

The Consolidated Edison Multifamily Energy Efficiency Program Manual January 15, 2025

Version 5

*The rates and conditions in this program manual are effective for completed application packages submitted on or after **January 15, 2025**. These rates and conditions will remain in effect until a new version is published. Submitted applications will be eligible for the rates and conditions in effect on the date of application to the Program.*

Table of Contents

1	Program Overview.....	4
2	Program Eligibility.....	4
2.1	Customer Eligibility.....	4
2.2	Project Eligibility.....	5
2.3	Participating Contractor Eligibility.....	5
2.4	Participating Contractor Participation Requirements.....	6
2.5	Non-Wires Solutions Neighborhood Programs.....	6
2.5.1	NWS Eligibility.....	7
2.5.2	NWS Neighborhood Bonus Offering.....	7
2.5.3	NWS Neighborhood Program Market Rate Lighting Offering.....	8
2.5.4	NWS Neighborhood Program Measures and Incentives.....	8
2.5.5	NWS Neighborhood Program Incentive Eligibility Deadlines.....	10
3	Program Pathways.....	10
3.1	Program Process: Prescriptive and Custom.....	10
3.2	Program Process: Gas Fast Track.....	12
3.3	Incentive Payments.....	13
3.4	Tax Liability.....	13
3.5	Incentive Structure.....	14
3.6	Measurement & Verification (M&V).....	17
3.7	Quality Assurance & Quality Control (QAQC).....	18
4	Inspection Guidelines.....	19
4.1	Inspection requirements.....	19
4.2	On-site & Virtual Inspections.....	19
5	Eligible Measures and Technical Requirements.....	20
5.1	Electric HVAC Measures.....	20
5.2	Elevator Modernization.....	22
5.3	NWS Eligible Technical Requirements – Lighting and Lighting Controls.....	22
5.4	Common Area Gas Measures.....	25
5.5	Building Envelope Measures.....	31
5.6	Custom Measures.....	36
5.6.1	Performance-Based Incentives - Custom.....	41
5.6.2	Early Replacement – Custom.....	42
5.6.3	Extended Life – Custom.....	45
5.6.4	Secondary Steam & Oil – Custom.....	48

5.6.5 Fuel Switching – Custom 48

5.6.6 Approved Energy Modeling Software – Custom Measures 50

6 Project Costs & Invoicing Requirements..... 50

7 Program Manual Revisions 51

8 Terms & Conditions..... 53

Glossary of Terms 54

1 Program Overview

The Con Edison Multifamily Energy Efficiency Program (“MFEE Program,” “MFEEP,” “Multifamily,” or the “Program”) offers incentives for installing energy-efficient electric and gas equipment and technologies. Energy efficiency can help improve customers’ bottom line by reducing energy use and maintenance costs while increasing operating efficiencies. These upgrades can also help protect the environment. The Multifamily Energy Efficiency Program Manual (“Program Manual”) encompasses information on incentives and the rules of the Program for Market Rate Buildings. Refer to the Statewide Affordable Multifamily Energy Efficiency Program Manual for information on incentives and program rules for affordable housing buildings. Learn more at conEd.com/AffordableHousing.

For MFEEP, there are two pathways for both gas and electric customers participating in 2025: the Prescriptive Path and the Custom Path. The Prescriptive Path includes measures only listed in the New York State Technical Resources Manual (“TRM”) and have set incentive rates from Con Edison. The Custom Path includes eligible measures that are not listed in the New York State Technical Resources Manual or measures/applications that are infrequently implemented and require custom calculations to determine energy savings and incentive amounts. To get started, determine your project’s eligibility and path, complete a short application, and speak with one of our dedicated Energy Advisors or Con Edison’s implementation contractor, Willdan Energy Solutions. Once the project is approved and completed, the incentive is mailed to the customer, or directly to the Participating Contractor, with customer approval.

2 Program Eligibility

2.1 Customer Eligibility

Customers who are property owners or managers of existing multifamily buildings with five or more residential units are eligible to participate.

- **Utility Customer:** Must receive gas and/or electric delivery service from Con Edison. For gas projects, customers with a service class of SC-14¹ or customers receiving service via a negotiated contract are not eligible for the Program.
- **Building Characteristics:** The project must be an existing multifamily, residential building(s) with five or more units in each building. **New construction is not eligible for the Program.** Facility types such as nursing homes, single-room occupancy (SRO), shelters, and assisted living facilities are subject to Con Edison approval and will require additional documentation.
- **Measure Eligibility:** Customer must not have applied for or received an incentive for the same eligible measure from NYSERDA or any other energy provider. Please refer to [Section 5](#) for measure eligibility requirements.
- **Installation Timeline:** Equipment **cannot be installed** before the customer allows for a pre-inspection, submits a signed preliminary incentive offer letter, and receives the Notice to Proceed. Prescriptive projects will only receive a Notice to Proceed.
- **Construction Type:** Project must be an existing building(s). New construction is not eligible for the Program.

¹ SC-14 is a Con Edison service classification for electric customers indicating “reserved for future use.”

- **Extent of Renovation:** The Program will accept renovations to existing structures defined as changes, additions, or deletions to any system or process that impacts an existing building's energy consumption and/or cost not defined as new construction or substantial renovations. Gut rehabs, defined as renovation that removes material down to structural load-bearing beams, are eligible for the Program. Exceptions to this are:
 - Change of use of occupancy (e.g., from commercial to multifamily)
 - Reconstruction of a vacant structure or space within (e.g., vacant properties being retrofitted to become multifamily)
- **Intended Use:** The intended use of the building must be for residential purposes. Commercial facilities, such as motels/hotels, group homes, dormitories, shelters, monasteries, nunneries, assisted living facilities, and nursing homes are typically not eligible for the Program. Supportive housing, single room occupancy (SRO) facilities, and senior living residences that do not include nursing or hospitalization amenities are typically eligible for the Program. Supportive housing is defined as residences that are owned and operated by nonprofit organizations. Tenants are individuals and families who require affordable permanent housing and support services, have lease agreements, pay rent (often a percentage of their income), and abide by the terms of their lease. This group includes, but not limited to, people who have been homeless, have histories of substance abuse, are coping with mental illness, have chronic physical illnesses, are young adults aging out of foster care, are homeless veterans, or are grandparents raising grandchildren.

2.2 Project Eligibility

In addition to all other requirements, all projects:

- Must be completed (all documents received, and project is ready for post inspection) by **November 1, 2025**, to be guaranteed for 2025 incentive rates. Incentives for projects completed after November 1, 2025, may not be eligible for incentives.

2.3 Participating Contractor Eligibility

All Contractors who participate in MFEEP must be approved Participating Contractors and meet the following eligibility requirements:

- Complete a Participating Contractor application and submit a project into MFEEP (the Participating Contractor application will not be approved until the associated project is submitted to MFEEP for incentives)
- Provide updated IRS Form W-9 and Certificate of Insurance policy (minimum \$1M General Liability) with the Participating Contractor application
- Attend MFEEP training
- Complete at least 1 project in the Program annually
- Adhere to the Participating Contractor participation requirements
- Adhere to the Program requirements
- Maintain an approved Participating Contractor status

Only Participating Contractors in good standing, consistent with the Participating Contractor participation requirements, will be allowed to accept incentive payments on behalf of the customer.

2.4 Participating Contractor Participation Requirements

The goal of this policy is to verify that projects in the Program meet all the Program requirements and customers are left satisfied with their Participating Contractor's performance.

Probation and Expulsion Procedure

Based on the findings of Con Edison quality assurance and quality control activities, the Program will document and inform Participating Contractors of any deficiencies and corrective actions that need to be taken. Participating Contractors who deliver inconsistent results will be considered for probation or expulsion. The following is the Program's disciplinary policy:

1. A warning, probationary, or suspension period may be used for Participating Contractors as an initial step towards expulsion. The Participating Contractor will be notified in writing that they are now subject to a warning or probationary period. The notification will outline the deficiencies that have been found, the period of warning or probation (time), and any corrective actions that the Participating Contractor must take to be re-instated to full participation status. The warning period is defined as a temporary notice in which the Participating Contractor must take corrective actions while they continue to participate in the Program. Probation or probationary period is defined as the **temporary removal** of a Participating Contractor from participation in the Program.
2. If a Participating Contractor does not meet the corrective actions outlined in the notification of probation, then they will be subject to expulsion from the Program. If a Participating Contractor receives a second probationary period in any twelve-month period, or if they are found to engage in misconduct, they will be subject to immediate expulsion from the Program. The Participating Contractor will be notified in writing of their expulsion. The notification shall state the deficiencies found in their performance, the reason for expulsion, and potential steps (if any) the Participating Contractor could take to be reinstated. Reinstatement is never guaranteed and is left to the discretion of the Program.
3. If the Participating Contractor is placed under a disciplinary status within another Con Edison program, then they may automatically be placed on probation or suspension in MFEED until the issue in the other program is resolved. The Program will make the determination based on the reason for probation or suspension in the other program. Participating Contractors must inform MFEED staff via ConEdMultifamily@Willdan.com of probation or expulsion from other Con Edison programs.

Program expulsion is defined as the **permanent removal** of the Contractor from the Program. All the privileges of participation in the Program will be revoked including, but not limited to, the use of all marketing materials associated with the Program.

2.5 Non-Wires Solutions Neighborhood Programs

Non-Wires Solutions (NWS) energy efficiency incentive and bonus programs, marketed to customers as the Neighborhood Program, enables Con Edison to maintain reliable electric service during peak periods of energy use by reducing customers' peak electric demand during the summer months. This approach serves as an alternative to building costly new infrastructure and power lines. Eligible MFEED and AMEED projects that result in peak electric demand reduction and are installed at customer locations in an active NWS territory have access to higher incentives through the NWS Neighborhood Bonus or the NWS Neighborhood Market Rate Lighting program.

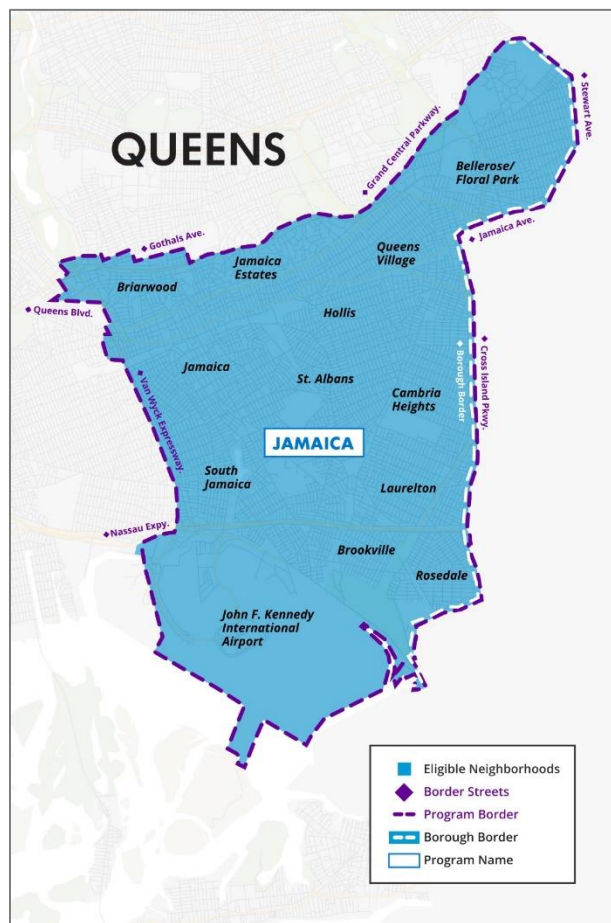
2.5.1 NWS Eligibility

Con Edison currently offers Neighborhood Bonus and Neighborhood Program Market Rate Lighting incentives to eligible electric customers with properties located on the Jamaica network in the Southeast Queens area. A customer account is eligible if the account is located within a qualifying NWS coverage area and receives electric service from a qualifying electric network or area substation.

Eligible Neighborhoods:

- Queens:** Bellerose, Briarwood, Brookville, Cambria Heights, Floral Park, Hollis, Jamaica, Jamaica Estates, Laurelton, Queens Village, Rosedale, South Jamaica, St. Albans, and the JFK International Airport area.

Figure 1: Non-Wires Solutions Eligibility Map



2.5.2 NWS Neighborhood Bonus Offering

The NWS Neighborhood Bonus Program (informally referred to as the NWS Adder) pays bonus incentives for select electric measures offered through MFEED (for projects sold before 12/31/2024) or AMEEP for projects installed in the NWS Jamaica territory. Participants can unlock additional incentive dollars through the Neighborhood Bonus to further reduce the cost of installing eligible energy efficiency upgrades. The Neighborhood Bonus is paid on top of standard and promotional incentives already available through MFEED or AMEEP. Combined incentives may cover up to 100% of the eligible measure upgrade cost.

The Neighborhood Bonus is only available for measures listed on tables 2.5.4.A and 2.5.4.B. Eligibility for the Neighborhood Bonus will be determined at the same time as eligibility for the broader MFEED. Applicants need to submit only one application package to be considered for applicable NWS bonus incentives.

2.5.3 NWS Neighborhood Program Market Rate Lighting Offering

For market rate multifamily projects sold in 2025 onwards, the NWS Neighborhood Program continues to offer incentives for common area LED lighting upgrades and installations located in the NWS Jamaica territory. Participating Contractors can apply for this incentive by following the standard MFEED process outlined in 3.1 Program Process: Prescriptive & Custom.

The Neighborhood Market Rate Lighting Program is only available for LED lighting measures listed on table 2.5.4.A and is exclusive to projects in the NWS Jamaica territory. Final incentives may cover up to 100% of the eligible LED lighting upgrade installation cost. Participating Contractors must be in good standing and be enrolled in the MFEED to be considered for Neighborhood Market Rate Lighting incentives.

2.5.4 NWS Neighborhood Program Measures and Incentives

The incentive and bonus offers available through the NWS Neighborhood Program allow for the purchase and installation of more energy-efficient equipment like LED lighting, elevator modernization, and HVAC replacements and upgrades. Eligible measures and the associated Neighborhood Market Rate Lighting Program and Neighborhood Bonus incentive rates are listed in the following tables.

Qualifying MFEED non-lighting projects may participate in the NWS Neighborhood Bonus through the NWS Prescriptive or Custom Pathway. All project measures following the NWS Custom Pathway must be pre-approved by the NWS Program Team to be considered for the NWS Neighborhood Bonus incentive prior to commencing work.

Table 2.5.4.A: Lighting Measures Eligible for NWS Jamaica Incentives

NWS Neighborhood Program Lighting Incentives		
	MFEED Base Incentive ¹	MFEED Neighborhood LED Incentive ¹
LED Lighting		
Tube Lamps	N/A	\$25 per lamp
Screw-In or Pin Based Lamps	N/A	\$14 per lamp
Interior New Fixtures (linear)	N/A	\$145 per fixture
Interior New Fixture (non-linear)	N/A	\$125 per fixture
LED Exit Signs	N/A	\$16 per sign
Exterior New Fixtures		
HID ≤ 100 W	N/A	\$190 per fixture
HID > 100 W	N/A	\$295 per fixture
Non-HID Fixture (replacing screw-in or pin-based lamp)	N/A	\$145 per fixture
Lighting Controls		

Bi-Level fixtures (stairwell, corridor, parking garage)	N/A	\$140 per fixture
Bi-level fixtures (parking lot)	N/A	\$120 per fixture
Occupancy sensors	N/A	\$5 per sensor
Retrofit Kits		
LED Interior Retrofit Kit (linear and non-linear)	N/A	\$45 per kit
LED Interior Retrofit Kit (replacing CFL or incandescent screw-in)	N/A	\$45 per kit
Relamp & Reballast		
LED Interior Fixture (linear & non-linear)	N/A	\$45 per unit
LED Interior Fixture (replacing CFL or incandescent screw-in)	N/A	\$45 per unit
LED Exterior HID ≤ 100 W	N/A	\$80 per fixture
LED Exterior > 100 W	N/A	\$100 per fixture
LED Exterior (replacing CFL or incandescent screw-in)	N/A	\$60 per fixture

¹ Eligible lighting MFEED projects in Jamaica must be submitted through the MFEED to receive lighting incentives offered through the MFEED Neighborhood Program LED incentive, capped at up to 100% of the measure cost.

