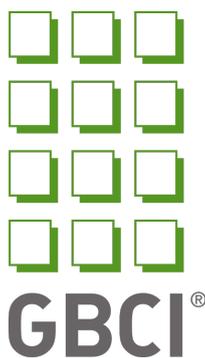




## STANDARD COMMERCIAL PROTOCOL

VERSION 2.0 – FEBRUARY 2018



## TABLE OF CONTENTS

THE INVESTOR CONFIDENCE PROJECT .....	3
1.0 BASELINING .....	5
2.0 SAVINGS CALCULATIONS .....	8
3.0 DESIGN, CONSTRUCTION AND VERIFICATION .....	11
4.0 OPERATIONS, MAINTENANCE, AND MONITORING .....	13
5.0 MEASUREMENT AND VERIFICATION .....	15
6.0 PROJECT DEVELOPER REQUIREMENTS FOR IREE CERTIFICATION .....	17

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## THE INVESTOR CONFIDENCE PROJECT

The Investor Confidence Project (ICP) is a global initiative that focuses on increasing energy efficiency deal flow by ensuring that projects are engineered robustly, financial returns are predictable, and project underwriting can be streamlined. The ICP system is comprised of the ICP Protocols and the Investor Ready Energy Efficiency™ Certification which offer a standardized roadmap for project developers, a market tested methodology for program administrators, and a certification system for investors and building owners to accurately and efficiently assess project risk.

ICP is administered by Green Business Certification Inc. (GBCI) and was conceived, incubated and developed by the Environmental Defense Fund ([www.edf.org](http://www.edf.org)).

For more information, please visit:

ICP North American ([www.eepformance.org](http://www.eepformance.org)) or ICP Europe ([europe.eepformance.org](http://europe.eepformance.org))

### INVESTOR READY ENERGY EFFICIENCY™

Investor Ready Energy Efficiency™ (IREE) is a certification awarded to energy efficiency retrofit projects that conform to the requirements of the ICP Protocols, were originated under the direction of qualified providers, have been independently reviewed by an ICP Quality Assurance Assessor, and are certified by GBCI. IREE projects provide investors, building owners, and other stakeholders with an increased level of confidence in project quality.

Investor Ready Energy Efficiency™ Certification occurs after completion of project development and engineering, but prior to construction.

Development of an ICP compliant project includes the following two periods:

- **Certification Period** (pre-IREE Certification). The Certification Period includes all procedures and documentation associated with project development that occur prior to construction. This includes the development of plans (such as the OPV, OM&M, and M&V plans) that describe the tasks and documentation that will be performed during the Performance Period.
- **Performance Period** (post-IREE Certification). The Performance Period refers to the construction and post-construction (post-retrofit) period after IREE Certification is achieved. The ICP Protocols require certain procedures and documentation that occur during the Performance Period which are specified in various plans that are developed during the Certification Period. These plans, and the requirements identified in them, should be explicitly required by the investor or building owner to be included in the project developer's scope of work and contract. If necessary, the services of the Quality Assurance Assessor or other third parties may be retained during the Performance Period to oversee implementation.



## ICP STANDARD COMMERCIAL PROTOCOL

To conform to the ICP Protocols, projects must meet the specified procedural and documentation requirements detailed in this document. In order to ensure the protocol requirements optimally fit the project, it is crucial that the developer selects the [correct ICP Protocol](#). This protocol is intended for commercial building retrofits and project scopes that include:

- **Standard Projects**, multiple measure projects which do not require dynamic building simulation modelling
- **High Performing Projects**, where the projected energy savings typically cover the project investment cost

Additional resources to this protocol include:

- [Project Development Specification](#) is the reference guide for all ICP Protocols and includes detailed explanations of the requirements as well as supporting references and tools.
- [ICP Protocol Glossary](#) defines industry terminology found in the ICP Protocols.
- [ICP Acronym Dictionary](#) defines the various industry acronyms.
- This document also makes use of tool-tips to provide context and information associated with various terms and requirements.

