

Commercial, Industrial, and Public Sector New Construction Incentives Application

January 1 through December 31, 2025

DIRECTIONS: Please save a copy of this form to your computer by selecting "FILE/SAVE AS" before entering text and numbers. Then fill in your information electronically and select "SAVE." Note that this form requires the current Adobe Reader® version to function properly. Download the most recent version of Adobe Reader® at <https://get.adobe.com/reader/>.

STEP 1: Submit Screening Form and Design Documentation

- Ensure your project meets the following requirements:
 - Project is in design phase prior to permit date.
 - Scope includes significant upgrades to at least two of the following four building energy systems: Envelope – Primary HVAC Equipment – Lighting – Qualifying Refrigeration Systems
 - Project will exceed the current Illinois Energy Conservation Code requirements for energy efficiency.
 - Project is at least 5,000 square feet and involves new construction or major renovation.
 - Building must be a commercial building as defined by state and local building codes.
- Submit the screening form to the ComEd team or email it to BusinessEE@ComEd.com.

STEP 2: Submit Application

- Fill out and complete this application.
- Sign this application.
- Engage with the ComEd Team and receive technical assistance.

STEP 3: Sign and Return Measure Incentive Reservation

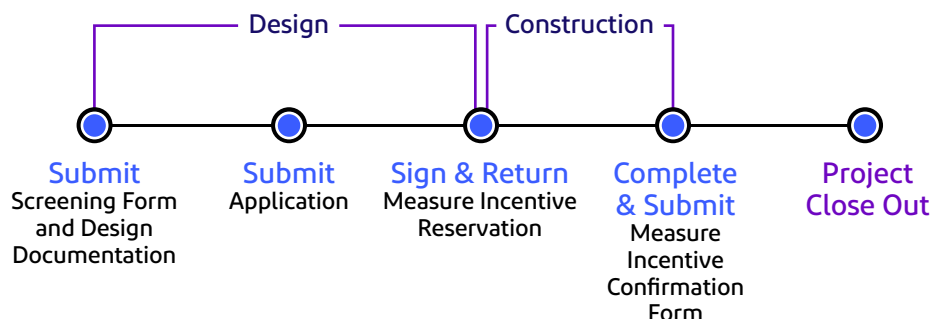
- Once the technical assistance process is complete, you will receive a Measure Incentive Reservation (MIR) and energy model report (i.e. [Multi-Family](#), [Office](#), [Warehouse](#)) estimating potential energy incentives for your project.
- Complete, sign and return Measure Incentive Reservation form within 30 days.

STEP 4: Complete the Measure Incentive Confirmation Form and Submit

- Upon project completion, provide documentation verifying the installed measures (construction documents, contractor ICC certification, manufacturer cut sheets, invoices, shop drawings, etc.)
- A copy of your IRS Form W-9 is required.
- Complete and sign the Measure Installation Confirmation (MIC) and return it with all required documentation to authorize incentive payment.

STEP 5: Project Close Out

- Receive incentive payment.



For More Information

Visit: ComEd.com/NewConstruction

Applicant Information (Required)

All fields are required. Application must be signed by the customer.

SECTION 1: Project Information

Project Name:	Building Area (minimum 5,000 sq. ft.):		
Address:	City:	State:	ZIP code:

Measure Installation Information

Please be aware that legislation requires ComEd to collect project installation information.

Prior to any incentive or rebate payout, the ComEd Energy Efficiency Program is responsible for verifying that an Energy Efficiency Service Provider or installing contractor is certified, and recertified by the ICC by June 1st each year, for the installation of applicable measures. This does not apply to customers who choose to self-install the applicable measure(s). Information concerning ICC certification and recertification requirements, instructions and rules can be found at: [ICC EE Installer Certification](#).

I acknowledge that pursuant to Section 16-128B of the Illinois Public Utilities Act, ComEd cannot issue certain incentives or rebates unless it is provided with:

1. certification that measures were self-installed by the ComEd customer, or
2. evidence that the measures were installed by an installer certified with the Illinois Commerce Commission.

As a ComEd customer, select how your project will be installed:

I will use my own staff to self-install my project

I will purchase equipment from a contractor, but will use my own staff to self-install my project

I will use an ICC Certified service provider, contractor or subcontractor to install my project where the incentive per measure is greater than \$300 (a ComEd outreach professional will contact you at time of measure incentive reservation to collect installer information)

Payment of incentives requires compliance with requirements as described in the Terms and Conditions mentioned below. I verify that the information provided herein is true and correct. Signing of this application indicates that I have read and accept the above as well as the Terms and Conditions listed herein.