Table 2.5.4.B: Non-Lighting Measures Eligible NWS Jamaica Adder Incentives

NWS Neighborhood Bonus Non-Lighting Incentives		
Non-Lighting Measure	MFEED Base Incentive	MFEED Neighborhood Bonus¹
HVAC – Chiller Replacements	\$0.35 per kWh	\$3,000 per kW
HVAC – Packaged Terminal Air Conditioner	\$0.35 per kWh	\$3,000 per kW
EC Motors – Blower Fan	\$0.35 per kWh	\$3,000 per kW
Elevator Modernization² (NWS Custom)	\$0.25 per kWh	\$3,000 per kW
Custom Other³ (NWS Custom)	check published rate	\$3,000 per kW

¹ Eligible MFEED non-lighting projects in Jamaica receive the MFEED standard incentive and the Neighborhood Bonus, capped at up to 100% of the measure cost.

² Must be pre-approved by the NWS Program Team NWS Custom Pathway to receive the Neighborhood Bonus.

³ Other custom non-lighting efficiency upgrades not listed in this document may be eligible for performance-based NWS Neighborhood Bonus through the NWS Custom Pathway if pre-approved by the NWS Program Team. The measure must provide electric demand peak reduction kW savings during the NWS Jamaica network peak (8-9 p.m.) and may be subject to NWS site-specific measurement and verification activities.

2.5.5 NWS Neighborhood Program Incentive Eligibility Deadlines

Jamaica: NWS MFEED incentives continue to be offered in 2025 for customer projects located in the Jamaica network.

BQDM: Applications for new BQDM projects will not be accepted in 2025.

3 Program Pathways

MFEED offers incentives for installing energy-efficient electric and gas equipment and technologies. Energy efficiency can help improve the bottom line by reducing energy use and maintenance costs while increasing operating efficiencies.

There are three pathways for gas customers participating in 2025: the Prescriptive Path, the Custom Path, and the Gas Fast Track Path.

- Prescriptive Pathway projects install measures listed in the [New York State Technical Resource Manual \(TRM\)](#) and have set incentive rates from Con Edison.
- Custom Pathway projects install eligible measures that are not listed in the TRM or are a TRM measure with a calculation method that differs from the TRM. These are often unique and complex technologies or processes. A detailed, custom calculation is usually required to calculate energy savings and incentives are offered based on the site-specific expected energy savings and costs. This category also covers infrequently implemented measures or applications that are not listed in an existing prescriptive program.
- Gas Fast Track Pathway projects install a subset of gas energy efficiency measures at qualifying pre-war buildings.

To get started, determine your project's eligibility and path, complete a short application, and speak with one of our dedicated Energy Advisors or Con Edison's implementation contractor, Willdan Energy Solutions. Once the project is approved and completed, the incentive is mailed to the customer, or directly to the Participating Contractor, with customer approval.

3.1 Program Process: Prescriptive & Custom

1. CHECK PROJECT AND EQUIPMENT ELIGIBILITY

- All installed equipment must meet or exceed specifications described in the Program Manual.

2. SUBMIT AN APPLICATION PACKAGE

- An application package is required for all Custom and Prescriptive Projects and includes the items listed below. When submitting your application package, please label these documents as shown below:
 - **Completed Program Application.** Applicant name must match name of Con Edison account holder. Filename: Owner's Agreement
 - **Customer Proposal/Statement of Work.** Filename: Statement of Work (Applicable for Custom Measure Applications)
 - **Common Area Tool** (if measure is listed). Filename: Electric Measure Tool or Gas Measure Tool

- **Cut Sheets.** Specific model(s) of the measure being used in the project must be highlighted on the cut sheets before submission. Filename: Cutsheet – *[Make - Model #]*
- Any other measure specific documentation listed in this Program Manual or in guidance documents specific to the technology (Custom Projects) or requested to confirm savings calculations. Filename: *[Specify Document Type based on measure-specific requirements]*
- **Form W-9s** (Incentive recipient and where applicable, utility account holder). Form W-9 must be latest version available on IRS website. Form must be signed and dated in the Program year. Filename: W-9 Form
- Participating Contractors: Upload application package to the IC Portal
- Customers: Email applications to your Energy Advisor or to ConEdMultifamily@Willdan.com with subject line: **New Multifamily Application – [Applicant Name]**.

3. PRE-INSPECTION & INTIAL ENGINEERING REVIEW

- Willdan will pre-inspect the existing condition of your site. To be eligible for incentives, work may not begin until this pre-inspection has been completed and Willdan has sent a Notice to Proceed.

4. PRELIMINARY INCENTIVE OFFER LETTER / NOTICE TO PROCEED

- After the pre-inspection, your project will be reviewed, and you will receive a Notice to Proceed indicating that you may begin installation.
 - **Prescriptive Projects** - you will receive a Notice to Proceed stating estimated project savings and incentives. You may proceed with installation.
 - **Custom Projects** - you will receive a Preliminary Incentive Offer Letter which includes an updated incentive offer. The Preliminary Incentive Offer Letter must be signed by the Customer and Participating Contractor and returned to Willdan. Once returned signed, you will receive a Notice to Proceed, indicating that you may proceed with installation.

5. INSTALL EQUIPMENT

- The Notice to Proceed allows 90 days to complete your project and submit your completion paperwork for Prescriptive Projects and 180 days for Custom Projects. Contact the Program team if you think your project will require more than 90 days. The Program must be notified in writing in order to approve the extension of this deadline.

6. SUBMIT COMPLETION PAPERWORK

- Submit your completion paperwork as soon as your project is completed. Completion paperwork should only be submitted after 100% of incentivized measures are installed. The completion paperwork includes:
 - Statement of Completion signed by customer and Participating Contractor. Only costs directly related to incentivized measures should be included on the completion form.
 - For Prescriptive Projects, final invoices must be made available upon request. For Custom Projects, all invoices must be submitted.
 - All itemized final invoices and receipts must be submitted and broken out by product.
 - See the “Project Costs and Invoicing Requirements” section of this manual for invoicing requirements.

7. POST-INSPECTION

- Con Edison and/or Willdan will inspect the new condition of the site to determine eligible incentives.

- Projects that have flags or fails from the post-inspection must cure those flags or fails within 30 days of being notified by the IC of those issues. If ongoing performance in curing post-inspections is poor, the contractor could be at risk of participating in the Program.
- If for any reason a project cannot be cured within the 30-day timeline, please notify the IC before the 30-day deadline. Extensions will be granted on a case-by-case basis based on time and explanation.
- If a project line item is not cured within the 30-day timeline, the IC reserves the right to remove the items from the scope of work, which may result in a lower incentive amount.

8. RECEIVE INCENTIVE PAYMENT

- Once your energy savings and incentives are finalized by the Program team, an incentive check will be mailed to you or your Participating Contractor.

Please reference [Section 5](#) for current information on eligible measures and requirements.

3.2 Program Process: Gas Fast Track

The Gas Fast Track (Fast Track) pathway makes it faster to earn incentives on four specific gas-saving measures: boiler clean & tune; boiler replacements; pipe insulation; and energy management systems. Compared to other pathways of the Program, Fast Track offers flat prescriptive incentive rates to remove uncertainty and complexity of energy calculations, in addition to reduced data and documentation requirements.

1. CHECK PROJECT AND EQUIPMENT ELIGIBILITY

- **Only pre-war multifamily buildings with 5–50 units may be eligible to receive Gas Fast Track incentives.**
- All installed equipment must meet or exceed specifications described in the Program Manual.
- Con Edison will commit all Gas Fast Track projects on a first-come and first-served basis until available funds are exhausted annually.

2. SUBMIT AN APPLICATION PACKAGE

- Submit Signed Project Application via the IC portal
- Submit proof of pre-war and number of units
- Submit Form W-9 (2024)
- Submit specification sheets

3. DESK REVIEW

Upon receipt of application documents:

- Con Edison's Implementation Contractor (IC) will review completed documentation within submission and notify contractor of any deficiencies.
- An account will be assigned to the Participating Contractor through Implementation Contractor Portal.
- Submit pre-installation photos and videos (not needed for Boiler Clean & Tune).

4. NOTICE TO PROCEED

- A Notice to Proceed will be provided within 15 business days of submission of the complete application package.

- Installation cannot begin until a Notice to Proceed is issued.
- The Notice to Proceed allows 90 days to complete your project and submit your completion paperwork. Contact the Program team if you think your project will require more than 90 days. The Program must be notified in writing in order to approve the extension of this deadline.

5. INSTALL EQUIPMENT

- Participating Contractor installs and enters installation date in the IC Portal within 5 business days of completed installation.

6. SUBMIT COMPLETION PAPERWORK

- Completion paperwork should only be submitted after 100% of incentivized measures are installed. The completion paperwork includes:
 - Statement of Completion signed by Customer and Participating Contractor. Only costs directly related to incentivized measures should be included on the completion form.
 - Detailed Invoice: Material installed, quantity, part #s, itemized material and labor costs
 - Completion photos

7. POST INSPECTION

- A sample percentage of projects will be pulled for post-inspection via a sampling methodology determined by Con Edison.
- Con Edison and/or Willdan will inspect the new condition of the site to confirm eligible incentives.

8. RECEIVE INCENTIVE PAYMENT

- Once your energy savings and incentives are finalized by the Program team, an incentive check will be mailed to you or your Participating Contractor.

3.3 Incentive Payments

Prescriptive and Custom Project incentives cannot exceed the customer's project cost for eligible measure(s) listed in the Program Manual. Material and Labor costs submitted are subject to Con Edison review and may be capped for incentive calculations at our sole discretion. See additional invoicing requirements in the "Project Costs and Invoicing Requirements" section of this manual. The Form W-9 submitted must match the name of the payee as indicated on the Program application. Participating Contractors on probation may not be allowed to accept incentive payments on behalf of the customer. Participating Contractors who are in good standing with the Program will be allowed to accept incentive payments on behalf of the customer with prior written approval by the customer.

3.4 Tax Liability

Incentives may be taxable for most taxpayers. If the incentive is more than \$600, it will be reported to the IRS and the customer will be provided with an IRS Form 1099, unless the customer has submitted documentation that they are a tax-exempt entity as defined by the IRS. Con Edison is not responsible for any tax liability that may be imposed on any customer as a result of the payment of the Program incentives. All customers must supply their Federal Tax Identification number to Con Edison in order to receive the Program incentive. Please consult with your tax professional for information on the tax treatment of the incentives.

3.5 Incentive Structure

Table 3.4.1.A: Electric Incentives

Installed Measure	Incentive Detail	MFEED Incentive \$
A/C - Central Unit Replacement		\$0.35 per kWh
Packaged Terminal Air Conditioner (NWS eligible)		\$0.35 per kWh
Elevator Modernization (NWS eligible)		\$0.25 per kWh
Prescriptive VFD	Prescriptive VFD applications include: exhaust fan, make-up air fan, return fan, supply fan, water loop heat pump circulating pump, and boiler feed water pump	\$0.19 per kWh
Custom VFD Application		\$0.35 per kWh
Booster Pump VFD		\$0.35 per kWh
EC Motors (NWS eligible – blower fans only)		\$0.35 per kWh
Rooftop Exhaust Fan Motor Replacement		\$0.35 per kWh

HVAC Measures incentives are capped at 70% of the customer’s project cost.

Electric Custom Measure Incentives		
Installed Measure	Incentive Detail	MFEED Incentive \$
Unitary Controls	Any non-central building system control projects (e.g., Wi-Fi thermostats connected to an in-unit PTAC or PTHP) may be submitted as a Custom Project.	\$0.16 per kWh
Custom Other	Other non-lighting efficiency upgrades not listed in this document may be eligible for performance-based custom incentive.	\$0.35 per kWh

Electric Custom Measure incentives are capped at 70% of the customer’s project cost.

Table 3.4.1.B: Gas Incentives

Gas Common Area Incentives			
Installed Measure	Incentive Detail	MFEED Incentive \$	
Hot Water Boilers	Minimum Boiler Efficiency: Et or AFUE of 85% for boilers < 2,500 kBtu/h or 88% Ec for boilers > 2,500 kBtu/h	\$5 per MBH	
Condensing Boilers	Minimum Boiler Efficiency: Et or AFUE of 90% for boilers < 2,500 kBtu/h or 93% Ec for boilers > 2,500 kBtu/h	\$7 per MBH	
Steam Boilers	Minimum Boiler Efficiency: Et or AFUE 82%	\$4 per MBH	
Storage Tank Water Heaters	Storage tank volume > 70 gallons and Et > 90%	\$4,000 per tank	
Energy Management Systems	Boiler control system with multiple temperature sensors for steam or water lines, flue gas, and indoor air, and remote system monitoring capability (250+ units may apply for the custom incentive rate)	# of Units	
		10-19	\$2,000
		20-40	\$3,500
		41-99	\$7,000
		100-249	\$10,000

Gas Common Area Incentives			
Installed Measure	Incentive Detail		MFEET Incentive \$
		250+	\$3 per therm
Linear Pipe Insulation	< 2" pipe diameter		\$5 per linear ft
	≥ 2" pipe diameter		\$9 per linear ft
Building Envelope	Attic insulation		\$3 per sq ft
	Wall insulation*		\$180 per MMBtu
	Window replacement*		\$180 per MMBtu
Steam Traps	Covers the repair or replacement of steam traps in low pressure heating systems (<15 psig)	Common Areas	\$230 per failed open trap
		In Unit	\$90 per failed open trap
	Incentive includes credit towards completing the Program required survey		Over 1,000 Traps
Boiler Clean & Tune	This measure covers an advanced clean & tune procedure performed on a steam or hot water boiler (routine seasonal boiler tune-ups will not be incentivized)		\$500 for 1 boiler \$400 for every additional boiler

Common Area Gas incentives are capped at 70% of the customer's project cost.

*Con Edison will commit all Window Replacement and Wall Insulation projects on a first-come first-served basis until available funds are exhausted.

Gas Packaged Measure Incentives		
Installed Measure	Incentive Detail	MFEET Incentive \$
Air Sealing	This package will include repair and weather sealing of louver vents, exterior doors, common area windows, and the general perimeter of the basement.	\$3 per therm
2-Pipe Steam Retro-Commissioning	Treats heating imbalance issues by designing and installing: <ul style="list-style-type: none"> a) Air vents on all main pipes (atmospheric systems) b) Thermostatic radiator valves and orifice plates on every radiator c) Clean and tune up of boiler and burner, including firing rate, draft adjustment, water cleaning, electronic pressure control, and combustion testing d) Steam trap repair throughout common areas 	\$3 per therm

Packaged Measures incentives are capped at 70% of the customer's project cost.

Gas Custom Measure Incentives		
Installed Measure	Incentive Detail	MFEET Incentive \$
Unitary Controls	Simple control equipment installations that do not allow for multiple data inputs (i.e. decision made on a single data point, is manually programmed/operated/or scheduled, or does not allow for real-time monitoring and control through a software package or building communications protocol). This includes Wi-Fi thermostats, thermostatic radiator	\$1 per therm

Gas Custom Measure Incentives		
Installed Measure	Incentive Detail	MFEET Incentive \$
	valves, building management systems, and ventilation controls.	
Non-Simple Controls and Other	Other energy efficiency upgrades not listed in this document may be eligible for Custom Project incentives. Final custom measure eligibility, savings and incentives are determined at the sole discretion of the Program Administrator. Custom Projects include but are not limited to: boiler economizers, linkageless burner controls, and heat pump boiler pre-heaters.	\$3 per therm

Gas Custom Project incentives are capped at 70% of the customer’s project cost.

