

SUSTAINABLE OFFICE DESIGN

Eversource and United Illuminating are introducing a new initiative, Sustainable Office Design (SOD), to deliver integrated technical solutions for the leased commercial office market. The SOD program promotes and offers incentives for well-thought-out, innovative, and controls-rich lighting designs for tenant improvement (TI) projects.

Benefits of Program Elements to Building Owners/Tenants:

1. Simple and predictable \$1/square foot (sf) incentive for budgeting and planning purposes (up to \$200,000)
2. Opportunity to overcome building owner/tenant split-incentive with utility incentive that can be assigned to the stakeholder that pays for the TI fit-out
3. Quick 1-month turnaround application review timeline that aligns with TI projects
4. Energy savings from pre-approved lighting and controls performance targets



Technical Design Criteria for SOD Incentive:	Resulting Benefits from SOD:
<ul style="list-style-type: none"> • Space Requirement: 7,500 sf - 200,000 sf • Open Office Component: ≥40 percent • Partition Heights: ≤48 inches • Lighting Power Density: ≤.60 watts/sf • Control Density: ≤250 sf/control point 	<ul style="list-style-type: none"> • Higher Energy and Operational Savings • Contributes to LEED and ENERGY STAR Certification • Shows Leadership in Sustainability Goals • Higher Tenant Productivity & Satisfaction • Higher Building Occupancy & Rental Rates

Benefits of Program Elements to Designers:

1. Helps prevent value-engineering of efficient lighting and control systems
2. Flexible approach enables creativity in design and does not limit technology options - a target level of performance must be met, but the means of doing so is not prescribed
3. Quick turnaround of application review
4. Offers competitive advantage to design firms who bring SOD incentive dollars to prospective clients
5. Provides a **Lighting Designer Incentive** equal to 20 percent of the total incentive amount (up to \$15,000)*

*Note: Only lighting designers who have obtained LC, CLEP CLD certification, or are current members of IALD are eligible. The lighting designer must design, engineer, or install, and not profit solely from the sale of the lighting.

Have questions? For more information, please contact:

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