

Eligibility & Requirements

Snapshot of Eligibility & Requirements

Project Type	Eligibility	Requirement	Pathways	
			Prescriptive	Alternative
Residential	One- and two-family dwelling (e.g., single-family, duplexes).	1. Meet with the green ambassador.	2021 IECC Residential 101.10.7.2	DOE ZERH
	Townhouses	2. Be verified and field-tested by an approved inspector, and		PHI
	Multifamily buildings more than 3 stories above-grade.	3. Meet all applicable codes.		ILFI Zero Energy
Commercial	Multifamily buildings 3 or more stories above-grade.		Appendix Z	LEED Zero Energy
	Mixed-Use			PHIUS+
	Nonresidential			ILFI Zero Energy
	Educational			PHI

Project Type	Eligibility (any of the following)	Pathways (any of the following)
Residential	<ol style="list-style-type: none"> 1. One- and two-family dwelling (e.g., single-family, duplexes). 2. Townhouses 3. Multifamily buildings more than 3 stories above-grade. 	<ol style="list-style-type: none"> 1. ILFI Zero Energy 2. LEED Zero Energy 3. PHIUS+ 4. Etc.
Commercial	<ol style="list-style-type: none"> 1. Multifamily buildings 3 or more stories above-grade. 2. Mixed-Use 3. Nonresidential 4. Educational 	<ol style="list-style-type: none"> 1. ILFI Zero Energy 2. LEED Zero Energy 3. PHIUS+ 4. PHI 5. Etc.

NZE Incentives Process

1. Preliminary review

- a. Review the NZE Technical Guide
- b. Schedule a meeting with a Green Ambassador at dob@dc.gov to inquiry more about the program or register your project.
 - i. When emailing dob@dc.gov, please put in the Subject Line: Green Ambassador – NZE Incentives Program.

2. Step 1: Design Review

- a. Review, sign, and submit Participation Agreement (PA).
- b. Complete Energy Use Intensity (EUI) Calculator.
- c. Review checklist (IRC or IBC) for compliance minimums to the current D.C. building codes.
 - i. Provide information on proposed project design.

- ii. Document how the project will meet the D.C. mandatory standards and energy and/or green criteria.
- iii. Complete the checklist with the corresponding pages (location) of the code standards and energy and/or green criteria.
- d. Submit the approved design into ProjectDox (link to ProjectDox Permit Wizard or Citizen Access Portal).

3. Step 2: Building Final

- a. Confirm and update the remaining project information.
 - i. Upload approved building permit with corresponding solar, trade, demo, and/or raze permits.
 - b. Document how the project met the appropriate mandatory and energy and/or green criteria.
 - i. Upload the remaining manufacturer's specification sheets in their respective folders.
 - c. Upload the remaining required documentation in the remaining folders.
 - i. Certification documents (e.g., Passive House, LEED, D.C. Energy/Green, etc).
4. Congratulations!
- a. You have completed the distinct journey of an NZE project.
 - b. Prominence of successful sustainable, high-performance buildings in D.C.
 - i. Case studies
 - 1. Lesson learned.
 - 2. Success
 - 3. Duplication

Eligibility

Residential Program Eligibility

For projects seeking the benefits of this program must meet the following requirements for eligibility:

1. Dwellings¹ (e.g., single-family homes, duplexes) and townhomes². These homes may be site-built or modular construction³.
2. Multifamily buildings⁴ less than three stories above-grade.

To earn the benefits of this program, an eligible project shall meet the minimum requirements specified below.

Requirements

1. Meet with the green ambassador.
2. Be verified and field-tested by an approved inspector⁵, and
3. Meet all applicable codes⁶.

Note that compliance with these guidelines does not imply compliance with all local code requirements that may be applicable to the building to be built.

Pathways

- Prescriptive

¹ **Residential Building.** In accordance with the 2017 DCMR Energy Conservation Code, includes detached one- and two-family dwellings and multiple single-family dwellings (townhouses) as well as Group R-2, R-3 and R-4 buildings three stories or less in height above grade plane. Zoning Handbook:

<https://handbook.dcoz.dc.gov/pages/residential-r-zones>

²

- 2021 IECC Appendix RC Zero Energy Residential Building Provisions have been adopted as a code requirement, homes must comply with both the Energy Rating Index (ERI) requirements of Appendix RC.
- Alternative Pathways⁷

Commercial Program Eligibility

For projects seeking the benefits of this program must meet the following requirements for eligibility:

3. Commercial building⁸ all buildings that are not included in the definition of “Residential building.” Types include office buildings, multifamily buildings, mixed-use buildings, schools, and hospitals.
4. Multifamily buildings⁹ three stories or more above-grade.

To earn the benefits of this program, an eligible project shall meet the minimum requirements specified below.

Requirements

4. Meet with the green ambassador.
5. Be verified and field-tested by an approved inspector⁵, and
6. Meet all applicable codes⁶.

Note that compliance with these guidelines does not imply compliance with all local code requirements that may be applicable to the building to be built.

Pathways

- Prescriptive
 - 2017 DCMR Energy Conservation Code NZE in Appendix Z.
- Alternative Pathways⁷

All commercial projects subject to the DC Energy Conservation Code (DCMR 12-I) are eligible to use the net-zero energy code in Appendix Z.