

Tompkins County

Industrial Development Agency

Enhanced Energy Incentive Policy

Adopted: March 11, 2020

Applicants for the Enhanced Energy Incentive must meet the eligible project criteria as defined in the Tompkins County Industrial Development Agency Uniform Tax Exemption Policy. Additionally, applicant projects must meet one of the following eligibility criteria:

- New construction,
- Additions 1,000 square feet or larger,
- A major renovation, in which over 75% of the space in a building is being renovated and in which two or more of the following major energy components are being substantially renovated: heating, lighting, and envelope.

Applicants shall comply with the requirements of the Ithaca Energy Code Supplement at the January 1, 2025 level. The Ithaca Energy Code Supplement offers two compliance paths for new building construction that result in projects that produce significantly less greenhouse gas emissions than New York State Building Code requires. The "Easy Path" emphasizes energy improvements that also reduce construction cost, as well as electrification of building energy systems. This is a point system; a building must meet a minimum of 12 points at the January 1, 2025 level. The second method of compliance is a "Whole Building Path" that allows more flexibility in building design. Buildings using the Whole Building Path must comply with any one of several recognized third party green building standards and use energy modeling to show compliance.

Building modeling shall follow ASHRAE Standard 90.1-2013 or the Energy Rating Index (ERI) method per the IECC residential energy requirements (latest edition used in New York State), with the exception that, for the baseline building, space heating shall be a gas boiler (for ASHRAE 90.1-2013 projects) or gas forced air (for ERI projects), and hot water heating shall be natural gas. Carbon emissions factors shall be per EPA eGRID 2018 (for electricity, use the "total output emission rates" column, use "NYUP" factor for CO₂e).

Participants are encouraged to use NYSERDA new construction programs, such as the Commercial New Construction Program (CNC), multifamily new construction program (low-rise or high-rise), to obtain additional NYSERDA incentives including payment of some or all of energy consultant fees as well as construction incentives, and to take advantage of energy modeling and technical consulting provided by these programs. Please note that the energy modeling required for the TCIDA incentives is identical to that required for the NYSERDA programs, with the exception of:

- a. Baseline building fuel use shall be natural gas for space heating and hot water.
- b. Additional calculation of carbon emissions and savings for total modeled baseline and design building energy use (see Compliance Report).

Applicants for the Enhanced Energy Incentive after January 1, 2024 must comply with requirements of the Ithaca Green Building Policy at the January 1, 2030 level (net-zero and fossil-fuel free).

Tompkins County Industrial Development Agency

Enhanced Energy Incentive Levels

Enhanced Energy Small Project (<\$2 million assessment increase)

Standard		CIITAP Financial Need	
Year	Abatement	Year	Abatement
1	100%	1	100%
2	100%	2	100%
3	100%	3	100%
4	100%	4	100%
5	85%	5	90%
6	70%	6	81%
7	55%	7	71%
		8	62%
		9	52%
		10	43%

Enhanced Energy Large Non-Residential Project (>\$2 million assessment increase)

Standard		CIITAP Financial Need	
Year	Abatement	Year	Abatement
1	100%	1	100%
2	100%	2	100%
3	100%	3	100%
4	90%	4	90%
5	70%	5	81%
6	50%	6	71%
7	30%	7	62%
		8	52%
		9	43%
		10	33%

Enhanced Energy Large Multi-Family Project (>\$2 million assessment increase)

Standard		CIITAP Financial Need	
Year	Abatement	Year	Abatement
1	100%	1	100%
2	100%	2	100%
3	80%	3	90%
4	65%	4	80%
5	50%	5	70%
6	35%	6	60%
7	20%	7	60%
		8	50%
		9	40%
		10	30%

Compliance

A design professional licensed in New York State (Professional Engineer or Registered Architect) shall sign and stamp the Compliance Report.

Tompkins County Industrial Development Agency

Energy Incentives Compliance Report

I am a licensed design professional in New York State and I affirm that the design of _____ (building address) conforms to the requirements of the Tompkins County IDA Enhanced Energy Incentives Policy.

Check one:

_____ Whole Building Carbon Reduction Method

Projected energy use and carbon emissions:

	Baseline Building	Design Building
Electricity use (kWh/year), after renewable energy is subtracted		
Gas use (therms/year)		
Other energy use (MMBTU/year) Fuel: _____		
Greenhouse Gas Emissions (lb CO2/year)		

Projected reduction in greenhouse gas emissions: _____ %
(Minimum 80% until 12/31/2024, minimum 100% on or after 1/1/2025).

Energy software: _____ Please attach reports of inputs and outputs.

Or:

_____ Easy Path (Point Method). List points achieved (minimum 12): e.g. EE1 (3), EE2 (1), etc.
(See Ithaca Energy Code Supplement for definitions). This option can only be used until 12/31/2024.

Total points: _____ (minimum 12)

Signature

Date

Print Name

Company

Address

Phone

Email



Professional Stamp