## ICP PROJECT FRAMEWORK



The ICP Protocols are structured based on five project lifecycle phases that represent the entire lifecycle of a well-conceived and well-executed energy efficiency project. For each phase, the protocol establishes minimum requirements for:

- **Procedures** - specific tasks to be performed during the certification period.
- **Documentation** - required documentation supporting procedures, calculations, models, as well as plans that specify procedures to be executed in the performance period.

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## 1.0 BASELINING

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The baselining efforts involve the development of a baseline and collection of all information needed to perform the tasks associated with the savings calculations, economic analysis, and development of plans for the performance period.

The baseline must establish how much energy a building can be expected to use over a representative 12-month period and include any energy sources that are generated and used onsite. The baseline model should be normalized by factoring in the impact of independent variables such as weather, occupancy, and operating hours of the building's energy use. Where demand charges or time-of-use pricing are in effect, load profiles must be provided to show the pattern of daily demand and incorporated annual adjustments.

In addition to the whole-building energy use baseline, a project-specific baseline can be developed from the retrofit isolation baseline analysis that will generate a comparison of the projected energy savings versus the current annual energy use of the affected systems. This retrofit isolation baseline will subsequently be used for the IPMVP Option A or B efforts.

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### 1.1 PROCEDURES

1. **Collect energy source data, independent data, and utility rate schedules** for all energy sources to inform baseline and savings calculations. Data to gather should include:
  - a. **Historical Energy Use:** Collect a minimum of 12 months of energy use data (recommended 36 months of data if available when heating and cooling degree days are available for that period and the building's location). Collect energy use data for all meters and energy accounts for end-uses in all areas of the building subject to retrofit with a goal of accounting for 100% of energy sources - refer to ASTM E2797-11 Building Energy Performance Assessment (BEPA) Standard methodology. [[PDS Section 1.2.1](#)]
    - i. These data should be used as the basis for an analysis that is compliant with IPMVP Option A or B (or C if this is considered a more appropriate option).
    - ii. For non-metered fuel types either install sub-metering, utilize billing or other final use data to estimate energy use.
    - iii. The baseline period should be of sufficient duration to capture variations in relevant variables such as weather and building occupancy. Do not include, or adjust the baseline accordingly, to account for any data involving a renovation affecting greater than 10% of gross floor area or a change that affects estimated total building energy use by greater than 10% (i.e. "major renovation").
    - iv. Cost data for electricity and each energy source should also be collected including unit and total annual costs.
    - v. For electricity, monthly peak demand (in kW) should be recorded as well as the peak output from any on-site generation and the associated fuel source, if relevant to the energy conservation measures (ECMs).
  - b. **Energy End-use:** Use energy end-use breakdowns to create boundaries and reality checks associated with energy savings estimates and total energy consumption of the baseline case. Sub-metering can be used to assess the energy consumption associated with each end-use and the anticipated ECMs, or calculations can be performed to estimate energy end-use. In place of sub-metering or calculations, national resources can be used to estimate energy end-use based on building characteristics and region, applied to the total historical energy

consumption of the building – refer to the appropriate section of the Commercial Buildings Energy Consumption Survey (CBECS) or the Natural Resources Canada's National Energy Use Database ([NEUD](#)). [[PDS Section 1.2.2](#)]