Gas Fast Track Measures			
Installed Measure	Service	MFEET Gas Fast Track Incentive \$	Unit
Boiler Clean & Tune	Advanced clean and tune procedure performed on a steam or hot water boiler (routine seasonal boiler tune-ups will not be incentivized)	\$500	Per Building
Boiler Replacement	Hot Water Minimum Boiler Efficiency Condensing Boilers Minimum Boiler Efficiency Steam Minimum Boiler Efficiency <i>Boiler nameplate pictures needed to confirm eligibility</i>	\$500	Per Dwelling Unit
Energy Management Systems	Boiler control system with multiple temperature sensors for steam or water lines, flue gas, and indoor air, and remote system monitoring capability <i>Pictures of any existing controls and boiler nameplate pictures needed to confirm eligibility</i>	\$150	Per Dwelling Unit
Pipe Insulation	< 2" pipe diameter >2" pipe diameter <i>Pictures of bare pipe and boiler nameplate pictures needed to confirm eligibility</i>	\$3,000	Per Building

Gas Fast Track incentives are capped at 70% of the customer’s project cost.

Con Edison will commit all Gas Fast Track projects on a first-come first-serve basis until available funds are exhausted annually.

Table 3.4.1.C: Secondary Steam and Oil Incentives

Secondary Steam and Oil Incentives – Custom		
Installed Measure	Secondary Steam Incentive \$	Oil Incentive \$
Building Envelope	\$120/Mlbs	\$3.50/gal
Building Automation System - Controls	\$80/Mlbs	\$3.50/gal

Secondary Steam and Oil incentives are capped at 70% of the customer’s project cost.

Table 3.4.1.D: Fuel Switch Incentives

Measure	Incentive
Fuel Switch – HVAC	\$70 per MMBtu

Refer to [Section 5.8.5](#) for documentation and technical requirements

3.6 Measurement & Verification (M&V)

Measurement and Verification (M&V) may be required for projects in which a project or measure has a high degree of savings uncertainty, is an unknown or unique application, or is comprised of a complex group of measures. The overall intent of M&V is to mitigate risk to the program by reporting more accurate savings through metering and data collection. It involves a more robust approach to measuring the energy conservation measure and its application. Project-specific M&V may be triggered when a project meets any one of the following criteria:

- Projects with high incentives or large savings
- Projects proposing to install new technologies
- Unique, complex, or risky applications as determined by Con Edison

Calculation methodology of final savings will likely be modified from the applicant provided savings. Projects selected for M&V will utilize various methods to obtain insights into energy conservation measures (ECMs), assess their application as well as their impact on savings. The International Performance Measurement and Verification Protocol (IPMVP) provide options for assessment of the M&V projects:

- **Option A, Retrofit-Isolation: Key Parameter Measurement**
 - Direct metering of a single key parameter that defines the energy consumption in both baseline (pre-install) and proposed (post-install) cases.
- **Option B, Retrofit-Isolation: All Parameter Measurement**
 - Direct metering of multiple parameters that define the energy consumption in both baseline (pre-install) and proposed (post-install) cases.
- **Option C, Whole Facility**
 - Utility level measurement of whole facility consumption and demand. Typically requires 1 year of post-installation utility meter data after EEM is installed.
- **Option D, Calibrated Simulation**
 - Simulation of energy consumption and demand with utility billing data. Requires 1 year of post-installation utility meter data after EEM is installed.

If a project has been selected for M&V, the M&V Plan must be reviewed, signed, and returned to Con Edison at the same time as the PIOL. This is to ensure understanding of how savings will be calculated, and cooperation with the M&V process. The M&V plan may be revised as additional information comes to light in subsequent project phases. The revised M&V plans must once again be reviewed and signed. The standard M&V process entails a minimum of three different reviews that take place throughout a project’s lifecycle:

M&V Plan: This M&V plan outlines the necessary steps to perform the M&V on a project and includes a timeline for all milestones, additional requirements from the PC or customer, the equipment necessary to acquire all data, a contingency plan if data is incorrect or unavailable, and other project specific material.

Pre-Installation M&V Report: The purpose of the Pre-Installation Site Visit and Pre-Installation M&V Report is to verify the existing conditions of the site, conduct interviews with site personnel on equipment and schedules, and determine what metering or measuring equipment will be necessary to capture all relevant energy data. In cases where logging and metering equipment have been deployed to determine the project baseline, a second site visit at the end of the baseline measuring period may be needed to remove the equipment. To adequately verify baseline conditions, project construction must not begin until after the associated M&V pre-installation site visit and data collection are completed.

Post-Installation Final M&V Report: Once the proposed equipment is installed, Program Administrators will perform a post-installation site visit to verify equipment installation, ensure all phases of the project are complete and active, and collect any energy use data for the site. In certain cases, logging and metering equipment may be deployed to capture the post-installation energy use data. If metering is deployed, a second site visit will be performed at the end of the post-installation measuring period to remove the metering equipment.

Additional reviews may be required by Program Administrators depending on project phasing, install timelines, or other measure or install specific items that may occur during the review or install period.

For projects that include multiple measures, a pause on installing measures may be required if one is selected for M&V.

3.7 Quality Assurance & Quality Control (QAQC)

Some projects will be selected for QAQC activities, such as a secondary inspection or an additional engineering review. The goal of QAQC is to protect the Program from fraud and provide actionable insights for program improvement and efficiency. QAQC is performed by a third-party contractor on behalf of the Program Administrator. Projects may be selected at random or based on other criteria including size, savings, or incentives. QAQC activities are not optional, and the participant is expected to cooperate fully with any effort by the Program Administrator or its contractors and subcontractors to make follow-up visits to customer facilities, provide supporting documentation, and other requests in support of this effort. Examples of QAQC activities include the following:

- **Pre-Inspection QAQC:** Can be on-site or virtual and is completed prior to any project installation. The goal of a secondary pre-inspection is to verify existing conditions are consistent with the program application, existing conditions adhere to program guidelines, and no work has been completed. Additional data points may be collected depending on the proposed measure(s).
- **Initial Tech Review:** Completed before installation is begun. This is a more intensive review that verifies all requirements of the post-inspection and confirms energy savings calculations and proposed incentives are accurate.
- **Post-Inspection QAQC:** Can be on-site or virtual and is completed after an installation is completed. The goal of a secondary post-inspection is to verify all work is installed in accordance with the proposed

scope of work and all installation procedures adhere to program guidelines. Additional data points may be collected depending on the installed measure(s).

- Final Technical Review QAQC: Completed virtually and after an installation is completed. This is a final verification of all requirements of the post-inspection and confirms energy savings calculations and proposed incentives are accurate.

Additionally, Participating Contractors may be subject to utility-specific reviews and/or assessments to verify Program measure implementation and acquisition. Please note that all discrepancies found from a QAQC activity must be resolved. **If not resolved, the program reserves the right to withhold payment for a project that does not comply with QAQC requirement.** Contractors with concerns about the QAQC process should reach out to Con Edison. Con Edison reserves the right to update QAQC protocols at any point of the program year.

4 Inspection Guidelines

4.1 Inspection requirements

All projects, except those pursuing the Gas Fast Track Pathway, require pre-inspections.

All projects require post-inspections.

Reference the Inspection Checklist for measure-specific inspection criteria, which is available to the contractor as part of the project submission portal document library, and as part of the program onboarding package.

Con Edison and/or its IC must have reasonable access to the customer's facility for pre- and post-inspection of the installed energy-efficient measures. Pre-inspections must be completed before starting any installations to be eligible for incentives and post-inspections must be completed only after project scopes of work are completely installed. In the case of a failed inspection, issues must be remedied by the contractor within a timeframe that is agreed upon by the contractor and Con Edison.

Both pre- and post-inspections are subject to a 25% sampling rate if the measure(s) installed include multiple pieces of equipment as part of the project scope (examples include: smart thermostats and in-unit steam traps).

4.2 On-site & Virtual Inspections

Con Edison will determine whether inspections are conducted on-site or virtually. In general, virtual pre- and post-inspections are acceptable unless otherwise noted. Acceptable forms of a virtual inspection are as follows, which will be clarified by the Implementation Contractor based on the measure installed:

- Live video call walkthrough with the contractors or energy providers and the inspector; inspector takes screenshots and/or notes to document findings
- Date and time-stamped pictures and/or video recordings that clearly show existing equipment to be replaced (in case of pre-inspection) or the new energy-efficient equipment (in case of post-inspection)

5 Eligible Measures and Technical Requirements

All energy efficiency measures shall comply with the following requirements where applicable:

System and system components must be installed in accordance with manufacturer specifications and installation requirements, and in compliance with all applicable laws, regulations, codes, licensing and permit requirements including, but not limited to, the New York State Environmental Quality Review, the Statewide Uniform Fire Prevention and Building Code and State Energy Conservation Construction Code, the National Electric Code, Fire Codes, and all applicable state, city, town ordinances or permit requirements. All references to ECCC NYS are for the most recent version of the Energy Conservation Construction Code of New York State.

Measures not listed in these guidelines may still be eligible for incentives. Customers should submit these measures to the IC for evaluation. These measures may be subject to additional review and additional implementation requirements. Documentation submission requirements in Tables 5.1-5.9 list documentation that must be submitted prior to the pre-inspection and cut sheets must be submitted for all measures.

5.1 Electric HVAC Measures

Table 5.1: Eligible Measures and Technical Requirements – Electric HVAC Measures

Technical Measure Guidelines			
Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
Variable Frequency Drive (VFD)	No existing VFD	<ul style="list-style-type: none"> Facility operation hours, facility type, and description of existing load profile must be provided Baseline trend data on system if claiming savings exceeding 10% of building consumption from the main building common area account and >80% on relative to baseline energy consumption. 	<ul style="list-style-type: none"> Must be tied to the control system and operate at variable frequencies as determined by the control system. Prescriptive VFD applications include exhaust fan, make-up air fan, return fan, supply fan, water loop heat pump circulating pump, and boiler feed water pump. Other VFD applications will need to be submitted as a Custom Project Custom VFD applications may include, but are not limited to booster pumps, cooling towers, chilled water and condensate water pumps, heating hot water pumps. Savings on Custom VFD projects will be subjected to savings caps of <10% of building consumption from the main building’s common area account and <80% savings on relative to baseline energy consumption. If a project is believed to exceed these caps, robust data on the system must be provided to substantiate exceeded savings. The following VFD application types are ineligible:

			<ul style="list-style-type: none"> ○ New VFD replacing existing VFD ○ VFDs installed in fixed - speed applications ○ Installs that include entire pumping or ventilation system upgrades or replacements
Electronically Commutated Motors*	Existing unit of lower efficiency	<ul style="list-style-type: none"> ● Facility operation hours, facility type, and description of existing load profile must be provided. ● Projects with motors operating 24/7 in both the baseline and proposed cases should use the Con Edison EC Motor Tool to calculate savings and incentive. ● Projects including savings from a decrease in hours of operation (e.g., via new controls) must use a custom calculation. 	<ul style="list-style-type: none"> ● Retrofit of direct-drive Permanent Split Capacitor (PSC) motors with the installation of Electronically Commutated (EC) motors.
Pumps	Existing unit of lower efficiency than proposed equipment	<ul style="list-style-type: none"> ● Facility operation hours, facility type, and description of existing load profile and AHRI certificate must be provided ● Projects including savings from a decrease in hours of operation (e.g., via new controls) must use a custom calculation. ● Projects with motors operating 24/7 in both the baseline and proposed cases should reach out to Con Edison on available tools and additional instructions on submitting EC Motor projects. 	<ul style="list-style-type: none"> ● Replacement equipment efficiency must exceed baseline efficiency compared to existing equipment and Energy Conservation Construction Code of New York State (ECCCNYS) to qualify for eligibility. ● Pump end use can be categorized as Hydronic Distribution (For space heating and space cooling applications) and Domestic Water Usage (Including hot and cold-water applications).
Rooftop Exhaust Fan Motor Replacement	Existing motor efficiency must be less than proposed motor efficiency	<ul style="list-style-type: none"> ● Facility operation hours, facility type, and description of existing load profile must be provided. ● Proposed quantity to be replaced ● Description of what each fan serves ● Applicable fan timer schedules for baseline and proposed conditions. ● Projects including savings from a decrease in hours of operation (e.g., via new controls) must use a custom calculation. ● Con Edison only: Projects with motors operating 24/7 in both the baseline and proposed cases should reach out to Con Edison on available tools and additional instructions on submitting EC Motor projects. 	<ul style="list-style-type: none"> ● Proposed motor must be higher than applicable minimum motor efficiency as stated in the latest ECCCNYS. ● Proposed motor must not reduce total airflow unless ventilation calculations are provided indicating local code compliance.

*NWS-eligible measure

5.2 Elevator Modernization

Table 5.2: Eligible Measures and Technical Requirements – Elevator Modernization

Technical Measure Guidelines			
Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
Elevator Modernization*	<ul style="list-style-type: none"> • Retrofit of existing elevators only • Existing Unit of lower efficiency 	<ul style="list-style-type: none"> • Motor Nameplate and ID number • Generator nameplate (if part of M-G set) • Motor transmission system (geared or gearless) • Motor drive make and model • Regenerative braking drive and/or braking resistors • Elevator nameplate (make, model, serial number, car capacity, rated top velocity, counterbalance weight) • Elevator number/ID • Elevator schedule 	<ul style="list-style-type: none"> • Elevator drive must be upgraded from lower efficiency to higher efficiency. Elevator drives are listed below from lowest efficiency to highest efficiency: <ul style="list-style-type: none"> ○ Motor-Generator (M-G) Set ○ Silicon Controlled Rectifier (SCR) 6 ○ Silicon Controlled Rectifier (SCR) 12 ○ Pulse Width Modulation (PWM) Drives ○ Variable Voltage Variable Frequency (VVVF) drives • The drives may either be regenerative or non-regenerative

*NWS-eligible measure

5.3 Lighting and Lighting Controls – NWS Eligible Technical Requirements

Table 5.3.A: NWS-only Multifamily Eligible Measures and Technical Requirements – Common Area Lighting

Technical Measure Guidelines			
Measure	Existing Equipment	Documentation Submission Requirements	Proposed Equipment and Installation Requirements
Lamps and Fixtures <i>(Market Rate Eligible only through NWS Jamaica territory)</i>	<ul style="list-style-type: none"> • No existing LEDs <ul style="list-style-type: none"> ○ Eligible existing fixtures include incandescent and fluorescent luminaires ○ Interior existing HID fixtures are not eligible ○ Existing LED's to Bi-level fixtures are not eligible ○ Existing fixtures with missing lamps will not be incentivized which includes but not limited to Linear, Non-Linear fixtures and lamps. 	<ul style="list-style-type: none"> • An inventory of existing fixtures must be provided, including: <ul style="list-style-type: none"> ○ Documentation of existing fixture wattages supported by documentation, or the Program protocol values ○ Total hours of operation for the building and each area, as applicable • LED fixtures and lamps listed under DLC must meet the Technical Requirements of the latest version of the Qualified Product List 	<ul style="list-style-type: none"> • LED Lamps, including all lamps covered by ENERGY STAR®² and/or DLC (i.e., A, PAR, MR, PL, Globe, and Candelabra Type Lamps) <ul style="list-style-type: none"> ○ Must be permanently mounted or hardwired. ○ Minimum 3-year warranty ○ LED fixtures and lamps listed under DLC must meet the Technical Requirements of the latest version of the Qualified Product List
			<ul style="list-style-type: none"> • LED Tubes, Including T8 Type Lamps that Are 'Plug-and-Play' or 'Remote Driver' Only <ul style="list-style-type: none"> ○ ENERGY STAR® or DLC-certified ○ Must comply with all UL 1598C retrofitted fixture standards if installing using a "remote driver" or "ballast bypass" type lamp. ○ Must have a minimum L70 rating of 50,000 hrs. ○ Installation of a "Ballast bypass" or "remote driver" type lamps must be performed by a licensed electrician and the ballast must be removed and disposed of ○ All Type-B/ballast bypass lamps should be installed per the manufacturer's guidelines and comply with NYC Local Law requirements. ○ Must be permanently mounted or hardwired. ○ Minimum 3-year warranty
			<ul style="list-style-type: none"> • LED Fixtures and Retrofit Kits <ul style="list-style-type: none"> ○ ENERGY STAR® or DLC - certified and UL-labeled ○ New fixtures consist of a full housing and lamp module that replaces existing luminaire; retrofit kits consist of partial housing and lamp module that inserts into existing luminaire

² All screw-in or pin-based lamps, fixtures, and retrofit kits that are or have been ENERGY STAR®-listed, including those that have been archived.