ComEd Customer Authorized Signature:

Print Name/Title:

Date:

Contact Information for Project Team

SECTION 2: ComEd Account Owner Information

Name:	Title:	Company:		
Address:		City:	State:	ZIP code:
Telephone:	Ext. #:	Email:		

Owner (if different from above)

Name:	Title:	Company:		
Address:		City:	State:	ZIP code:
Telephone:	Ext. #:	Email:		

Architect or Design Team Lead

Name:	Title:	Company:		
Address:		City:	State:	ZIP code:
Telephone:	Ext. #:	Email:		

Diverse Vendor: MBE WBE WOSB VOB PDBE owned LGBTQ owned Unknown Not applicable

Energy Consultant

Name:	Title:	Company:		
Address:		City:	State:	ZIP code:
Telephone:	Ext. #:	Email:		

General Contractor or Equivalent

Name:	Title:	Company:		
Address:		City:	State:	ZIP code:
Telephone:	Ext. #:	Email:		

Diverse Vendor: MBE WBE WOSB VOB PDBE owned LGBTQ owned Unknown Not applicable

Mechanical Engineer

Name:	Title:	Company:		
Address:		City:	State:	ZIP code:
Telephone:	Ext. #:	Email:		

Diverse Vendor: MBE WBE WOSB VOB PDBE owned LGBTQ owned Unknown Not applicable

Electrical Engineer

Name:	Title:	Company:		
Address:		City:	State:	ZIP code:
Telephone:	Ext. #:	Email:		

Diverse Vendor: MBE WBE WOSB VOB PDBE owned LGBTQ owned Unknown Not applicable

Participation Summary

1. Check project eligibility

Eligible projects include the new construction of a building or an addition or major renovation to an existing building. Projects must include significant beyond-code upgrades, improving at least two of the following four building systems: envelope, primary HVAC equipment, lighting and qualified refrigeration systems. Eligible projects must exceed the requirements of the current Illinois Energy Conservation Code. Significant collaboration with the ComEd team throughout the technical assistance process is a requirement for accepted projects. To be considered for eligibility, applicants need to complete a Project Screening Form prior to submitting an application. All applications should be submitted as early as possible in project planning. Projects are ineligible if a bid has been issued for equipment, equipment has been purchased, or final construction documents have been created.

2. Contact us

We are here to support your project. Contact us while the project is early in the planning process if you have questions regarding eligibility, how to apply, or specific energy efficiency design strategies or technologies.

3. Submit your application

Your submission of the new construction application starts the review process but does not guarantee acceptance. By completing the application, we can best assist you in determining your project's eligibility. Please send available design documentation when you submit your application. All customer information will be held in confidence. Requested information could include: project schedule, plans, specifications or scope-of-work documents.

4. Review, sign and return terms and conditions (ComEd customer)

For final acceptance into the program, the attached terms and conditions must be reviewed, signed and returned by the ComEd customer (or future customer) with the application.

5. Collaborate with our team

Upon acceptance of your project, you will collaborate with our team to determine the optimal energy-efficient strategies to include in the design of your project.

6. Sign and return your measure incentive reservation

Once the technical assistance process is complete, the team will provide you with a measure incentive reservation outlining the incentive-eligible efficiency

measures that have been identified for the project. The ComEd customer must sign and return the reservation form within 30 days to reserve the new construction incentive. Provide additional project documentation necessary to verify installed measures, as requested.

7. Complete the project

Continue to collaborate with our team and inform us of changes that impact the energy efficiency of the design. Immediately inform our team of any changes to the project completion timeframe. Unreported project completion delays can result in incentive ineligibility.

8. Support verification

A site visit may be required to verify the installation of design strategies and equipment identified in the measure incentive reservation. Payment of your incentive will occur after verification of installed measures has been completed. The team may also require additional documentation for installed measures, and will make the final determination of energy reduction and corresponding incentives. Such documentation may include lighting layout descriptions, construction documents, façade area takeoffs, manufacturer cut sheets, invoices and shop drawings. Additional data collection could include metering, monitoring, interviews and utility bill data analyses. The customer must allow access to energy use data, project documents and the facility where the measures were installed for a period of five years after receipt of incentive payment.

9. Sign and return your measure installation confirmation

After the incentivized measures have been verified, the team will provide you with a measure installation confirmation outlining the final energy savings estimate and incentives. The ComEd customer must sign and return the confirmation form within one week to start the incentive payment process. A copy of your IRS Form W-9, "Request for Taxpayer Identification Number and Certification," is also required. Customers without a Federal Employer Identification Number (FEIN) are ineligible for incentives.