- c. **Weather Data:** For the defined baseline period acquire weather data (at least degree-days for heating and cooling) from the closest weather station or on-site measurement for the time interval coinciding with the interval of the energy use. [[PDS Section 1.2.3](#)]
  - d. **Occupancy Data:** Acquire vacancy rates, space uses and occupancy schedules for the defined baseline period from the tenant, building owner or building operator. This should include the tenant information (e.g. the nature of their lease, type of business, occupancy times) where relevant as well as an assessment of how occupancy patterns affect energy consumption. [[PDS Section 1.2.4](#)]
  - e. **Other Independent Variable Data:** Acquire other independent variables that significantly affect the energy use, such as sales or production volume, for the defined baseline period chosen or as otherwise needed for an accurate regression model. [[PDS Section 1.2.1](#)]
  - f. **Baseline Operational/Performance Data:** Acquire system performance data used to inform the energy savings calculations (e.g. equipment efficiencies and capacities). These data need to include a comprehensive data set for all building systems and can be collected through interviews, reviews of building documentation (as-built plans, controls sequences, etc.), observations, spot measurements, short-term monitoring, and functional performance tests. [[PDS Section 1.2.5](#)]
  - g. **Building Asset Data:** Acquire data including accurate total floor area (for conditioned and unconditioned spaces) based on ANSI/BOMA Z65.3-2009 and material specifications/inventories based on building drawings according to ASTM E2797-11 Building Energy Performance Assessment (BEPA) Standard methodology. This information will be referenced in any future adjustments to the building asset that may be made. [[PDS Section 1.2.5](#)]
  - h. **ECM Characteristics:** For the proposed ECMs, load and hours-of-use components, and whether these components are constant or variable should be documented. [[PDS Sec 1.5](#)]
2. **Normalize the independent variable data** to the same time interval that aligns with the defined baseline period.
  3. **Develop the baseline regression model** using the methodology described in the ASHRAE Guideline 14-2014.
  4. **Perform model sufficiency test** to an accuracy of achieving an appropriate goodness of fit of energy data variability to independent variables according to ASHRAE Guideline 14-2014. The adjusted  $R^2$  value shall be at least 0.75 and a CV[RMSE] shall be less than 0.2 subject to extenuating circumstances. In the event that the fit is outside the range, extenuating circumstances must be described and documented.
  5. **Develop the retrofit isolation baseline** conforming with the requirements of IPMVP, and informed by energy-use characteristics of the equipment or end use broken down into load and hours-of-use components, and whether these components may be considered constant or variable. Sources of information should include equipment inventories and operating performance, and should be consistent with calculated energy end-use consumption.
  6. **Establish monthly peak demand and pricing** (where peak demand pricing is in effect), based upon the monthly bills. Where monthly data are not available, explain why, and describe any potential impacts this may have on the baseline and savings calculations as well as how these issues will be addressed. [[PDS Section 1.6](#)].

7. **Chart average daily demand** (where demand charges or time-of-use pricing is in effect) in 15-minute intervals (maximum available frequency if 15-minute is not available) with time on the x axis and kW on the y axis for typical weekday and weekend days in the spring, autumn, winter, and summer. [[PDS Section 1.6](#)].

## 1.2 DOCUMENTATION

- Full energy data as a computer-readable file, including:
  - Raw meter readings should include from-date and to-date, energy-unit value, energy use charges, demand quantities and demand charges. Energy sources must be consolidated to a set of 12 monthly periods common for all energy sources. Data may also include bulk-delivered fuel information, including units delivered and associated costs.
  - The dataset must cover all forms of purchased energy and energy produced on-site that are part of the baseline. Where applicable, this will include aggregated tenant data or an approximation of tenant energy use, descriptions of the metering and sub-metering of energy in the building, and an explanation of how energy costs are paid by building occupants.
  - Provide a brief description of how periods are consolidated to the integer years/months periods applied. Dates of meter reading periods will vary from one energy source to another. Refer to the ASTM E2797-11 Building Energy Performance Assessment (BEPA) Standard methodology for guidance on partial month data “normalization.”
- The start and end dates of the 12 month baseline period and why that period was chosen.
- Weather data used in the regression analysis corresponding to the baseline period (containing heating and cooling degree day and average daily temperature data for the site as described above).
- As appropriate for recommended upgrades, include building drawings, equipment inventories, system and material specifications, field survey results and/or CAD take-offs, observations, short-term monitored data, spot measurements, and functional performance test results.
- Utility rate structure as published by the utility and the commodity provider (if the two are separate) including a breakdown of distribution costs, commodity costs, demand charges, taxes, and time-of-day variability for each of these elements.
- Copies of at least one bill, or equivalent data, preferably in a machine-readable format for all energy sources consumed including the description of the tariff structure and any fixed charges. If tenants pay their bills directly, provide a breakdown by owner-paid and tenant-paid utilities.
- List of project-specific routine adjustment factors to be included in the M&V Plan.