Technical Measure Guidelines			
Measure	Existing Equipment	Documentation Submission Requirements	Proposed Equipment and Installation Requirements
			<ul style="list-style-type: none"> ○ Interior fixtures and retrofits cover Linear Troffers, Recessed Downlights, Circular Surface Mounts, Wall Sconces, etc. ○ Exterior fixtures and retrofits cover Wall Packs, Flood Lights, Canopy, Garage, Pole-Tops, etc. ○ Must be permanently mounted or hardwired ○ Minimum 3-year warranty
Exit Signs <i>(Market Rate Eligible only through NWS Jamaica territory)</i>	<ul style="list-style-type: none"> ● No existing LEDs <ul style="list-style-type: none"> ○ Eligible existing fixtures include incandescent or CFL exit sign 	<ul style="list-style-type: none"> ● An inventory of existing fixtures must be provided, including: <ul style="list-style-type: none"> ○ Documentation of existing fixture wattages supported by documentation, or the Program protocol value 	<ul style="list-style-type: none"> ● LED Exit Signs <ul style="list-style-type: none"> ○ UL-listed ○ Must be less than 5 watts per sign ○ Must be permanently mounted or hardwired
Re-Lamp Reballast <i>(Market Rate Eligible only through NWS Jamaica territory)</i>	<ul style="list-style-type: none"> ● No existing LEDs <ul style="list-style-type: none"> ○ Eligible existing fixtures include incandescent and fluorescent luminaires ○ Existing HID fixtures are not eligible 	<ul style="list-style-type: none"> ● An inventory of existing fixtures must be provided, including: <ul style="list-style-type: none"> ○ Documentation of existing fixture wattages supported by documentation, or the Program protocol value ● Total hours of operation for the building and each area, as applicable. 	<ul style="list-style-type: none"> ● Re-Lamp Reballast <ul style="list-style-type: none"> ○ New ballast must be electronic; new remote drivers can be used in place of a new ballast ○ New lamps must be LED technology that conforms with all LED lamp measure requirements ○ Includes conversions to tandem linear LED fixtures ○ Must be done on a permanently mounted or hardwired fixture ○ All interior and exterior fixture types are eligible except for Circular Surface-Mounts, Recessed Downlights, and Wall Sconces ○ Care should be exercised to ensure that lamp and ballast/driver are compatible as per manufacturer

Table 5.3.B: NWS Eligible Measures and Technical Requirements – Lighting Controls

Technical Measure Guidelines

Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
<p>Lighting Controls <i>(Market Rate Eligible only through NWS Jamaica territory)</i></p>	<ul style="list-style-type: none"> • No existing automated lighting controls • For Bi-Level Lighting Controls: Eligible fixture types are LEDs only 	<ul style="list-style-type: none"> • An inventory of existing fixtures must be provided, including: <ul style="list-style-type: none"> ○ Documentation of existing fixture wattages supported by documentation, or the Program protocol value ○ Total hours of operation for the building and each area, as applicable. 	<ul style="list-style-type: none"> • Occupancy Sensor Control <ul style="list-style-type: none"> ○ UL-listed sensor ○ Must be from a manufacturer whose components are listed on the DLC Network Lighting Controls QPL ○ Technologies accepted include, but are not limited to, passive infrared, ultrasonic, and/or high frequency ○ Controlled fixtures must use programmable start ballasts ○ Cannot be installed in highly trafficked areas (e.g., lobbies, corridors, and stairwells) ○ Must be permanently mounted or hardwired ○ Fixtures plus controls must be installed (controls only will not be eligible). • Bi-Level Lighting Control <ul style="list-style-type: none"> ○ Must be a complete (lamp + ballast) system as designed by the manufacturer ○ Must be from a manufacturer whose components are listed as DLC Network Lighting Controls QPL ○ Must have UL label ○ Ballasts must be electronic and programmable start type if lamp(s) are being on/off controlled ○ Fixture cannot exceed 30% of full wattage during unoccupied periods ○ Must be code compliant with fail-safe features ○ Must be permanently mounted or hardwired ○ Work must comply with all applicable codes and regulations ○ Bi Level Lighting is only authorized in stairwells and corridors of the common areas, and parking garages (any location in the basement is prohibited except areas used for ingress/egress or frequently visited by occupants).

5.4 Common Area Gas Measures

Table 5.5: Eligible Measures and Technical Requirements – Gas Common Area Measures

Technical Measure Guidelines			
Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
Boiler Replacement	Existing unit of lower efficiency	<ul style="list-style-type: none"> • Facility operation hours and facility type • Oil to Gas (OTG) conversions: <ul style="list-style-type: none"> ○ Submit Application with utility electric account ○ Provide utility confirmation for gas conversion (e.g., new gas account #) ○ Provide one year of fuel (oil) bills ○ Provide cut-sheets of new boiler(s) ○ Provide photos of existing boiler(s) ○ Provide proposed installation date ○ Conversion from Fuel Oil No. 2 and 4 are only 	<ul style="list-style-type: none"> • Hydronic boiler Minimum Boiler Efficiency: Et or AFUE of 85% • Condensing boiler Minimum Boiler Efficiency: Et or AFUE of 90% for boilers ≤ 2,500 kBtu/h or 93% Ec for boilers > 2,500 kBtu/h • Steam boiler Minimum Boiler Efficiency: Et or AFUE 82% • Annual Fuel Utilization Efficiency (AFUE) and thermal efficiency (Et) ratings must be sourced from the AHRI directory; if data is not available, only then may the manufacturer’s rating may be used • Projects with multiple boilers in a lead lag configuration will be incentivized for one boiler replacement. (Lead lag boiler is defined where the secondary boilers operate only to meet the demand during peak heating season. Multiple boilers with cyclic operation or simultaneous operations at a low firing rate will be considered as a lead lag operation)
Domestic Hot Water Heater Replacement	Existing Water Heater that is less efficient than the proposed equipment	<ul style="list-style-type: none"> • AHRI Certificate, if applicable • Facility operation hours and facility type 	<ul style="list-style-type: none"> • Proposed equipment must be more efficient than existing equipment. • Proposed water heater must comply with applicable Energy Star requirements. • Proposed storage tank volume is equal to or greater than 40 gallons and Et >90%.
Energy Management Systems (EMS)	<ul style="list-style-type: none"> • No existing EMS • Existing Boiler Controls with NO internet connection capability • Not applicable for buildings with PTAC units or any in-unit thermostat control • Buildings with condensing boilers are only eligible for custom gas incentives 	<ul style="list-style-type: none"> • Provide documentation to confirm building unit count • Provide photos of boiler name plate 	<ul style="list-style-type: none"> • Meets "EMS Controls" definition: <ul style="list-style-type: none"> ○ Autonomous or rule-based decision making (i.e., not a user-entered program or schedule) ○ Multiple data inputs (i.e., does not make decisions off a single data point) ○ Real-time digital data ○ Real-time monitoring and control through a software package or by providing data through a building protocol (e.g., IP/BACnet/Modbus/Zigbee) • Must allow remote access or web-based monitoring (monitoring service agreement is not required)

Technical Measure Guidelines			
Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
			<ul style="list-style-type: none"> • Install minimum of 25% apartment sensors, on a variety of floors, and including one in the apartment at the end of each steam line (for steam systems). • Must include temperature sensors for the stack, domestic hot water supply, outdoor weather, heating water supply or return, and condensate (steam). • Must provide system training and manual to building operating staff. • Must provide a screen shot showing all control components in good operation. • Must allow multiple boiler systems to have staging capability. • Provide verification of multiple boilers run times, (i.e., lead/lag) • Product certification from an OSHA approved Nationally Recognized Testing Laboratory (NRTL) (e.g., UL, ETL, CSA, IAPMO) • Projects with multiple boilers in a lead lag configuration will be incentivized for an EMS system on the primary boiler only. (Lead lag boiler is defined where the secondary boilers operate only to meet the demand during peak heating season. Multiple boilers with cyclic operation or simultaneous operations at a low firing rate will be considered as a lead lag operation)
Pipe Insulation	<ul style="list-style-type: none"> • Existing pipe must be bare (the replacement of existing pipe insulation with new pipe insulation is ineligible) • Existing pipe must be located in an unconditioned space • Measure is intended for pipe insulation in common areas 	<ul style="list-style-type: none"> • Boiler and /or water heater nameplate(s) and performance datasheets. Other heating/cooling equipment datasheets as relevant to the conditioned fluid flows • Pipe Insulation Survey must cover 100% of the heating distribution pipes (supply and return) in the common areas 	<ul style="list-style-type: none"> • All piping in mechanical room and accessible piping in unconditioned spaces shall be insulated. • Must meet minimum thickness requirements specified in the most recent version of the ECCCNYC. • Measure covers the installation of fiberglass, rigid foam, or cellular glass pipe insulation on uninsulated copper or steel piping within hot water or steam space heating distributions systems and DHW distribution systems. • The following applications must go through the custom process for Non-Comprehensive Projects: <ul style="list-style-type: none"> ○ Insulating jackets for boilers, tanks, fittings, or other equipment ○ Pipe insulation on risers that go through tenant apartments ○ Any pipes over 8 inches diameter

Technical Measure Guidelines			
Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
Steam Traps	Existing failed open steam traps in low pressure heating systems (< 15 psig)	<ul style="list-style-type: none"> • Survey involving collecting basic information on the steam boiler plant and steam traps; in addition to using an ultrasonic meter to confirm whether each trap is working, failed open, or failed closed <ul style="list-style-type: none"> ○ Must perform a baseline survey of the steam traps that are intended to be repaired when the traps are in use for confirmation of proper function • Surveyor must place a numbered tag on each common area trap and document this number in the Program Administrator-provided steam trap survey tool. The tags must remain in place until project close-out. • Common area and apartment steam trap testing will rely on a 90% confidence, 10% margin of error formula to derive a statistically significant sample size for testing based on the steam trap quantities for common areas and apartments. To calculate the sample size needed for testing, please use the Program Administrator-provided steam trap survey tool. • Plugged traps are not incentivized and do not have energy savings. Plugged traps are recommended to be replaced but should not be counted toward the failure rate (Note: while it is recommended that all steam traps of any failure status are replaced, only traps in an open position will be incentivized). • For all apartment radiator traps within the building provide apartment number, room 	<ul style="list-style-type: none"> • All failed open and failed closed common area traps must be repaired or replaced. If sampling is implemented for common area or apartment traps, all untested traps must be repaired or replaced. • Implementation contractors can have the option to test all traps to identify all failed traps. • Repaired traps must include a new cap to indicate work was done on the trap. • Upon completion of all trap repairs and/or replacements, the contractor must submit an updated copy of the survey tool with any pertinent scope changes and comments. • Upon receipt of all completion documents, the repaired steam traps will be inspected by Willdan to confirm proper installation of the measure. • Common area trap incentive amounts will be granted in accordance with the number of traps found to have failed in the pre-installation inspection AND found to be operational in the post-installation inspection. Incentives will not be granted for traps that are repaired but inoperable regardless of the failure cause. • Apartment trap incentives will be granted based on the failure rate within the pre-installation inspection sample, multiplied across the entire apartment trap population. Incentives will be further reduced in the same fashion should failures persist in the post-installation inspection regardless of the cause of failure.

Technical Measure Guidelines			
Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
		description, and location in the Program Administrator-provided survey tool. Trap location information will be used by Willdan to perform apartment trap testing.	
Boiler Clean and Tune	Hot water or steam boiler	<ul style="list-style-type: none"> • Facility operation hours, facility type • A picture of nameplate with efficiency or a submittal/email from the manufacturer stating the efficiency <ul style="list-style-type: none"> ○ Pre and post combustion test results must be submitted along with completion documents 	<ul style="list-style-type: none"> • Boiler Clean and Tune measure must be performed on each heating boiler within the central plant by a contractor with a master plumbers license and work experience in burner service. • This measure only covers an advanced clean and tune procedure performed on a steam or hot water boiler <ul style="list-style-type: none"> ○ Routine seasonal boiler tune-ups will not be incentivized • Program may send out an inspector to observe the work • The advanced boiler clean and tune procedure involves the following items: <ul style="list-style-type: none"> ○ Perform a 'pre' steady state combustion test first ○ Open the boiler's water chamber, skim oil and debris from the water surface, pour in detergent solution, complete full drain, and refill along with chemical treatment ○ Tune burner to manufacturer's specifications to maximize its turndown ratio measure and adjust the gas supply pressure to reduce the low firing ratio the manufacturer's specified minimum and increase the high firing rate to the peak heating load level for the building ○ Install a high-fire limit potentiometer and ensure burner mode switch is left in AUTO • Perform a 'post' steady state combustion test
Master Air Venting	<ul style="list-style-type: none"> • This measure applies to one-pipe steam distribution systems. For two-pipe steam distribution systems, refer to the 2-Pipe Steam Retro-Commissioning custom package. • Co- or Pre-requisite measures: Pipe Insulation and Boiler Clean and Tune must be installed in addition to this measure in order to qualify for the Program. 	<ul style="list-style-type: none"> • Must perform a baseline survey of the steam heating distribution system <ul style="list-style-type: none"> ○ Survey involves collecting basic information on the steam boiler plant and steam supply mains and risers, including any existing air vents • Surveyor must prepare a layout sketch of the steam supply mains in the basement, including mark-offs for the new air vents to be installed. • Upon completion of all air vent installations, must submit completed 	<ul style="list-style-type: none"> • Installer must remove any existing air vents that are either broken, incorrectly sized, or in the wrong location and cap the hole. • Air vents must be installed in the vertical direction and at least 15" away from any elbows; trees should be used whenever installing multiple vents in the same location. • For proper distribution balancing air vents should be sized and installed at the ends of 100% of the steam supply mains and risers. • If riser tops are inaccessible the appropriate air vent should either be installed on the riser within the 2nd-to-top floor apartment or on the nearest radiator on its inlet side.

