - Comprehensive plan for air sealing the entire building (including roofs and basements)
 - Insulation:
 - Walls: Wall cavities must be fully insulated and additional insulation will be encouraged for any building with siding replacement planned
 - Basement: Comprehensive plan for insulation that will require access to the entire foundation and may require basement waterproofing improvements.
 - Roof: Comprehensive plan for insulation which may need to be paired with roof replacement of flat roofs or interior replacement of third-floor ceiling drywall
 - In general, applicants should be prepared to act on recommendations that go beyond standard Mass Save weatherization practices, such as deeper approaches to air sealing and insulating roofs, walls, and basements.
- Ventilation:
 - Must meet the ASHRAE 62.2 ventilation standard
 - Bathroom and kitchen exhaust fans will be required
 - All projects will be evaluated for the opportunity and need for energy or heat recovery ventilation that meet the following criteria:
 - HVI certified
 - Sensible Recovery Efficiency (SRE) @32F > 75% at design air flow
 - ECM Motor required

If selected for the pilot, are you prepared to meet the minimum project requirements? *

Yes

No

Unsure

If no or unsure, please describe any questions or concerns you may have about the minimum pilot requirements.

Project Site Information

Is the project site your primary place of residence year round? *

Yes

No

Are all of the units in the project site occupied year round? *

Yes

No

When was the project site built? *

Project sites must have been built before 1970 to be eligible for the pilot.

How many stories (not including an unfinished attic or basement) is the project site? *

Please select the option that best describes the project site's attic. *

Finished

Unfinished

The project site doesn't have an attic

Please select the option that best describes the project site's basement. *

- Finished
- Unfinished
- The project site doesn't have a basement

If known, please provide the year the current roof was installed. An estimate is acceptable.

If known, please provide the year the current siding was installed. An estimate is acceptable.

How many units does the project site have? *

Project sites must have 3 units to be eligible for the pilot.

Unit Information

| | Occupied By | Number of Occupants | Square Footage | Number of Bedrooms | Number of Bathrooms | Monthly Rent (if applicable) |
|------|-------------|---------------------|----------------|--------------------|---------------------|------------------------------|
| Unit | | | | | | |
| 1 | | | | | | |
| Unit | | | | | | |
| 2 | | | | | | |
| Unit | | | | | | |
| 3 | | | | | | |

If applicable, please describe any housing subsidies that you or any of your tenants use (e.g., Section 8 vouchers) and/or if you are aware with you or any of your tenants are below 60% of state median income.

Answers to this question will help MassCEC determine whether your project site is eligible for a higher level of incentives from Mass Save.

Is there anything else about your triple decker that you would like us to know?

MassCEC is interested identifying triple decker decarbonization approaches that do not result in the displacement of current tenants or increase their total housing costs (i.e., rent plus utilities). If applicable, please share any thoughts you have so far about whether the triple decker's current tenants would remain in place after the decarbonization project was complete and whether the rent would be impacted by the decarbonization project.

Energy & Utility Information

Heating & Cooling Information

| | Current Primary Heating Fuel | Current Primary Heating Distribution System | Current Primary Cooling Strategy |
|-------------|-------------------------------------|--|---|
| Unit | | | |
| 1 | | | |
| Unit | | | |
| 2 | | | |
| Unit | | | |
| 3 | | | |

How many electric utility meters does the project site have? *

Please select the option that best describes the account holders of the electricity meters at the project site. *

The applicant is the account holder for all of the meters

The applicant is the account holder one or more of the meters, and tenants are the account holders for the other meters

The tenants are the account holders for all of the meters
Each condo owner is the account holder for their own meter

How many gas utility meters does the project site have? *

Please select the option that best describes the account holders of the gas meters at the project site. *

- The applicant is the account holder for all of the meters
- The applicant is the account holder one or more of the meters, and tenants are the account holders for the other meters
- The tenants are the account holders for all of the meters
- Each condo owner is the account holder for their own meter
- This building does not have gas service

Are you comfortable sharing your triple decker's energy bills with the pilot's Home Decarbonization Advisor and having them monitor your electrical usage? This data will be used to understand the impacts of decarbonization and will only be shared publicly as anonymous data. See Program Manual for more details. *

- Yes
- No
- Unsure

Are your tenants or other other owners comfortable sharing their energy bills with the pilot's Home Decarbonization Advisor and having them monitor their electrical usage? This data will be used to understand the impacts of decarbonization and will only be shared publicly as anonymous data. See Program Manual for more details. *

- Yes
- No
- Unsure

Decarbonization Projects

Please select the option that best describes the status of each of the following decarbonization measures, appliances, equipment, building renovations, and purchases related to the project site.

| | Recently Completed (all units) | Recently Completed (some units) | Planning to Do (all units) | Planning to Do (some units) | Would Consider (all units) | Would Consider (some units) | Not Interested (for any unit) |
|---|--------------------------------|---------------------------------|----------------------------|-----------------------------|----------------------------|-----------------------------|-------------------------------|
| Weatherization, envelope improvements, or ventilation | | | | | | | |
| Heat pumps | | | | | | | |
| Heat pump water heater or solar hot water | | | | | | | |
| Electrical upgrades or barrier mitigation | | | | | | | |
| Electric range/stove | | | | | | | |
| Electric dryer | | | | | | | |
| Solar photovoltaic | | | | | | | |
| Solar photovoltaic battery storage | | | | | | | |
| Electric vehicle | | | | | | | |
| Electric vehicle charger | | | | | | | |
| Outdoor yard equipment | | | | | | | |
| Multiple windows or doors replacement | | | | | | | |
| New roofing | | | | | | | |
| New siding | | | | | | | |
| Major remodel (not including kitchen) or addition | | | | | | | |
| Kitchen remodel | | | | | | | |
| Finish basement | | | | | | | |
| Finish attic | | | | | | | |

Adding New Units

Are you planning to add one or more new units to the project site as part of this project? *

Yes

No

Unsure

If you are planning to add new units, how many new units would be added to the property?

If you are planning to add a new units, please describe your current plans for the new units, including where would they be located (e.g., on top of existing structure, beside existing structure) and any energy efficiency, electrification, or renewable features that are planned at this time.

General Information

Please describe why you are interested in participating in this pilot. Suggested length of 300-1000 words. *

If the project site has multiple owners, describe how the owners will work together to execute this decarbonization project and what the available budget is to complete this work (in addition to the MassCEC incentive).

How did you hear about this pilot? Check all that apply. *

MassCEC email

MassCEC social media (Facebook, Instagram, Twitter, or LinkedIn)

All In Energy