



PA C-PACE

PROPERTY ASSESSED CLEAN ENERGY

Program
Guidelines

Eligible Properties

- Commercial
- Agricultural
- Industrial
- Does not include Multi Family Housing

Eligible Projects

Minimum \$10,000

Project must be approved by mortgage holder

Financing cannot exceed life of measures

Measures must be affixed to real property

Baseline energy/water survey

Eligible Projects

- A 20% reduction in energy consumption for the ECM; or
- Utilization of best in class equipment. For example a condensing furnace; or
- Prescriptive measures; or
 - Measures listed in Pennsylvania's Public Service Commission's Technical Resource Manual
 - Measures listed in the NYSERDA's Technical Resource Manual
 - Measures identified as being eligible for utility incentive programs
 - Energy efficiency products certified by Energy Star that are permanently affixed to the land or building
 - Products on the list of Energy Efficient Equipment published by the Consortium for Energy Efficiency, Inc.
 - Energy efficiency products certified by the Federal Energy Management Program.
- Renewable Energy Generation
- Water Conservation

New Construction

- Net Zero Building: DOE and National Institute of Building Sciences (NIBS);
- Green Building Initiative: Green Globes for New Construction;
- LEED: New commercial construction (LEED-NC), Commercial interiors projects (LEED-CI);
- LEED: Core and shell projects (LEED-CS) that exceeds current building code requirements;
- Living Building Challenge: <https://living-future.org/lbc/>;
- EPA Energy Star;
- PHIUS Passive House Commercial Requirements.

Retroactive Projects

- Must occur after August 11, 2018 (60 days after June 12, 2018)
- Within 730 days (2 years) after the completion of the installation/construction.
- For any such retroactive C-PACE Project, the term of the C-PACE Financing will be reduced to account for any of the Energy or Water Conservation Measure's estimated useful life that has elapsed between the time of installation and the close of a C-PACE Financing.

Survey Requirements

- Energy Efficiency
- Renewable Energy
- Water Conservation
- New Construction/Gut Rehab

ASHRAE Energy Audit standards as defined by ANSI/ASHRAE/ACCA Standard 211-2018;

Pacific Northwest National Laboratory, [A Guide to Energy Audits](#), PNNL-20956;

[Investor Confidence Project \(ICP\)](#) Investor Ready Energy Efficiency (IREE) Certification.
An IREE certification is an acceptable alternative to an ECM Survey;

[Pennsylvania EDC](#) based energy reduction worksheets

Survey Requirements

- Project/ ECM description
- Energy/Water Savings
- Useful life of ECM
- Costs each ECM
- Operating cost assumptions
- Calculations
- Performed by:
 - Certified Building Energy Assessment Professional
 - Certified Energy Auditor (CEA)
 - Certified Energy Manager (CEM)
 - Certified High-Performance Building Design Professional
 - Certified Measurement and Verification Professional (CMVP)
 - Licensed Professional Engineer (P.E.);
 - Investor Confidence Project (ICP) Quality Assurance Assessor;
 - Investor Confidence Project (ICP) Project Developer.

Water Conservation Improvement Survey

Water savings survey must address the following components

- Documented assumptions and inputs to calculations (e.g., flow rates, estimated monthly usage).
- Baseline for Existing Buildings
 - The Qualified Engineering Professional shall establish the correct baseline for the applicable water reduction measure and document the source in the ECM Survey.
- Guidelines
 - EPA Watersense [specifications for residential and commercial water-using fixtures and appliances.](#)
 - Additional national or state standards, which should be referenced.
- Qualified Water Professionals: Water Engineers or other professionals with proper qualifications (must reference).

Qualified Contractor Self-Certification

- Possesses all technical qualifications and resources, including equipment, management, technical and craft labor personnel, and financial resources necessary to perform the contracted responsibilities, or will obtain the contracted responsibilities through the use of qualified subcontractors.
- Possesses all valid, current licenses, registrations or other certificates required for the contractor or its employees by Federal, State or local law necessary for the type of work required for the project.
- Does not have any outstanding liability to the locality in the form of tax obligations, fines or other fees, unless the contractor or subcontractor has entered into and is in compliance with any payment agreement with the locality for such taxes, fines or fees.
- Meets all bonding requirements, as required by applicable law or contract specifications, and all insurance requirements as required by applicable law or contract specifications, including general liability insurance, workers' compensation insurance and unemployment insurance requirements.

- (1) employ a journeymen that has participated in a Class A Apprenticeship Program, or
- (2) perform work under the supervision of a Licensed Professional Engineer
- (3) possess a license to perform the necessary type of work issued by the county or municipality or in the case of a solar photovoltaic system be a NABCEP certified installer.
- (4) For projects with a labor cost component less than or equal to \$50,000 or performed in municipalities where there are no licensing requirements, a Qualified Contractor must be able to pull a permit within the municipality.

Qualified Contractor

Capital Providers

- PA Open Market for Lenders
- Must register with the Program Administrator to participate in Pennsylvania C-PACE.
- Registration can take place during the C-PACE application process and does not need to occur prior to pursuing C-PACE transactions.

Public Reporting

- The legal description of the property;
- The name of each Property Owner;
- The total amount of the qualified C-PACE Project and description of the Project;
- C-PACE Financing amount;
- The financing rate on the Bond or C-PACE Financing, the total amount of the financing and any financing charges associated with the C-PACE Statement of Levy and Lien Agreement.

- (1) Qualified Inspector or Building Code Official will execute a final completion certificate
- (2) Recommends, but does not require, complete commissioning of the ECMs
- (3) Post-Completion Measurement & Verification
 - Self-Perform. Energy Star Portfolio Manager-enter data into Energy Star Portfolio Manager on a quarterly basis for **two years** following the submission of the Completion Certificate to the Program Administrator.
 - Data Waiver. Applicants give utility data access rights to the Program Administrator who will collect applicable utility bill information and share with the Property Owner annually.
 - International Performance Measurement and Verification Protocols (IPMVP).

Project Completion