Technical Measure Guidelines			
Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
	<ul style="list-style-type: none"> ○ Can show proof of Boiler Clean and Tune through combustion analysis print out ● Boiler Clean & Tune must be completed within the last year with sufficient documentation to satisfy the co-requisite. ● Any exposed pipe in unconditioned common areas must be insulated as part of the scope. If all pipe is already insulated prior to submission of the project, the co-requisite is satisfied. 	<p>survey with information on upgrades for master air venting.</p>	
Orifice Plate	<ul style="list-style-type: none"> ● This measure applies to all radiators within a 2-pipe steam distribution system. ● Co- or Pre-requisite measure: Boiler Clean and Tune and TRVs must be installed in addition to this measure to qualify for the Program. ● Boiler Clean and Tune must be completed within the last year with sufficient documentation to satisfy the co-requisite. 	<ul style="list-style-type: none"> ● Must perform a baseline survey of the steam heating distribution system. ● Survey involves collecting basic information on the steam boiler plant and a detailed "heat-load vs. radiator EDR" analysis on a sample of apartments; the apartment sample must minimally include one (1) apartment per each building line. 	<ul style="list-style-type: none"> ● Heat-Load vs. Radiator EDR analysis should cover all the rooms and radiators in the apartment being sampled. ● Orifice plates must be sized for each size of radiator; the reduced heat output of any radiator must not fall below 100% of the heat load of the room it serves. ● Orifice plates must be installed for at least 70% of all apartment and common-area radiators, not including those on the top floor (top floor radiators cannot be restricted from venting air through the distribution system). ● Upon completion of installations, must submit for review a checklist showing all radiators in the building and the orifice plates installed. ● M&V may be required for projects with this measure depending on size.
Thermostatic Radiator Valves (TRVs)	<ul style="list-style-type: none"> ● This measure applies to all radiators within a 2-pipe steam distribution system. ● Co- or Pre-requisite measure: Boiler Clean and Tune and Orifice Plates must be installed in addition to this measure in order to qualify for the Program. 	<ul style="list-style-type: none"> ● Must perform a baseline survey of the steam heating distribution system. ● Survey involves collecting basic information on the steam boiler plant and a detailed "heat-load vs. radiator EDR" analysis on a sample of apartments; the apartment sample must minimally include one (1) apartment per each building line. 	<ul style="list-style-type: none"> ● TRVs must be installed for at least 70% of all apartment radiators and 100% of all common-area radiators. ● Use a remote temperature sensing TRV on any enclosed radiators. ● Upon completion of installations, must submit a checklist showing all radiators in the building and the orifice plate and TRV that was installed. ● M&V may be required for projects with this measure depending on size

Technical Measure Guidelines			
Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
	<ul style="list-style-type: none"> Boiler Clean & Tune must be completed within the last year with sufficient documentation to satisfy the co-requisite. 		
Domestic Hot Water Controls	Central DHW recirculation system running in continuous operation at constant temperature and flow rate.	<ul style="list-style-type: none"> Facility operation hours, facility type, and description of existing load profile must be provided. 	<ul style="list-style-type: none"> Central DHW recirculation controls that regulate the circulator pump(s) operation based on demand, temperature, or both
Smart Thermostat	Non-Wi-Fi communicating programmable thermostat or older less granularly controllable thermostat that controls a HVAC system(s) using fossil fuel and/or electricity to provide space heating and/or cooling.	<ul style="list-style-type: none"> Facility operation hours, facility type, and description of existing load profile must be provided. 	<ul style="list-style-type: none"> Wi-Fi communicating thermostat with/without behavioral learning capability that controls a HVAC system(s) using fossil fuel and/or electricity to provide space heating and/or cooling For decentralized space conditioning applications only
Smart Thermostatic Radiator Enclosure (Smart TREs)	Exposed radiators in a one or two-pipe space heating steam system	<ul style="list-style-type: none"> Facility operation hours, facility type, description of existing load profile, boiler plant type, MBH input, and efficiency must be provided. Existing heating conditions such as documentation of overheating through surveys of tenants and measuring in-unit temperatures during the heating season. Smart TRE surveys should collect information for all radiators in the whole building. Survey information should minimally include building name, site address, floor number, apartment unit name, space name (living room, bedroom, etc.), radiator type, and the presence of any existing radiator controls including type, make, and model. 	<ul style="list-style-type: none"> Radiator are retrofitted with Smart TREs, radiator covers with integrated temperature controls and sensors. The Smart TREs are connected to the central boiler to optimize gas consumption. At least 60% of all radiators in the building regardless of type must have TREs installed. Radiators receiving TREs to reach these requirements must be reflected in the scope of work/ cost proposal documents.

5.5 Building Envelope Measures

Table 5.7: Eligible Measures and Technical Requirements – Building Envelope Measures*

*Building envelope measures must be associated with electric or gas savings

Technical Measure Guidelines			
Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
Attic Insulation	<ul style="list-style-type: none"> • Pre-requisite: attic floor/top floor ceiling must be air sealed before attic/roof insulation is added • Pre-requisite: No existing insulation 	<ul style="list-style-type: none"> • Plans for and proof of addressing thermal bypasses in roofs (only applicable for metal frame roofs) and articulated in scopes of work and final invoicing • Plans for and proof of addressing thermal bridging at the following points: slab edges, bulkheads, rim joists, and roof-to-wall connections, and articulated in scopes of work and final invoicing • Any area with existing insulation must be documented. • Must submit HVAC equipment datasheets and nameplate photos. • Must submit building plans/layout detailing areas to be retrofitted. • Must submit photos of the existing condition and completed work that clearly shows the depth of insulation installed. • Photos showing that the attic floor/top floor ceiling was air sealed before roof/attic insulation was installed. • Customer invoice required • Measurements related to dimensions of the roof must be provided. This should be supported by floor plans, architectural elevation drawings, pre-inspection etc. Roof areas to be incentivized must exclude parapet walls, vents and penetrations, 	<ul style="list-style-type: none"> • Must meet ECCCNY code minimums and must comply with applicable local code requirements regarding insulation and vapor retardants. • Minimum R value required by ECCCNY code or applicable local code requirements, whichever is higher. • Cavity insulation must be installed without compression or slumping. • Photo and/or video documentation of any areas to be enclosed should be submitted supplemental to the post-inspection. <ul style="list-style-type: none"> ○ Photos and/or video documentation of above roof should show measurements of parapet heights at multiple areas of roof to document existing roof height without insulation, and post documentation should show parapet height after foam and roof are applied. Inspections should make efforts to capture pre and post at the same perspective and same view of portion of roof for ease of review. ○ Photos and/or video documentation of roof cavity/activity projects should include probes to document the attic cavity depth, existing cavity insulation, and roof thickness above cavity. • Attic Insulation saving will be capped at 15% of annual gas consumption. • All precautions must be taken by the installer to assess the risk of and mitigate moisture. Where applicable, proper ventilation techniques must be used alongside the insulation installation. • All precautions must be taken by the installer to assess the risk of and mitigate moisture. Where applicable, proper ventilation techniques must be used alongside the insulation installation. • Addressing air sealing, thermal bypasses, and thermal bridging, must be documented with photos, video, or other media to show it was installed before the insulation.

Technical Measure Guidelines			
Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
		stairwells, and other areas unable to be insulated. <ul style="list-style-type: none"> • Must submit pre-installation photos of empty roof. • Must submit photos and/or probes of the completed work. • Any area with existing insulation must be documented. 	
Above Deck Roof Insulation	<ul style="list-style-type: none"> • No existing insulation • Attic floor/top floor ceiling must be air sealed before attic/roof insulation is added. • New construction and gut rehabilitation work are not eligible. • Only applicable to roof insulation separating conditioned spaces from the exterior of the building. 	<ul style="list-style-type: none"> • Plans for and proof of addressing thermal bypasses in roofs (if applicable). • Plans for and proof of addressing thermal bridging at the following points: slab edges, bulkheads, rim joists, and roof-to-wall connections. • Documentation of any or lack of existing insulation in any part of the project area • Must submit HVAC equipment datasheets and nameplate photos. • Must submit building plans/layout detailing areas to be retrofitted. • Must submit photos of the existing conditions and of the completed work that clearly shows the depth of insulation installed. • Photos showing that the attic floor/top floor ceiling was air sealed before roof/attic insulation was installed. • Customer invoice is required. • Design drawings or cutsheets must include applicable R-value of the existing envelope. If unavailable, use the roof/ceiling insulation R-value from the NYSTRM Appendix A 	<ul style="list-style-type: none"> • Must meet ECCCNY code minimums and must comply with applicable local code requirements regarding insulation and vapor retardants. • Minimum R value required by ECCCNY code or applicable local code requirements, whichever is higher. • Cavity insulation must be installed without compression or slumping. • An interim inspection (prior to area being enclosed) is required when insulated area will be inaccessible after completion. • Above Deck Roof Insulation savings will be capped at 15% of annual gas consumption. • All precautions must be taken by the installer to assess the risk of and mitigate moisture. Where applicable, proper ventilation techniques must be used alongside the insulation installation. • Installation must not negatively impact the code compliance of adjacent roofing elements – e.g.: per NYCBC Section 27-334, parapet walls be at least 42” high. Adding new above deck roof insulation may not affect conformance with the building code.

Technical Measure Guidelines			
Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
		<p>based on the applicable building type.</p> <ul style="list-style-type: none"> Cutsheets for the proposed roof insulation being installed, including the applicable R-value. Existing HVAC cooling and heating system capacities and efficiencies, supported by manufacturer equipment datasheets, industry standard performance test results, or as-built design drawings. If unavailable, vintage versions of ASHRAE Standard 90.1 will be used based on the equipment's installation year. If equipment's installation year cannot be determined, code minimum efficiencies for the existing equipment type installed shall be used. Measurements related to dimensions of the roof must be provided. This should be supported by floor plans, architectural elevation drawings, pre-inspection etc. Roof areas to be incentivized must exclude parapet walls, vents and penetrations, stairwells, and other areas unable to be insulated. 	
Wall Insulation	<ul style="list-style-type: none"> No existing insulation Only exterior walls are eligible to receive incentives 	<ul style="list-style-type: none"> Plans for and proof of addressing thermal bypasses Plans for and proof of addressing thermal bridging at the following points: slab edges, rim joists, and roof-to-wall connections. Any area with existing insulation must be documented. 	<ul style="list-style-type: none"> Must meet ECCCNY code minimums and must comply with applicable local code requirements regarding insulation and vapor retardants. Minimum R value required by ECCCNY code or applicable local code requirements, whichever is higher. Cavity insulation must be installed without compression or slumping. Photo and/or video documentation of any areas to be enclosed should be submitted supplemental to the post-inspection.

Technical Measure Guidelines			
Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
		<ul style="list-style-type: none"> • Must submit HVAC equipment datasheets and nameplate photos. • Must submit building plans/layout detailing areas to be retrofitted. • Must submit photos of the existing conditions and of the completed work that clearly shows the depth of insulation installed. • Customer invoice required 	<ul style="list-style-type: none"> • Wall insulation savings cap will be determined during the engineering review. <ul style="list-style-type: none"> • All precautions must be taken by the installer to assess the risk of and mitigate moisture. Where applicable, proper ventilation techniques must be used alongside the insulation installation
Window Replacement	<ul style="list-style-type: none"> • This measure is only applicable to windows that serve as a barrier between conditioned spaces and outside air. • Pre-requisite: window cavities must be air sealed before windows are installed 	<ul style="list-style-type: none"> • HVAC equipment datasheets and nameplate photos • Building plans/layout detailing areas to be retrofitted • Survey of quantities, sizes, and locations of the existing and proposed windows. • Energy performance specifications (window type, frame type, U-value, gas fill, SHGC, low-e type, and location) for proposed windows. • NFRC or other relevant rating agency's label(s). 	<ul style="list-style-type: none"> • In all instances, new equipment must perform better than existing and must comply with or exceed ECCCNYC C402.4. • For NYC: New equipment must perform better than existing and must comply with or exceed NYCECC C402.4. <ul style="list-style-type: none"> ○ For Low-Rise (up to 3 floors) buildings, specified windows shall be ENERGY STAR® labeled. If ENERGY STAR® labeled windows are not available, the specified windows must meet or exceed the ENERGY STAR® requirements for the building's location for U-value and Solar Heat Gain Coefficient (SHGC). ○ For High-Rise (over 3 floors) buildings, windows shall meet the code requirements of the applicable territory as described above.
Air Sealing	<ul style="list-style-type: none"> • Buildings with broken mechanical louvers or missing exterior doors and windows are ineligible. The eligible existing conditions are cracked and missing window/door frame caulk, missing/poor condition weatherstripping, holes in building exterior from electrical/plumbing penetrations, leakage at roof/wall intersections, roof hatch. 	<ul style="list-style-type: none"> • Air sealing surveys must document all air leakage opportunities throughout all common areas. • A building survey with recorded measure specification (exterior door or windows) noting location, quantity, qualitative assessment, and size/length • Photographic evidence showing current condition of non-compliance and compliance conditions for at least top of building, common areas and basement • Scope of work will detail how to remediate non-compliance by using 	<ul style="list-style-type: none"> • PCs must be pre-approved to install this measure. Contact the IC for more information. • The exterior envelope, as well as interior walls/partitions between conditioned and unconditioned spaces should be inspected and all gaps sealed. At a minimum, the following items shall be inspected, and sealing measures may be implemented based upon inspection results: <ul style="list-style-type: none"> • Caulk and weather strip doors and windows that leak air • Repair doors leading from conditioned to unconditioned space • Seal air leaks between unconditioned (including unconditioned basement and attics) and conditioned spaces, to include, but not limited to, plumbing, ducting, electrical wiring, wall top plates, chimneys, flues, and dropped soffits.

Technical Measure Guidelines			
Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
	<ul style="list-style-type: none"> • Air sealing surveys, at a minimum, must inspect the following common area building components. <ul style="list-style-type: none"> ○ Stairwells ○ Exterior walls ○ Common area windows and skylights ○ Basement locations, including basement ceilings exterior basement walls, and doors ○ Repeatable penetrations – including but not limited to, ventilation penetrations, intercoms, dryer exhaust penetrations, garbage chutes, and plumbing penetrations of exterior walls 	<ul style="list-style-type: none"> • visual inspection and photographic evidence. • Building project scopes or audits in which only door issues are detected will not be considered an acceptable air sealing project. 	<ul style="list-style-type: none"> • Use foam sealant on larger gaps around windows, baseboards, and other places where air leakage, either infiltration or exfiltration may occur. • Confirm that all air sealing materials used are appropriately adhered to the envelope surface and no visible air gaps remain. Excess material should be trimmed and discarded. • Includes partial sealing of fixed louvers with annealed glass in accordance with code. • Includes exterior door weatherstripping, sweep, and threshold, or full replacement if needed. • Includes repair of common area inoperable windows • Includes basement compartmentalization sealing as follows: <ul style="list-style-type: none"> ○ Install gaskets around trash shoot doors and other interior shaft access panels. ○ Caulk around all pipe and electrical penetrations through the exterior wall and ceiling or penetrating from an unconditioned interior space into a conditioned space. <ul style="list-style-type: none"> a. Chimneys, flues, and dropped soffits. b. Rooftop venting, electrical, plumbing, and mechanical equipment penetrations • Larger openings should either be sealed with expandable low VOC spray foam or foam board.

5.6 Custom Measures

Table 5.8: Eligible Measures and Technical Requirements – Custom Measures

Technical Measure Guidelines			
Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
Custom Measures: Other energy-efficiency upgrades	Case by case per measure	<ul style="list-style-type: none"> • Facility operation hours, facility type • Utility usage data for past 12 months • All applicable information and supporting documents needed to 	<ul style="list-style-type: none"> • New equipment must be more efficient than existing equipment and must meet any applicable ECCCNY requirements.