### Optional:

- Sub-metering data, including heating and cooling equipment and other major pieces of equipment.
- Building owner’s rental information (showing occupancy and lease dates) for the relevant period and description of types of space use by tenants. If details are viewed as confidential, general descriptions of end use will suffice. The auditor shall note particularly energy-intensive uses including restaurants and data centers.
- Monthly consumption load profile for each energy type.
- Multi-year, year-over-year plotting of monthly peak demand by energy type.
- 12 months of interval meter data for the relevant fuels (if interval metering exists) provided in spreadsheet format.

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## 2.0 SAVINGS CALCULATIONS

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Calculations of estimated savings for projects of the scale this protocol is designed for must be based on “open-book” calculation methods or tools. The calculations must be based on sound engineering methods and consistent with ASHRAE principles, and the results calibrated to estimated or known energy end-use consumption. These same calculations will be used to perform verified savings calculations as part of the Option A/B M&V effort, using post-retrofit monitored data.

For more complex projects, use of a dynamic calibrated building simulation may be warranted. If this calculation method is selected, the [Large Commercial Protocol](#) should be used for the project in lieu of this protocol, or the Savings Calculation section of the Large Commercial Protocol used in lieu of this section.

Use of proprietary “closed book” calculation methods is not recommended. However, if proprietary tools are used for savings calculations, they must be well documented. The documentation must include history of previous use, detailed description of the calculation methodologies and assumptions used by the tool, as well as papers, studies or documentation demonstrating the technical rigor of the tool and methodologies employed.

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### 2.1 PROCEDURES

**Develop energy savings calculations** [\[PDS Section 2.5\]](#)

1. **Use open-book spreadsheets, or commercially available or in-house methods** to develop energy savings estimates.
2. **Choose an individual to perform energy savings calculations with one of the following:**
  - a. Nationally/internationally recognized energy savings calculation certification including:
    - i. [ASHRAE BEAP](#) certification, **or**
    - ii. [AEE CEM](#) or [CEA](#) certification, **or**
  - b. Five or more years of energy savings calculation experience documented in the form of a CV outlining relevant project experience.
3. **Prepare input values** using on-site observations and measured data.
  - Prepare transparent calculations in a readily readable and usable form based on building documentation from plans, equipment schedules, field confirmations, observations and tests.
  - Document calculation processes, formulas, as well as assumptions used and their sources.
  - Where inputs must assign efficiencies, rates, and other values that are not readily measurable, the basis of such assignments must be clearly stated.
  - Identify equipment part-load profiles, operating conditions and associated efficiencies.
  - Confirm operating schedules for seasonal variations, zone variations, overtime use, cleaning schedules and practices.
  - Disclose and describe inputs/outputs (identify and document defaults versus assumptions) including those from any companion tools (e.g. load calculators, field testing) used to create inputs for the savings calculations.

4. **Tune energy savings calculations and input variables.** Calibrate pre-retrofit energy consumption estimated for each system involved in an ECM to the estimated or measured energy end-use consumption. Compare estimated energy savings to “rules of thumb” or “back-of-the-envelope” calculations, and previous estimates from similar past projects. Inform inputs based on actual building data.
5. **Account for interactive effects** with building heating and cooling loads, as well as interactions between measures where required. Interactive effects may be ignored where the estimated adjustment required for each measure can be shown to be less than 5% of the predicted saving for the measure.