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Participation Summary

Additional eligibility information

Financial incentive “stacking,” or receipt of multiple financial incentives for identical energy efficiency upgrades from more than one utility program, is not allowed. All projects must be located in the ComEd service territory, pay into the Energy Efficiency and Demand Response Adjustment (Rider EDA) and receive their electricity over ComEd wires, regardless of retail electric supplier. The following technologies or approaches are not eligible for technical assistance or financial incentives through the new construction offering: renewable energy, combined heat and power, on-site generation, thermal storage or peak shifting. Energy savings from combined heat and power systems are not eligible for technical assistance or financial incentives through the new construction offering, but may be eligible for another ComEd Energy Efficiency Program offering.

For more information

To apply or to discuss your project, incentives and technical assistance provided by the program, please contact the team:

Email: BusinessEE@ComEd.com or PublicSectorEE@ComEd.com

Call: **855-433-2700**

Visit: ComEd.com/NewConstruction

Terms and Conditions

Commonwealth Edison Company (ComEd) is offering new construction services with incentives under the ComEd® Energy Efficiency Program to facilitate the implementation of cost-effective energy efficiency improvements for non-residential (commercial and industrial) customers. The program offers electric incentives for projects in ComEd territory and gas incentives for Nicor Gas territory projects.

Effective dates

Incentives for applicable new construction and major renovation projects are offered until December 31, 2025, or until approved funds are exhausted. The effective dates of the new construction offering and application submittal requirements are as follows:

- Program year budgets and plans will be made available toward the end of the existing program year. At the current time, incentives are available through December 31, 2025.
- Projects with estimated completion dates beyond December 31, 2025, will be considered on a case-by-case basis. Projects that are accepted will be required to document progress on design and construction to maintain and extend incentive reservation.

Incentive and project eligibility

Financial incentive “stacking,” or receipt of multiple financial incentives for identical energy efficiency upgrades from more than one utility program, is not allowed. Incentives are available through the new construction offering to nonresidential customers within the ComEd service territory who pay into the Energy Efficiency and Demand Response Adjustment (Rider EDA) and receive their electricity over ComEd wires, regardless of retail electric supplier. Funds are limited and subject to availability.

Customers may receive up to \$2 million in customer incentives paid per calendar year per ComEd account from the ComEd Energy Efficiency Program for the following program offerings:

- Standard
- Custom
- Industrial Systems
- Retro-Commissioning (RCx)
- Strategic Energy Management (SEM)
- Non-residential New Construction

This maximum calendar year incentive cap is not based per project, but rather applies to any combination of incentive funding from the offerings noted above (excluding Energy Efficiency Service Provider fee payments) received in the calendar year from the ComEd Energy Efficiency Program on the same account. Incentive cap may be waived at ComEd's discretion.

All accounts that an eligible large private energy customer

has chosen to and been approved to opt out of the ComEd Energy Efficiency Program for the period beginning January 1, 2025 may not contribute to or participate in the ComEd Energy Efficiency Program as of January 1, 2025.

Project requirements under the ComEd Energy Efficiency Program include the following:

- Projects must involve measures that result in a permanent reduction in electrical energy usage (kWh) due to an improvement in system efficiency. All projects must meet ComEd's cost-effectiveness requirements.
- Equipment must be installed and operational before incentive payment can be issued.
- Equipment must be new (not used or rebuilt, and not for resale) and used at the address for which savings are claimed.
- Replaced equipment must be permanently removed. All removed materials, including lamps and ballasts containing polychlorinated biphenyls (PCBs), must be permanently taken out of service and disposed of in accordance with local codes and ordinances. Resale of replaced equipment is expressly forbidden.
- Any measures installed at a facility must be sustainable and provide 100 percent of the energy benefits as stated in the application for a period of five years or for the life of the project, whichever is less. If the customer ceases to be a delivery service customer of ComEd or removes the equipment or systems at any time during the five-year period or the life of the project, the customer may be required to return a prorated amount of incentive funds to ComEd.

Projects that are not eligible for an incentive include, but are not limited to, the following:

- Fuel switching from electric to gas
- On-site electricity generation (except as part of a qualifying combined heat and power project).
- Energy savings due to combined heat and power systems are not eligible for incentives through the new construction offering, but may be eligible for a custom incentive.
- Projects involving gas-driven equipment in place of electric equipment (such as a chiller).
- Projects focused primarily on power factor improvement.
- Projects that involve peak-shifting (and not kWh savings).
- Renewables.

Incentive Payments

Customers without a Federal Employer Identification Number (FEIN) are ineligible for incentives.

Measure incentive reservation

Issued to the project owner, a measure incentive reservation is an estimate of energy savings; and the resultant estimated

Terms and Conditions

incentives for which the project will qualify if implemented according to team recommendations. The reservation form must be signed and returned within 30 days of issue.

Funds are reserved for the project when a signed, measure incentive reservation is received. Applicants are encouraged to call 855-433-2700 if they have any questions about documentation requirements.