Technical Measure Guidelines

Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
<p>not listed in this document may be eligible for performance-based custom incentives at the rates listed in Section 3.2.2.</p>		<p>calculate the savings of the custom energy efficiency measure</p>	
<p>Custom Measure: Insulation</p>	<ul style="list-style-type: none"> • Insulation that encompasses non-linear piping, including insulating jackets for boilers, tanks, fittings (elbows, tees, valves), or other equipment • Uninsulated copper or steel piping with a nominal diameter greater than 8.00” in hot water and steam space heating and domestic hot water (DHW) distribution systems in unconditioned spaces 	<ul style="list-style-type: none"> • Boiler and/or water heater nameplate(s) and performance datasheets. Other heating/cooling equipment datasheets as relevant to the conditioned fluid flows. • Pipe insulation survey must cover 100% of the heating distribution pipes (supply and return) in the common areas. 	<ul style="list-style-type: none"> • New insulation must meet minimum thickness requirements specified in the most recent version of the. • ECCCNY Minimum thermal resistance of R-3. • Permitted insulation types are fiberglass, rigid foam, or cellular glass pipe insulation. • Insulation must be installed on uninsulated copper or steel piping within hot water or steam space heating distributions systems and DHW distribution systems. • Materials must be certified and rated in accordance with all pertinent ASTM thermal insulation standards may be installed under this measure. • Boiler jackets are not allowed as a standalone measure.
<p>Custom Measure: Rooftop Exhaust Fan Retrofit/Replacement</p>	<ul style="list-style-type: none"> • Existing motor efficiency must be less than proposed motor efficiency. 	<ul style="list-style-type: none"> • Facility operation hours, facility type, and description of existing load profile must be provided. • Proposed quantity to be replaced • Description of what each fan serves. • Applicable fan timer schedules for baseline and proposed conditions. 	<ul style="list-style-type: none"> • Proposed motor must be higher than applicable minimum motor efficiency as stated in the latest ECCCNY. • Proposed motor must not reduce total airflow unless ventilation calculations are provided indicating local code compliance.

Technical Measure Guidelines

Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
		<ul style="list-style-type: none"> Projects with motors operating 24/7 in both the baseline and proposed cases should use the Con Edison EC Motor Tool to calculate savings and incentive. Projects including savings from a decrease in hours of operation (e.g., via new controls) must use a custom calculation. 	
Custom Measure: Motor Replacement	Existing motor efficiency must be less than proposed motor efficiency	<ul style="list-style-type: none"> Facility operation hours, facility type, and description of existing load profile must be provided. Proposed quantity to be replaced Description of motor application Applicable motor schedules for baseline and proposed conditions. Projects with motors operating 24/7 in both the baseline and proposed cases should use the Con Edison EC Motor Tool to calculate savings and incentive. Projects including savings from a decrease in hours of operation (e.g., via new controls) must use a custom calculation. 	<ul style="list-style-type: none"> Proposed motor must be higher than applicable minimum motor efficiency as stated in the latest ECCCNY.
Custom Measure: VFDs	No existing VFD	<ul style="list-style-type: none"> Facility operation hours, facility type, and description of existing load profile must be provided. Description of what each proposed VFD will serve 	<ul style="list-style-type: none"> The following applications are not eligible: New VFD replacing existing VFDs <ul style="list-style-type: none"> VFDs installed in fixed speed applications Installation of entire pumping or ventilation system upgrades or replacements
Custom Measure: Air Conditioner – Central Unit Replacement (CAC)	Existing unit of lower efficiency than proposed equipment	<ul style="list-style-type: none"> Facility operation hours, facility type, description of existing load profile, and AHRI certificate must be provided. 	<ul style="list-style-type: none"> Replacement equipment efficiency must exceed baseline efficiency compared to existing equipment and Energy Conservation Construction Code of New York State (ECCCNY) to qualify for eligibility.

Technical Measure Guidelines

Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
			<ul style="list-style-type: none"> Replacements shall be one-for-one regarding capacity, with a tolerance of $\pm 10\%$
Custom Measure: Air Handling Unit (AHU)	Existing unit of lower efficiency than proposed equipment	<ul style="list-style-type: none"> Facility operation hours, facility type, description of existing load profile must be provided. 	<ul style="list-style-type: none"> Replacement equipment efficiency must exceed baseline efficiency compared to existing equipment and ECCCNY to qualify for eligibility.
Custom Measure: Packaged Terminal Air Conditioner (PTAC)*	Existing unit of lower efficiency than proposed equipment	<ul style="list-style-type: none"> Facility operation hours, facility type, description of existing load profile, and AHRI certificate (if applicable) must be provided. 	<ul style="list-style-type: none"> Replacement equipment efficiency must exceed ECCCNY minimum efficiency by 10% or more Replacements shall be one-for-one regarding capacity, with a tolerance of $\pm 10\%$
Custom Measure: Cooling Tower Replacement*	<ul style="list-style-type: none"> Existing unit must be past its effective useful life as per the latest version of the NYS TRM Existing cooling tower must not have VFDs 	<ul style="list-style-type: none"> Facility operation hours, facility type, and description of existing load profile must be provided. 	<ul style="list-style-type: none"> Cooling tower approach temperature of 6F under standard rating conditions. VFD installation for cooling tower fans/pumps are required by code and ineligible for incentives.
Custom Measure: Chiller Replacement*	<ul style="list-style-type: none"> Existing unit of lower efficiency than proposed equipment 	<ul style="list-style-type: none"> Facility operation hours, facility type, and description of existing load profile must be provided. 	<ul style="list-style-type: none"> Replacement equipment efficiency must exceed baseline efficiency compared to existing equipment and Energy Conservation Construction Code of New York State (ECCCNY) to qualify for eligibility.
Custom Measure: Ventilation Overhaul	<ul style="list-style-type: none"> Co- or Pre-requisite measures: Rooftop exhaust fans to be replaced No existing Constant airflow regulators (CARs) installed within the registers 	<ul style="list-style-type: none"> Facility operation hours, facility type, and description of existing load profile must be provided. Proposed quantity to be replaced Description of what each fan serves Applicable fan timer schedules for baseline and proposed conditions. CFM measures and aerosol reports for the ductwork and shafts should 	<ul style="list-style-type: none"> Proposed motor must be higher than applicable minimum motor efficiency as stated in the latest ECCCNY. Kitchens and bathrooms shall be continuously ventilated to a minimum of 25 CFM as stated in the latest version of the NYC Mechanical code. <p>Note: Savings associated with shafts being cleaned and sealed should not be included.</p>

Technical Measure Guidelines

Measure	Existing Equipment	Documentation Requirements	Proposed Equipment and Installation Requirements
	<ul style="list-style-type: none"> Existing motor efficiency for exhaust fans must be based off motor nameplate For motors with no nameplate efficiency, baseline efficiency based off the motor year installed can be used 	<ul style="list-style-type: none"> include the existing and proposed conditions. A total count of the kitchen and bathroom registers 	
Custom Measure: Burner Replacement	Existing unit of lower efficiency than proposed equipment	<ul style="list-style-type: none"> Facility operation hours, facility type, and description of existing load profile must be provided. Hours of operation must be allocated appropriately for each stage of modulating burners. 	<ul style="list-style-type: none"> Replacement equipment efficiency must exceed baseline efficiency New burners must be correctly tuned for optimum operational conditions.
Custom Measure: Linkage-less Burner Control	<ul style="list-style-type: none"> Linkage-based controlled burners Measure cannot be combined with boiler replacement 	<ul style="list-style-type: none"> Facility operation hours, facility type A picture of nameplate with efficiency or a submittal/email from the manufacturer stating the efficiency Pre and post combustion test results must be submitted along with completion documents 	<ul style="list-style-type: none"> All linkage-based controls are replaced with automatically controlled servo motors.
Custom Measure: Energy or Heat Recovery Ventilators (ERVs or HRVs)	Building with ASHRAE 62.2-compliant exhaust fan system with no heat or energy recovery	<ul style="list-style-type: none"> Facility operation hours, facility type, description of existing load profile, and AHRI certificate must be provided. Nameplate photos for existing central heating and cooling systems 	<ul style="list-style-type: none"> ASHRAE 62.2-compliant exhaust fan system equipped with AHRI certified ERV or HRV components.

*NWS-eligible measure

5.6.1 Performance-Based Incentives - Custom

Other energy-efficiency upgrades not listed in this document may be eligible for performance-based custom incentives at the rates listed in Section 3.2.2. New equipment must be more efficient than existing and must meet any applicable ECCCNY requirements.

Projects are accepted based on a review by the Program Administrators and may be approved, rejected, or requested to participate in additional M&V before being offered incentives. Final custom measure eligibility, savings, and incentives are determined at the sole discretion of Con Edison and are subject to change at any time regardless of past results.

Required Project Documentation

Projects with measures listed in the Technical Resource Manual (TRM) or which have been accepted in the Program before must provide the first set of requirements. Projects with measures not listed in the TRM or which are new to the Program (New Technology) must include all requirements on this section.

All Projects Require Submission of the Following:

- A. A detailed scope of work that contains all equipment being proposed for replacement. Must include the sequence of operation for the existing system.
- B. A formal cost proposal for the proposed new energy-efficient equipment as well as the minimum code-compliant equipment as provided to the customer. Must include spec sheets, make, and model number of the equipment on company letterhead.
 - a. Cost proposal, spec sheets, make, and model information of the higher efficient proposed equipment.
 - b. Cost proposal, spec sheets, and make and model information of code compliant proposed equipment.
- C. Cooling/heating capacity of the existing equipment and the proposed new energy-efficient equipment and its efficiency rating
 - a. Supported by manufacturer's equipment spec sheets or industry standard performance testing results for existing equipment.
 - i. The NET capacity is to be used, **not** the GROSS capacity (the net capacity is typically a little lower than gross, as it removed the fan power and associated heat from the calculation).
 - ii. In instances where the manufacture spec sheet is not retrievable (for very old, existing equipment), it is acceptable to use the building code or the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) standard that was applicable the year the unit was installed.
- D. An engineering analysis of estimated energy consumption of the existing equipment, estimated energy consumption of the code compliant equipment, and the proposed new energy efficient equipment.
 - a. The engineering analysis is for the code compliant equipment AND proposed equipment.

- b. Each engineering analysis must include both summer peak kW load, kW nameplate, and annual kWh usage, or the annual gas usage (in therms) for gas projects.
 - c. Each analysis must be provided in a datasheet format such as Excel with savings calculations and algorithms. Calculations in PDF format is not acceptable.
 - i. Calculations must clearly define the baseline energy usage, code compliant energy usage, and the proposed energy usage.
 - 1. Multiple measures to the same system should be interactive.
 - 2. If the measure is a unit replacement that is not defined in the NYS TRM, New York State Energy Code must be used as baseline.
 - d. It is recommended to provide an explanation of the calculations used in the analysis.
- E. Proof of equipment functionality
- a. Supported by Con Edison pre-inspection while equipment is operating, building management system (BMS) trend data, equipment service log.

All New Technology Measures Require the Following Additional Information:

- F. Manufacturer-claimed savings as a percentage range
- G. Information on adoption by other utility energy efficiency programs (provide links or resources to verify)
- H. Reliable third-party studies on energy savings potential
- I. Product literature such as diagrams or videos showing how the product works
- J. Baseline metered or trended data
- K. Any additional information requested by the Program Administrators

5.6.2 Early Replacement – Custom

Energy efficiency upgrades for equipment that has not yet reached its Effective Useful Life (EUL) are able to apply for the Early Replacement incentive. **In this category, the measure is eligible for maximum energy savings and incentives. Energy savings are based on the existing equipment efficiency and operating conditions.** Early Replacement energy efficiency upgrades may be eligible for performance-based Custom incentives at custom measure rate. Final custom measure eligibility, savings, and incentives are determined at Con Edison's sole discretion.

Projects applying for incentives using the Early Replacement path are required to satisfy any measure eligibility criteria identified in other sections of this manual as applicable. For example, a project involving the installation of a new chiller must meet all the Program eligibility requirements for chillers, in addition to the requirements listed in this section.

The following is the minimum information required for energy conservation measures (ECM's) related to early replacement of equipment.

For a measure to be eligible for early replacement incentives:

1. At the time of application, the existing equipment cannot exceed its Effective Useful Life (EUL) and should have at least 1 year of its EUL remained (see table below for more details on the EUL of eligible equipment).
2. The existing equipment must be fully functional.

Category	Measures	EUL (years)
Compressed Air	Air Compressor	13
	Refrigerated Air Dryer	13
Domestic Hot Water	Indirect Water Heater	15
	Storage Tank Water Heater	15
	Tankless Water Heater	20
	Heat Pump Water Heater – Air Source (HPWH)	10
Heating, Ventilation and Air Conditioning (HVAC)	Air Conditioner (Rooftop Unit, PTAC)	15
	Heat Pump (Air Source, PTHP)	15
	Heat Pump (Water Source)	25
	Chiller (Air and Water Cooled)/ Air Handler	20
	Cooling Tower	15
	Combination Boiler & Water Heater	20
	Condensing Gas-Fired Unit Heater for Space Heating	18
	Boiler (Hot Water, Steel Water Tube)	24
	Boiler (Hot Water, Steel Fire Tube)	25
	Boiler (Hot Water, Cast Iron)	35
	Boiler (Steam, Steel Water Tube)	30
	Boiler (Steam, Steel Fire Tube)	25
	Boiler (Steam, Cast Iron)	30
	Furnace (Gas-Fired)	23
Unit Heater (Gas-Fired)	13	
Infrared Gas Space Heater	17	
High Performance Glazing (Windows)	20	

**Please note that EUL values listed above are subject to change per the latest version of the TRM (Appendix P). The EUL values listed in the current TRM will take precedence.*

Required Project Documentation

Projects with measures listed in the Technical Resource Manual (TRM) that includes those measures in the table below must provide the first set of requirements. Projects with measures not listed in the TRM must include all requirements on this sheet.

All Projects Require the Following Submissions:

- A. A detailed scope of work that contains all equipment being proposed for replacement under early replacement. Must include the sequence of operation for the existing system.
- B. A formal cost proposal for the proposed new energy-efficient equipment as well as the minimum code-compliant equipment as provided to the customer. Must include spec sheets, make, and model number of the equipment on company letterhead³.
 - a. Cost proposal, spec sheets, make and model information of the higher efficient proposed equipment.
 - b. Cost proposal, spec sheets, and make and model information of code compliant proposed equipment.
- C. Cooling/heating capacity of the existing equipment and the proposed new energy-efficient equipment and its efficiency rating
 - a. Supported by manufacturer's equipment spec sheets or industry standard performance testing results for existing equipment.
 - i. The NET capacity is to be used, **not** the GROSS capacity (the net capacity is typically a little lower than gross, as it removed the fan power and associated heat from the calculation).
 - ii. In instances where the manufacture spec sheet is not retrievable (for very old, existing equipment), it is acceptable to use the building code or the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) standard that was applicable the year the unit was installed.
- D. Age of the existing equipment
 - a. Supported by original invoice, bill of sale, construction permit, service log, or nameplate date
- E. Estimated remaining equipment life until total failure (beyond repairs)
 - a. This should be a best estimate based on the working condition of the existing equipment (at a minimum you should compare this to the EUL of the equipment per the TRM).
- F. Proof of equipment functionality
 - a. Supported by Con Edison pre-inspection while equipment is operating, building management system (BMS) trend data, equipment service log

All Non-TRM Measures Require the Following Additional Information

- G. An engineering analysis of estimated energy consumption of the existing equipment, estimated energy consumption of the code compliant equipment, and the proposed new energy efficient equipment.
 - a. The engineering analysis is for the code compliant equipment AND proposed equipment
- H. Each engineering analysis must include both summer peak kW load, kW nameplate, and annual kWh usage, or the annual gas usage (in therms) for gas projects.
- I. Each analysis must be provided in a datasheet format such as Excel with savings calculations and algorithms. Calculations in PDF format is not acceptable.

³ See TRM page 701-702, under Appendix M guidelines for Early Replacement Conditions

- a. Calculations must clearly define the baseline energy usage, code compliant energy usage, and the proposed energy usage.
 - i. Multiple measures to the same system should be interactive.
 - ii. If the measure is a unit replacement that is not defined in the NYS TRM, New York State Energy Code must be used as baseline.
- b. It is recommended to provide an explanation of the calculations used in the analysis.