#### **Analysis of Energy Conservation Measures (ECMs)** [\[PDS Section 2.5\]](#)

1. **Ascertain the preferred financial analysis metrics** and criteria of the investor (or owner) in order to evaluate ECMs. Metrics may include simple payback period (SPB), return on investment (ROI), internal rate of return (IRR), net present value (NPV), cash-flow analysis, and/or savings-to-investment ratio (SIR). [\[PDS Section 2.6\]](#)
2. **Develop a set of recommended ECMs** and select ECMs that are likely to achieve the investment criteria, based on the experience of the engineers involved, building owner preferences, observed condition and operation of existing systems, preliminary calculations, and contractor recommendations. [\[PDS Section 2.1\]](#)
3. **Establish preliminary cost estimates** for each ECM under consideration. [\[PDS Section 2.7\]](#)
  - At the feasibility stage, initial quotes may be obtained from the contractor(s). Alternatively, cost estimates may be based on the engineer’s experience with previous projects, detailed conceptual estimates, R.S. Means estimation, general contractor quotes or other sources.
4. **Calculate energy savings performance** and cost effectiveness of each ECM individually using calculation methods such as temperature bin analysis and regression analysis. For each ECM, clearly document the calculation methodology, formulas, inputs, assumptions and their sources. [\[PDS Section 2.5\]](#)
  - See [Uniform Methods Project \(UMP\)](#) for detailed guidelines for calculation methods and best practices.
  - Vetted calculation tools can be used or referred to as models for calculation methods.
  - Screening tools are an acceptable method for preliminary consideration of measure applicability, but must not be used as a substitute for detailed calculation methods.
  - Note: If third-party proprietary calculation tools are used, sufficient documentation must be included to validate unbiased assessment of energy savings estimates.
5. **Provide a statement of the energy prices** used to establish the monetary value of the savings. This conversion from energy savings to cost savings must be based on the appropriate local utility rate schedule in effect at the time or, if the facility is purchasing from an independent vendor, the commodity price and the utility distribution schedule of charges.
6. **Evaluate economics of each ECM** and package of ECMs with the owner in order to select a final list of ECMs to be included in the bid package.
7. **Develop final pricing for ECMs** selected to be included in the project scope including operation and maintenance costs. Finalize model-based analysis and recommendations based upon pricing from bids received.
  - The final documentation package must have pricing based on bids that represent the price for which a contractor has committed to make the improvements.
8. **Prepare a final report summarizing ECMs** and compiling all required supporting data. The

report must include a summary table with final energy cost savings and pricing for each measure and package of measures.

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## 2.2 DOCUMENTATION

- Qualifications of the person(s) performing the savings calculations.
- ECM savings results including:
  - Workbooks, spreadsheets and other calculation tools used to develop savings estimates.
  - Disclosure and description of inputs (identify and document defaults versus assumptions), including those from any supporting tools (e.g. load calculators, field testing) used to create inputs for the spreadsheet calculations.
  - Calculation process description that, with the necessary input information, would allow a reviewer to reconstruct the calculation including documentation of the formulas used, and assumptions used and their sources.
  - Demonstration that the energy savings results have been calibrated to energy end-use consumption estimations or measurements
  - Description of each interactive effect and documented estimates of impacts on energy savings where relevant.
- Weather files that were used for ECM savings calculations if relevant.
- Report: Use of an industry-accepted format for reporting of results and for compilation of methods and underlying data is recommended. Refer to ASHRAE Standard 211P for Commercial Building Energy Audits for the industry standard for report presentation of ECM, building and energy use data.
  - Annual predicted energy savings by fuel type shall be documented in terms of energy units, a percentage of the total volume of each energy source and as cost savings using the correct marginal rate for that energy type. [\[PDS Section 2.8\]](#)
- Basis for cost estimates.

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### 3.0 DESIGN, CONSTRUCTION AND VERIFICATION

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Design, construction and verification comprise the inter-related tasks associated with designing, installing, and verifying prescribed ECMs. The ICP Protocols do not address specific requirements associated with design and construction, but it is important that the teams involved commit to realizing the intent of the recommended ECMs accepted by the project owner.

The ICP verification methodology utilizes an Operational Performance Verification (OPV) approach to ensure that the individual implemented ECMs were installed correctly and are capable of achieving the predicted energy savings. OPV is a targeted process that focuses specifically on the ECMs involved in the project and differs from traditional commissioning (Cx) which typically refers to whole building optimization.

The OPV process involves various methods based on measure type, complexity, and other factors. OPV processes may include visual inspection, targeted functional performance testing, spot measurements or short term monitoring of the installed systems and control sequences.