Inspections

The team reserves the right to inspect all projects to verify operation conditions, compliance with the program rules and the accuracy of project documentation. This may include pre-installation and/or post-installation inspections, detailed lighting layout descriptions, metering, monitoring, data collection, interviews and utility bill data analyses. The customer must allow access to project documents and the facility where the measures were installed for a period of five years after receipt of incentive payment.

Measure installation confirmation

Upon project completion and verification of installed measures, a measure installation confirmation will be issued listing final savings and incentive amounts. Prior to issuance of the measure installation confirmation, the team reserves the right to request additional supporting documentation as deemed necessary to ensure project eligibility and to verify that the expected energy savings will occur. Requested information could include: plans, specifications, manufacturer's information, scope of work documents, invoices and purchase orders. Project invoices should provide sufficient detail to separate the project cost from the cost of other services such as repairs and building code compliance. All customer information will be held in confidence.

The location or business name on the invoice must be consistent with the information listed on the measure installation confirmation. The confirmation and all required supporting documentation should be received by November 15, 2025 to be applicable for the 2025 calendar year.

Evaluation, measurement and verification

The ComEd Energy Efficiency Program is evaluated annually by an independent third-party evaluator, as required by law. The customer's completed project may be selected for evaluation. Depending on the nature of the project, evaluation may include measurement and verification (M&V), the process of monitoring, measuring and/or verifying data related to equipment operation and electrical consumption. Upon reasonable notice, the customer agrees to participate fully in the evaluation process by allowing access to the facility where the project took place and providing information and access to data required for M&V to the program's evaluator.

Requirements for new construction project electricity and gas savings calculator

The customer will be responsible for repayment of incentives if program terms and conditions are violated as determined

by ComEd. The team is solely responsible for the final determination of the annual energy savings to be used in calculating the incentive amount. The annual electricity and gas savings will be calculated using industry-accepted engineering algorithms or simulation models. The applicant must provide the new construction team with requested information necessary to calculate potential savings.

Tax liability

Incentives may be taxable under federal and state tax codes and, if greater than \$600, may be reported to the IRS unless the customer is exempt. The team is not responsible for any taxes that may be imposed on your business as a result of your receipt of this incentive.

Disputes/governing law

This application shall be exclusively governed by and interpreted in accordance with the laws of the State of Illinois. Any litigation between the parties shall be prosecuted only in the state or federal courts located in Cook County, Illinois.

Toxic materials

Neither the team, nor its consultants, contractors and/or subcontractors, shall have any responsibility for the discovery, presence, handling, removal, disposal of, or exposure to hazardous materials of any kind in connection with customer's facility, including without limitation, asbestos, asbestos products, PCBs or any other toxic substances.

Limitations of liability

The customer shall independently evaluate any advice or information offered by the new construction team related to estimates of energy savings or program costs and is solely responsible for the selection and implementation of Energy Conservation Measures (ECMs).

In no event will the team, its consultants, contractors and/or subcontractors, be liable for the customer's failure to achieve a specified amount of energy savings, the operation of the customer's facilities or any incidental or consequential damages of any kind in connection with this application or the implementation of ECMs at the customer's facilities.

In no event will the team be liable to you for any lost profits, lost savings or incidental, indirect, special or consequential damages arising out of the customer's participation in this program. Further, any liability attributed to a member of the team under this program shall be individual, and not joint and/or several among the new construction team members.

Each party hereby agrees to defend, indemnify and hold harmless the other party, its consultants, contractors and subcontractors, ("Indemnified Parties") from and against any third party claims, damages, losses, liability, costs (including attorney's fees and expenses) for bodily injury to any person (including death resulting therefrom) and property damage arising out of or in connection with the program, except to the extent such claims, damages, losses, liability and costs are caused by the other party.

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Disclaimer

ComEd, in its sole discretion, may change any of the terms and/or conditions of this program upon 30 days written notice to customer and/or service provider. The team does not guarantee that certain energy savings will be achieved and does not make any warranties associated with the measures eligible for incentives under this program. The team has no obligations regarding, and does not endorse or guarantee, any claims, promises, representations, or work made or performed, or equipment furnished or installed by any contractors, subcontractors, or vendors that sell or install energy-efficiency measures.

The customer shall be entitled to the energy cost savings realized by the customer that result from the installation of ECMs at the customer's site. In consideration of the services provided by the team as part of this program, the customer agrees that ComEd is entitled to 100 percent of the rights and benefits associated with the measures, including without limitation PJM products and all other attributes, credits or products associated therewith under any regional initiative or federal, state or local law, program or regulation, and customer waives, and agrees not to seek, any right to the same.



Energy Efficiency



Energy
Efficiency
Program