5.6.3 Extended Life – Custom

Energy efficiency upgrades for equipment that has surpassed its Effective Useful Life (EUL) are able to apply for the Extended Life incentive. **In this category, the measure is eligible for maximum energy savings and incentives. Energy savings are based on the existing equipment efficiency and operating conditions.** Extended Life energy efficiency upgrades may be eligible for performance-based Custom incentives at the custom measure rate. Final custom measure eligibility, savings, and incentives are determined at the sole discretion of Con Edison.

The following is the minimum information required for energy conservation measures (ECM's) related to extended life equipment. **Only multifamily centralized equipment is applicable for extended life⁴.**

For a measure to be eligible for extended life equipment incentives:

1. At the time of application, the upgrade must meet the following criteria:
 - a. Age Rule: The equipment to be replaced must be aged at least 125% of its prescribed effective-useful life in cases where the age of the equipment can be determined to this extent. If the equipment is determined to be less than 125% of its EUL, it is not eligible for SC treatment regardless of consumption or any other factor.
 - b. Energy Use Rule: Applies only in cases in which the age of the existing equipment cannot be determined relative to 125%; existing equipment of most types must consume at least 20% more energy than the new high efficiency equipment to do the same amount of work, and at least 35% more for chillers.
2. There must be a history of significant repair or replacement with used equipment.
3. The existing equipment must be fully functioning.

Required Project Documentation

Projects with measures listed in the Technical Resource Manual (TRM) which includes all measures in the table below must provide only the first set of requirements. Projects with measures not listed in the TRM must include all requirements on this sheet.

⁴ Multifamily centralized equipment applies to equipment serving building, building wings, or campuses rather than individual tenant units. Examples include boilers (space heating and DHW), furnaces, chillers, ventilations. For the central systems, the eligibility includes distribution devices and auxiliary equipment such as controls, motors, pumps, fans, air handling units, duct, and pipeline mains. For example, apartment PTACs with hydronic hot water coils, served by a central hot water boiler.

Category	Measures	EUL (years)
Compressed Air	Air Compressor	13
	Refrigerated Air Dryer	13
Domestic Hot Water	Indirect Water Heater	15
	Storage Tank Water Heater	15
	Tankless Water Heater	20
	Heat Pump Water Heater – Air Source (HPWH)	10
Heating, Ventilation and Air Conditioning (HVAC)	Air Conditioner (Rooftop Unit, PTAC)	15
	Heat Pump (Air Source, PTHP)	15
	Heat Pump (Water Source)	25
	Chiller (Air and Water Cooled)/ Air Handler	20
	Cooling Tower	15
	Combination Boiler & Water Heater	20
	Condensing Gas-Fired Unit Heater for Space Heating	18
	Boiler (Hot Water, Steel Water Tube)	24
	Boiler (Hot Water, Steel Fire Tube)	25
	Boiler (Hot Water, Cast Iron)	35
	Boiler (Steam, Steel Water Tube)	30
	Boiler (Steam, Steel Fire Tube)	25
	Boiler (Steam, Cast Iron)	30
	Furnace (Gas-Fired)	23
	Unit Heater (Gas-Fired)	13
Infrared Gas Space Heater	17	
Refrigeration	Air Cooled Refrigeration Condenser	15
	Equipment (Condensers, Compressors, and Refrigerated Case/ Walk-in Cooler or Freezer)	15
	Refrigerated Case/ Walk-in Cooler or Freezer	15
Other	Clothes Washers	14
	High Performance Glazing (Windows)	20

**Please note that EUL values listed above are subject to change per the latest version of the TRM (Appendix P). The EUL values listed in the current TRM will take precedence.*

All Projects Require Submission of the Following:

- A. A detailed scope of work that contains all equipment being proposed for replacement under extended life. Must include the sequence of operation for the existing system.

- B. A formal cost proposal for the proposed new energy efficient equipment as well as the minimum code-compliant equipment as provided to the customer. Must include spec sheets, make, and model number of the equipment on company letterhead⁵.
 - a. Cost proposal, spec sheets, make and model information of the higher efficient proposed equipment.
 - b. Cost proposal, spec sheets, and make and model information of code compliant proposed equipment.
- C. Cooling/heating capacity of the existing equipment and the proposed new energy efficient equipment and its efficiency rating
 - a. Supported by manufacturer's equipment spec sheets or industry standard performance testing results for existing equipment.
 - i. The NET capacity is to be used, and NOT the GROSS capacity (the net capacity is typically a little lower than gross, as it removed the fan power and associated heat from the calculation).
 - ii. In instances where the manufacture spec sheet is not retrievable (for very old, existing equipment), it is acceptable to use the building code or the ASHRAE standard that was applicable the year the unit was installed.
- D. Age of the existing equipment
 - a. Supported by original invoice, bill of sale, construction permit, service log, or nameplate date
- E. Estimated remaining equipment life until total failure (beyond repairs)
 - a. This should be a best estimate based on the working condition of the existing equipment (at a minimum you should compare this to the EUL of the equipment per the TRM).
- F. Actual repair cost, including component replacement for at least the past 18-24 months
 - a. Supported by invoices or proof of payment
 - b. Total repair cost must be added and summarized in a document⁶
- G. Proof of equipment functionality
 - a. Supported by Con Edison pre-inspection while equipment is operating, BMS trend data, and/or equipment service log.

All Non-TRM Measures Require the Following Additional Information

- H. An engineering analysis of estimated energy consumption of the existing equipment, estimated energy consumption of the code compliant equipment, and the proposed new energy efficient equipment.
 - a. The engineering analysis is for the code compliant equipment AND proposed equipment.
- I. Each engineering analysis must include both summer peak kW load, kW nameplate, and annual kWh usage, or the annual gas usage (in therms) for gas projects.
- J. Each analysis must be provided in a datasheet format such as Excel with savings calculations and algorithms. Calculations in PDF format is not acceptable.

⁵ The TRM calls for use of the dual baseline method. It assumes that without the Program, at the end of the default functional period (DFP) the customer would have installed equipment that meets the code, and the customer would not have purchased any equipment until the future end of the DFP.

- a. Calculations must clearly define the baseline energy usage, code compliant energy usage, and the proposed energy usage.
 - i. Multiple measures to the same system should be interactive.
 - ii. If the measure is a unit replacement that is not defined in the NYS TRM, New York State Energy Code must be used as baseline.
- b. It is recommended to provide an explanation of the calculations used in the analysis.

5.6.4 Secondary Steam and Oil – Custom

The Program offers incentives to projects that reduce **both** electricity and district steam provided by Con Edison or oil. Such projects may receive incentives for the reduction of Secondary Steam or Oil. Secondary Steam or oil savings are defined as secondary savings achieved by a measure that also reduces electric energy use.

To qualify for Secondary Steam or Oil incentives, a project must:

1. Have an eligible Con Edison electric account.
2. Have active Con Edison steam service for projects looking to claim secondary steam savings or provide annual oil (Fuel Oil No. 2 and 4 only) usage and proof of purchase for buildings looking to claim oil savings.
3. Install one of the eligible measures. Measure must save both Con Edison electric energy and Con Edison steam energy or oil.
4. Building with interruptible gas service is not eligible.

The following measure/project types do not qualify for incentives:

1. Measures that save only Con Edison steam are not eligible for the Program.
2. Projects must not include installation of space heating and domestic hot water equipment fueled by gas, steam, or other delivered fuel.

The following measures are eligible for secondary steam incentives:

1. Envelope upgrades to existing buildings that reduce the building cooling and heating loads.
2. Building Automation Systems (BAS) that reduce both Con Edison electricity and Con Edison steam consumption.

All Secondary Steam and Oil projects will be reviewed on a case-by-case basis to undergo M&V.

Table 5.8.4 Secondary Steam and Oil Incentives

Secondary Steam and Oil Incentives—Custom		
Installed Measure	Secondary Steam Incentive \$	Oil Incentive \$
Building Envelope	\$120/Mlbs	\$3.50/gal
Building Automation System - Controls	\$80/Mlbs	\$3.50/gal

Secondary Steam and Oil incentives are capped at 70% of the customer’s project costs.

5.6.5 Fuel Switching – Custom

The Program offers incentives to HVAC upgrades that electrify existing district steam, oil, or natural gas equipment. Fuel switching is defined as any measure that converts existing district steam, oil, or natural gas HVAC equipment to electricity. Measures converting from electric to gas/steam/oil are not eligible for incentives.

To qualify for Fuel Switching incentives, a project must:

1. Have an eligible Con Edison electric account.
2. Have active Con Edison steam service or provide annual oil (Fuel Oil No. 2 and 4 only) usage and proof of purchase.
3. Have not received incentives through the Demand Management Program (DMP) for the existing steam or natural gas consuming equipment and associated controls, being proposed for electrification.
4. Not located in a Non-Wires Solutions (NWS) area. Refer [to Section 2.5.4](#) for NWS territory map.
5. Be an existing facility, including gut renovation.

Table 5.8.5: Example Fuel Switching Measures include but are not limited to:

Existing Equipment	Proposed Replacement Technology
<ul style="list-style-type: none"> • Steam absorption chiller • Steam turbine chiller • Gas-engine-drive chiller • Gas-fired boiler • Steam-driven boiler • Oil-fired boiler 	<ul style="list-style-type: none"> • Electric chiller • Electric boiler

Measures not eligible for fuel switching incentives include:

1. Heat pumps, heat pump chillers, and heat recovery chillers for space heating/cooling or hot water
2. Electrification of non-HVAC equipment, such as stoves, washers, and dryers
3. Conversion to electric resistance heating
4. Removal of Cogeneration or Combined Heat and Power (CHP) Plants
5. Addition of new Cogeneration or Combined Heat and Power (CHP) Plants

Table 5.8.5: Fuel Switch Measures Incentive

Measure	Incentive
Fuel Switch – HVAC	\$70 per MMBtu

Required Project Documentation

All projects must provide a detailed description of the fuel switching measure being proposed, including energy savings and calculation methodology that accurately quantifies the proposed savings.

- A. Savings shall be calculated as the difference in energy consumption between baseline equipment and new energy efficient technology.
- B. Savings shall be expressed in MMBTU.
- C. Savings baselines are dependent on measure application type as follows:

Measure Application Type	Baseline Utilized for Calculation	Proposed
Normal Replacement	Code or Industry Standard Efficiencies (Gas/Steam Fuel Equipment)	Electric Fuel Equipment

Special Circumstance – Extended Life or Early Replacement	Existing Equipment Efficiency (Gas/Steam Fuel Equipment) ¹	Electric Fuel Equipment
--------------------------------------------------------------------------	--------------------------------------------------------------------------	----------------------------

¹Existing equipment efficiency must be backed up with supporting documentation submitted by the customer or PC as per the Extended Life or Early Replacement technical guidance.

- D. Savings approach may include but are not limited to:
 - Computer Energy Modeling Software
 - Bin Analysis
 - Modified TRM measures
- E. Con Edison Master Case ID (Provided by Con Edison Energy Services)

All Fuel Switching projects will be reviewed on a case-by-case basis to undergo M&V.

5.6.6 Approved Energy Modeling Software – Custom Measures

Custom energy efficiency upgrades may be submitted with a complex energy model outlining the baseline and proposed cases. These models must include where trade-offs among disciplines and are calculated. Models should use the following software including updates: DOE2.1E, eQuest, EnergyPlus, Trane TRACE 700, Trane TRACE 3D Plus, IESVE, or OpenStudio. Final custom measure eligibility, savings, and incentives are determined at the sole discretion of ConEdison.

6 Project Costs and Invoicing Requirements

When submitting invoices with completion certificates, customers must provide the Program Administrators with detailed invoices identifying the following:

- References to the project, including the project address, and related items listed in the scope of work that were approved by the Program. Changes to the approved scope of work must be submitted to the Program Administrator and its IC for approval.
- Equipment installed (Make/Model Number): This is required to verify the equipment installed qualifies for the Program incentives.
- Quantity, purchase, and delivery date of equipment installed: This is used to verify the quantity of equipment installed aligns with the Program application. (This is optional, unless requested by the Program Administrators.)
- Itemized labor and material costs for all installed equipment: This is required to verify individual costs.
- The final invoice provided to the Program Administrators must be the same invoice the customer is receiving and match the Certificate of Completion.
- Each line item must include a brief description. For example, include the equipment tag for an air handler as “AHU 13B”, as well as the make and model number.
- If a PC is receiving incentives on behalf of a customer, a line item stating “Program credit” with an invoice credit must be documented on the invoice. The invoice credit must reflect the same incentive amount the customer would receive had they completed the submission themselves for the same project.

- In the event a custom project submitted for incentives is a portion of a larger scope that includes non-energy efficiency line items, the customer will must provide invoice(s) that clearly outline the specific project description and cost that is being applied to the project in the Program.

7 Program Manual Revisions

The following is a summary of sections updated in this version of the manual. Review the entire manual to ensure your project is eligible in the Program.

Date Updated	Section	Summary of Revisions
5/15/2023	5.5 Eligible Measures and Technical Requirements – Common Area Gas Measures	Boiler incentive update and boiler capacity requirement update. Master Air Venting no longer accepted as a standalone measure.
5/15/2023	5.7 Eligible Measures and Technical Requirements – Building Envelope Measures	Roof incentive updated to include 15% cap on savings.
5/15/2023	5.8 Eligible Measures and Technical Requirements – Custom Measures	Boiler jackets no longer accepted as a standalone measure.
7/10/2023	2.5 Non-Wires Solutions (NWS) Adder Incentives Eligibility	Measure eligibility and network eligibility were updated.
7/10/2023	5.5 Eligible Measures and Technical Requirements – Common Area Gas Measures	EMS incentive not applicable for buildings with PTAC units or any in-unit thermostat control. Storage Tank Water Heaters tank volume requirement changed..
7/10/2023	5.8.1 Performance-Based Incentives - Custom	Clarification on custom measure eligibility, savings and incentives. These are subject to change at any time, regardless of past results.
7/10/2023	5.2 Eligible Measures and Technical Requirements – Lighting Controls	Bi – level lighting controls prohibited in basements except areas used for ingress/egress or frequently visited by occupants.
1/1/2024	2.1 Customer Eligibility	New definition of gut rehab.
1/1/2024	5.5 Common Area Gas Measures - EMS	Deleted existing equipment.
1/1/2024	5.7 Building Envelope Measures: Roof Insulation	Included new compliance requirement regarding insulation and vapor retardants.
1/1/2024	2.6 Soundview NPA	Added new NPS Soundview offering.
1/1/2024	3.5 Measurement & Verification	Added more details to the M&V process overview.
1/1/2024	5.8.5 Fuel Switching - Custom	Added fuel switching offering.
1/1/2024	5.8.6 Approved Energy Modeling Software – Custom Measures	Software allowed for energy models for custom projects.