The OPV effort may be performed by an independent party or by the project developer as long as a Quality Assurance Assessor is providing oversight to these efforts. Procedures performed during the performance period should be specified in the OPV Plan and addressed in the proposal and contract.

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#### 3.1 PROCEDURES

1. **Appoint an Operational Performance Verification Resource:** A specified OPV resource shall be named in the OPV Plan who has one of the following qualifications:
  - a. Nationally/Internationally recognized commissioning certification, including:
  - b. Five years or more of commissioning experience documented in the form of a CV outlining relevant project experience
2. **Develop an Operational Performance Verification Plan** (pre-construction) that includes:
  - a. Procedures to consult with the project developer; monitor designs, submittals and project changes; and perform a visual inspection of the implemented changes.
  - b. Procedures to verify that the ECMs have been implemented as designed and can be expected to perform as conceived and projected by the energy audit. This will include descriptions of operational performance verification activities to be performed on the installed measures and details regarding documentation of operational performance verification results as part of the building's permanent documentation following market-standard commissioning guidelines and standards. [\[PDS Section 3.2\]](#).
  - c. Provisions for the development and implementation of a training plan for operators to be conducted at the conclusion of the OPV effort that will train them in the correct operation of all new systems and equipment including how to meet energy performance targets.
  - d. Provisions for the development and implementation of a Systems Manual (or update existing Systems Manual) at the conclusion of the OPV effort to document the modified systems and equipment and the process and responsibilities for addressing any future

operational issues, to be prepared following [ASHRAE Guideline 4](#) and [Guideline 1.4](#). [[PDS Section 3.4](#)]

- e. Description of the process to develop target energy budgets and/or other key performance indicators for the modified building both as a whole and also down to the level of individual systems and major equipment where required.
- f. Description of the OPV report to be developed at the conclusion of the OPV effort that will detail activities completed as part of the OPV process and include significant findings from those activities.

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### 3.2 DOCUMENTATION

- Qualifications of the Operational Performance Verification Resource.
- Operational Performance Verification Plan.

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## 4.0 OPERATIONS, MAINTENANCE, AND MONITORING

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Operations, Maintenance, and Monitoring (OM&M) is the practice of systematic monitoring of energy system performance and implementing corrective actions to ensure “in specification” energy performance of ECMs over time. Good OM&M processes involve a proactive strategy for achieving occupant comfort while optimizing energy performance. Procedures performed during the performance period should be specified in the OM&M Plan and addressed in the proposal and contract.

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### 4.1 PROCEDURES

1. **Select and document ongoing management regime** including either periodic inspection, Building Management System (BMS) reporting, software-based monitoring and fault detection, whole-building monitoring, periodic recommissioning, or a combination of these approaches. [\[PDS Section 4.2\]](#).
2. **Develop an Operations, Maintenance and Monitoring Plan** (pre-construction) that includes:
  - a. A description of the OM&M management regime to be selected [\[PDS Section 4.2\]](#). If a monitoring-based approach to OM&M is to be utilized, identify and document the number of points, interval and duration to be monitored by the building management system.
  - b. Performance indicators at the component and/or system level that specify the acceptable performance bands outside of which corrective communication/response will be taken. These must be measurable and should be consistent with achieving close to desired building level energy performance as defined in the Operator’s Manual.
  - c. Defined roles and responsibilities of the OM&M staff and plans for issue resolution and preventative (or predictive) maintenance.
    - Develop an organizational chart establishing contact information for all personnel involved in ongoing commissioning process and clear internal responsibility for the monitoring and response activities.
  - d. Provisions for the development and implementation of a training plan that will be conducted for facility staff and service providers on new/modified equipment, management and monitoring software, and reporting regime. This training is to be conducted at the conclusion of the OPV effort and can be combined with the training described in the OPV section. Refer to ASHRAE Handbook-2015, Chapter 39 for guidance [\[PDS Section 4.4\]](#).
  - e. Description of the process to develop performance verification criteria based on the OM&M regime(s) selected. This process should (when applicable):
    - Identify points, interval and duration to be monitored by the building management system.
    - Chart the data points to be monitored and their relationship to the performance of the new installations and modified equipment/systems.
    - Install and test fault detection functions for system malfunctions or substantial deviations.
    - Compare actual performance with savings projections for the same period given adjustment factors on a periodic basis.
    - Specify the process to create and collate periodic performance reports covering all specified points. Reports are to include all observed deviations from projected

operation, an analysis of their cause, and any recommended/executed corrective actions.