1/1/2024	3.4.1.A: Electric Incentives	Lighting and custom incentive changes. Removal of occupancy sensors.
1/1/2024	3.4.1.B: Gas Incentives	Pipe Insulation, roof insulation, steam trap, boiler clean and tune, window replacement and wall insulation incentive changes.
3/1/2024	3.4.1.B: Gas Incentives	Roof insulation incentive change.
3/1/2024	5.7 Building Envelope Measures: Roof Insulation	Changed R Minimum requirements and specified no existing insulation requirement. Included customer invoice requirement.
4/30/2024	3.4.1.B: Gas Incentives	Wall insulation incentive change. All Window Replacement and Wall Insulation projects on a first-come and first-serve basis until available funds are exhausted.
4/30/2024	5.5 Common Area Gas Measures	Refined requirements for steam trap survey sample size and steam trap replacements
7/31/2024	5.0 Eligible Measures and Technical Requirements	Added language about measures being installed in accordance with manufacturer specifications and rules and regulations for New York State.
7/31/2024	5.5 Eligible Measures and Technical Requirements – Window Replacement	Addition of pre-requisite that window cavities must be air sealed before window installation.
7/31/2024	5.5 Eligible Measures and Technical Requirements – Air Sealing	Added detail for air sealing requirements.
7/31/2024	5.8.4 Secondary Steam and Oil	Clarified measure eligibility language.
7/31/2024	3.2 Program Process: Gas Fast Track	Addition of Gas Fast Track pathway
7/31/2024	3.4.1.B: Gas Incentives	Addition of Gas Fast Track incentive rates
7/31/2024	3.1 Program Process: Prescriptive and Custom	Clarification of Prescriptive NTP and Custom NTP
7/31/2024	2.2 Project Eligibility	Revision to installation deadline for 2024 Program year
1/15/2025	5.1 Common Area Lighting, 5.2 Lighting Controls, and 5.4 In-Unit LED, Shower Aerators and Low Flow Showerheads Incentives	Removal of lighting incentives and in-unit measures
1/15/2025	2.5.4 NWS Neighborhood Program Measures and Incentives	Revision to NWS section to reflect updates to lighting program and to technical requirements for market rate projects
1/15/2025	5.3 Common Area Gas Measures	Added details and requirements for Domestic Hot Water Controls and Smart Thermostat Incentives
1/15/2025	5.5 Wall and Roof Insulation Incentives	Addition and clarification of wall insulation, attic insulation, above deck roof insulation incentives and requirements
1/15/2025	5.6 Custom Gas Measures	Added details and requirements Air Conditioner – CAC, AHU, and PTAC (moved from 5.1 Electric HVAC Measures)

8 Terms and Conditions

- 1. ELIGIBILITY:** Con Edison's Multifamily Energy Efficiency (MFEE) Program (the "MFEEP", "MFEE Program" or the "Program") offers financial incentives for efficiency measures in common areas and eligible building systems to customers who are property owners or managers (customers) of multifamily residences with five or more dwelling units, as well as energy surveys. Customers must receive Con Edison gas and/or electric delivery service and be in good standing. Incentives are available to customers for the purchase and installation of energy efficiency measures at the location where the qualifying project is to be installed. Con Edison will not offer financial incentives and/or rebates for the same eligible measure to those customers who have received financial incentives or rebates from the New York State Energy Research and Development Authority (NYSERDA) and/or another electric or gas utility company.
- 2. QUALIFYING PROJECTS AND MEASURES:** Qualifying projects include electric or gas energy-efficiency measures identified as eligible for MFEE Program incentives by Con Edison's implementation contractor, Willdan, based on an energy survey of the building. Qualifying projects do not include any electric or gas energy-efficiency measures or energy efficiency equipment or services purchased, contracted for, or installed prior to the program start date.
- 3. PROGRAM APPLICATION/PARTICIPATION AGREEMENT:** By signing the Program Application, the customer authorizes Willdan or its subcontractors to enter this building for the purposes of conducting an energy survey of the building's common area and individual units, installing MFEE Program measures in individual units, installing any energy-efficiency measures subsequently agreed to in a Scope of Work, inspecting pre-existing conditions and installed measures, and evaluating the performance of installed measures.
- 4. INCENTIVE AMOUNTS:** The amount of the incentives for which qualifying projects are eligible are set forth in the Program brochures. Con Edison's decision on these issues will be final. **WITHOUT LIMITATION, CON EDISON RESERVES THE RIGHT TO CHANGE THE MEASURES AND INCENTIVE AMOUNT AT ANY TIME THROUGHOUT THE PROGRAM WITHOUT PRIOR NOTICE.** Con Edison will honor all written commitments made to Customers prior to the date of any incentive changes, if project installations are fully completed according to the terms of the Notice to Proceed, and as more particularly provided for by Section 11 below of these Terms and Conditions. Failure to comply with the Program rules may result in incentives being withheld. The availability of incentives is contingent on the availability of funding for the Program as provided by the New York State Public Service Commission (the "PSC").
- 5. CUSTOMER WORK AUTHORIZATION AND PROJECT WORK PLAN:** Willdan, or its subcontracted partners, will meet with the customer to discuss individual building objectives, provide information on alternatives, discuss processes, and create a work project and schedule. Willdan may select and provide one or more approved installation subcontractors to complete the measure-installation work, or the customer may select one or more contractors from an approved list of participating contractors. To be included on the approved list, a contractor shall participate in a required Program Orientation, submit contractor-qualification forms, provide documentation of required insurance, agree to follow the Program guidelines and protocols (including the Program reporting and verification requirements), resolve any outstanding disciplinary actions resulting from past participation in the Program, and otherwise be in good standing with Con Edison. Willdan may schedule and/or monitor the required installation services.
- 6. IMPLEMENTATION OF WORK, PAYMENT OF INCENTIVES, INSPECTION REQUIREMENTS:** The customer must pay its share of the cost for each measure to be installed pursuant to the Scope of Work at a time not later than the completion of installation of that measure. When Willdan confirms that installation of a specific measure is satisfactorily completed, Willdan will arrange for payment of the incentive for that measure to the customer, either directly or by Con Edison, or, if authorized to do so by the building owner, directly to the installation contractor for that measure. Willdan's quality-assurance and/or quality-control inspectors and/or Con Edison, in their sole discretion, may schedule and conduct a post-installation inspection to ensure satisfactory measure installation. Incentive checks will be sent approximately eight to ten weeks after all final satisfactory project completion documentation have been submitted and verified. With advance notice to the customer, following completion of the project and in order to provide Con Edison with an opportunity to review the operation of the energy-efficiency measures for the Program evaluation purposes, the customer agrees to cooperate with any effort by Con Edison or its contractors and subcontractors, to make or to have made follow-up visits to customer facilities, and the customer shall provide building energy system data, supporting documentation, and otherwise cooperate fully in support of this effort.
- 7. CUSTOMER INFORMATION AND PROGRAM APPLICATION:** Customer agrees that Con Edison may provide customer information including name, account number, electric and/or gas consumption data and electric and/or gas energy savings to its third-party evaluation contractor for the Program evaluation purposes. The evaluation contractor will keep customer information confidential. Customer information may also be provided to the PSC. Any customer information provided to the New York State Public Service Commission will be aggregated with information about other customers and not personally identifiable.
- 8. TAX LIABILITY and CREDITS:** Con Edison is not responsible for any taxes which may be imposed on the customer as a result of measures installed under this program. Each customer must provide a valid Federal Tax I.D. number.
- 9. DISPUTES:** Con Edison will have sole discretion to decide on the final resolution of any issues including but not limited to eligibility or incentives.
- 10. PROGRAM CHANGES:** Con Edison reserves the right to change, modify, or terminate the MFEE Program at any time without any liability except as expressly stated herein. Con Edison will honor all written commitment incentive rates made in the Scope of Work provided to customers prior to the date of any change, modification, or termination of the Program, provided that project installations are fully completed according to the terms of the Notice to Proceed.
- 11. PROGRAM EXPIRATION:** This Program will expire December 31, 2025, when funds are depleted, or when the Program is terminated, whichever comes first, or as otherwise determined by Con Edison. As provided in Section 4 of these Terms and Conditions, incentives listed in the Program Manual may be changed at any time at the discretion of Con Edison. For all Non-Comprehensive Prescriptive projects (see the Program Manual for explanations of project type parameters), all Prescriptive projects must be completed (all documents received, and project ready for post inspection) 3 months after the Notice to Proceed is issued. For projects that are Custom, all projects must be completed 6 months after the Notice to Proceed is issued. If an extension is required, then a request must be made in writing to the Program with supporting detail and information, and acceptance or rejection of any request for extension will be determined solely by Con Edison in any give case.
- 12. DISCLAIMER:** Con Edison and Willdan its implementation contractor, make no representations or warranties, expressed or implied, and do not guarantee that implementation of energy-efficiency measures or use of the equipment purchased or installed pursuant to the Program will result in energy-cost savings. Accordingly, Con Edison recommends that all customers consider engaging qualified engineers or other qualified consultants to evaluate the risks and benefits, if any, of such implementation and use on energy consumption, cost savings, or operation of customers' facilities.
- 13. INSTALLATION REQUIREMENTS:** All work must be in full compliance with the requirements of applicable laws, rules, and regulations of authorities having governmental and regulatory jurisdiction. Customer assumes sole responsibility for installation work. Market Rate projects must be completed within 3 months of the date of issuance of a Notice to Proceed for prescriptive projects and within 6 months for custom projects. Failure to meet this completion schedule (or to otherwise comply with program rules) may result in a lower incentive amount or no incentive amount. Completion schedules must be adhered to for projects to qualify for Limited Time Offer incentives. Affordable housing projects must be completed within 12 months of the commitment execution date. In the removal of old equipment, the applicant confirms that, as a requirement of the Program, the owner or any subcontractor carrying out installation of measures under the Program shall remove and dispose of all equipment or materials that are replaced or removed in accordance with all applicable laws, rules, and regulations. Any request for exception or extension must be made in writing for consideration by Con Edison. If these requirements are not met, then Con Edison may cancel, withdraw, and revoke the incentive funds from the project.

Glossary of Terms

This glossary provides definitions of key terms used in this Program Manual.

Comprehensive Path or Pathway: Track to participate in Program for customers who undertake comprehensive retrofits, such as whole-building retrofits that address multiple building system categories (e.g., heating and cooling, insulation, lighting, etc.). Incentives are applied based on a system of accumulated points. A minimum of 100 points needs to be met to be classified as a comprehensive project. To help customers identify energy efficiency opportunities and develop comprehensive scopes of work, technical assistance is available via NYSERDA's FlexTech program. Comprehensive projects are eligible for higher incentive amounts than non-comprehensive projects, an optional mid-project incentive payment, and technical assistance in the form of a cost share for activities like energy audits and retrofit scope development.

Construction Complete Post-Inspection: The Program Administrators will inspect the condition of the site after completion of the project.

Custom Path, Pathway or Project: A project that includes custom measures. Custom measures are eligible measures that are not listed in the New York State Technical Resources Manual. Custom calculations are required to determine the amount of energy savings and incentive amount.

Direct Install: Direct install measures are available for free if installed by direct install contractors provided by the Implementation Contractors. In downstate NY projects, this includes in-unit measures such as LED lights, low flow showerheads, and faucet aerators. In upstate NY, except for O&R, common area LED lights, exit signs, common area room occupancy sensors, and ½" and ¾" DHW pipe insulation are also considered direct install measures and are offered for free if installed by direct install contractors provided by the Implementation Contractor. If an upstate customer, except for O&R, chooses a contractor that is not provided by the Implementation Contractor, they will receive the incentive outlined in Section 3.2.2, instead of receiving the measure for free.

Eligible Customer: Customers who are property owners or managers of existing affordable multifamily buildings with five or more residential units.

Energy Audit: Energy audits are also known as energy assessments. For comprehensive projects, energy audits are conducted by approved Energy Providers before a project begins as part of the technical assistance process and will meet either an ASHRAE Level I+, AHSRAE Level II, or the IPNA standard. For non-comprehensive projects, audits may still be conducted, but they are not required to meet the standards required for comprehensive projects. During an audit, the Energy Provider will evaluate the building to identify energy efficiency opportunities and develop a scope of work.

Energy Efficiency Measures (EEMs): Energy-using appliance, equipment, control system, or practice whose implementation results in reduced energy use while maintaining a comparable or higher level of service. Categories of EEMs include HVAC measures; base load measures such as lighting, process loads, plug loads, etc.; envelope measures; and non-interactive measures such as service water heating.

Energy Provider: Approved Energy Providers complete energy audits through NYSERDA's FlexTech Program before a project begins to help customers identify energy efficiency opportunities and determine an initial scope of work and capital planning.

FlexTech Program: A NYSERDA program which shares the cost of and provides additional supporting regarding an energy audit to facilitate the implementation of clean energy and/or energy-efficient technologies in a building.

Gas Fast Track: Eligible Customers can earn incentives on four specific gas-saving measures, like boiler cleanings, tune-ups, and replacements, pipe and roof insulation, and energy management systems.

Implementation Contractor (IC): The Program Administrator's Implementation Contractor oversees coordination of the project. Communication from the customer and/or Participating Contractor will be facilitated through the Program Administrator's IC.

Incentive Cap: The maximum incentive an Energy Efficiency Measure or project is eligible to receive through the Affordable Multifamily Energy Efficiency Program.

In-Unit Measures: Energy Efficiency Measures installed within the primary dwelling of a resident.

Market Rate Building: Non-subsidized housing that is purchased at a market value price that is owned or managed by the Eligible Customer.

Market Rate Multifamily Offering: Multifamily programs offered to non-LMI customers.

New York State Research and Development Authority (NYSERDA): A New York State public-benefit corporation established in 1975. NYSERDA offers objective information and analysis, innovative programs, technical expertise, and support to help New Yorkers increase energy efficiency, save money, use renewable energy, and reduce reliance on fossil fuels.

Non-Comprehensive Pathway: Track to participate in Program for customers who are interested in smaller upgrades, or customers who have projects that do not meet the 100 point minimum for the comprehensive pathway. Incentives for projects based on the non-comprehensive pathway are determined by each Program Administrator and are based on equipment installed and/or energy savings.

Non-Wires Solutions (NWS) MFEET Adder Incentive Program: Projects providing electric demand savings may be eligible to receive an NWS MFEET Adder incentive that may cover up to 100% of the cost of installing energy-efficient upgrades for Eligible Customers.

Notice to Proceed (NTP): An email outlining estimated project savings and incentives issued by the Program Administrator that triggers the start of work on a project. Any work started before the Notice to Proceed will not qualify for incentives.

NPA Bonus Program Incentive Offer: Incentive offer providing up to 100% of total project cost for Eligible Customers installing eligible MFEET gas energy efficiency measures.

On-site Inspection: A pre- or post-installation inspection that is done in-person by the Implementation Contractor or the Program Administrator.

Participating Contractor: A contractor that will install Energy Efficiency Measures through the project. Participating Contractors must be approved by the Program. Participating Contractors may accept incentive payments on behalf of customers. The program can onboard contractors into the Participating Contractor network at any time.

Preliminary Incentive Offer Letter (PIOL): Issued after pre-inspection for custom projects, and after finalizing the scope of work for comprehensive projects. The PIOL includes an incentive offer and date range for which the offer is eligible. The PIOL must be signed by the customer and returned to the Program Administrator's IC within 30 days.

Prescriptive Path, Pathway or Project: A project that includes prescriptive measures only. Prescriptive measures are those listed in the New York State Technical Resource Manual (TRM) and have set incentive rates.

Scope of Work: A detailed explanation of work that will be performed as part of a contract or subcontract. It defines project-specific activities, deliverables, and timelines for a vendor providing services to the client.

Statement of Completion (SOC): A document that details the Energy Efficiency Measures that were installed through the project. Must be signed and submitted to the Program Administrator at project completion.

Technical Assistance: Services provided by Program Administrators and Energy Providers to help customers identify energy efficiency opportunities and develop comprehensive Scopes of Work. Energy audits are performed as a form of technical assistance.

Technical Resource Manual (TRM): The New York Standard Approach for Estimating Energy Savings from Energy Efficiency Programs (Residential, Multifamily, and Commercial/Industrial) known as the Technical Resource Manual (TRM), provides a standardized, fair, and transparent approach for measuring program energy savings across New York State's energy efficiency programs. To do so, the TRM provides standardized energy savings calculations and assumptions at the measure level for estimating energy and demand savings.

Virtual Inspection: A pre- or post-installation inspection that is done virtually by the Implementation Contractor or the Program Administrator. Virtual inspections will include either: 1) a live video call walkthrough with the contractors or energy providers and the inspector (inspector takes screenshots and/or notes to document findings); or 2) date and time-stamped pictures and/or video recordings that clearly show existing equipment to be replaced (in case of pre-inspection) or the new energy-efficient equipment (in case of post-inspection).