- f. Commitment to the development of an Operator's Manual (or updating of existing Operator's Manual) targeting the new systems and their operation including assignment of responsibilities for communication of performance issues and implementation of corrective action. [[PDS Section 4.3](#)].
- g. Provisions for the development and execution of instructions to notify building tenants of the project's implemented building improvements and descriptions of any associated best practices or recommended behavior modifications.

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## 4.2 DOCUMENTATION

- Operations, Maintenance and Monitoring Plan.

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## 5.0 MEASUREMENT AND VERIFICATION

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Measurement and Verification (M&V) activities verify actual versus predicted performance and are crucial to understanding the efficacy of energy efficiency measures and projects. Prior to investment decision-making (e.g. as part of contract development and investment due diligence), an IPMVP-adherent M&V Plan for an energy efficiency improvement project must be developed and specified to ensure that reliable accounting methods for energy savings are in place.

The M&V procedures for this protocol are consistent with the methods outlined in IPMVP Core Concepts Option A (Retrofit Isolation: Key Parameter Measurement) and/or Option B (Retrofit Isolation: All Parameter Measurement). In this approach, the pre-retrofit baseline energy use of the components affected by an ECM savings that was developed in the Baseline section of this protocol is used as the starting point for M&V calculations. The approach requires the following adjustments to retrofit isolation baseline energy use:

1. **Routine adjustments:** Account for expected changes in energy use.
2. **Non-routine adjustments:** Account for unexpected changes in energy use due to factors other than the installed ECMs.

This adjusted baseline represents what the baseline energy use would have been if the project ECMs had never been installed, under the same set of post-retrofit conditions. Realized savings are then determined by comparing this adjusted pre-retrofit baseline energy use model with the actual post-installation energy use of the components affected by an ECM from the energy use of the rest of the building. In the case of Option A, some of these parameters are estimated rather than measured. The energy savings are verified through comparison of the pre- and post-retrofit energy performance of the system(s).

Selection of an Option A and/or Option B approaches should depend on the level of energy savings and the degree of confidence or variability associated with savings predictions for each ECM, as well as the parameters associated with the energy savings. Refer to IPMVP documentation for guidance on selecting the most appropriate Option for an ECM.

While IPMVP Option C (Whole Facility) is not presented as an option under this protocol, it may be applicable for some projects with scope and energy savings that represent a significant impact on the building's overall energy use. If this is the case, the Measurement and Verification section of the Large Commercial Protocol should be used in place of this section.

The M&V effort may be performed by an independent party or by the project developer as long as a Quality Assurance Assessor is providing oversight to these efforts.

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### 5.1 PROCEDURES

The M&V efforts must fully comply with applicable sections of IPMVP Core Concepts-2016 Option A or B. [\[PDS Section 5.1\]](#)

1. **Appoint an M&V Professional** during the certification period who has one of the following qualifications:
  - Association of Energy Engineers (AEE) Certified Measurement & Verification Professional (CMVP) certification, **or**

- At least five years of demonstrated M&V experience documented in the form of a CV outlining relevant project experience
- 2. **Develop an IPMVP based M&V plan** as early in the project development process as possible that adheres to the IPMVP Core Concepts-2016, Section 7.1. This plan should be developed pre-construction.

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## 5.2 DOCUMENTATION

- M&V plan adhering to the IPMVP Core Concepts-2016, Section 7.1.

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## 6.0 PROJECT DEVELOPER REQUIREMENTS FOR IREE CERTIFICATION

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ICP's IREE certification is designed to ensure that projects are robustly engineered and their savings predictions are reliable. In order to support this goal, project developer firms who submit projects seeking IREE certification must meet a number of requirements to ensure that they possess adequate experience, credentials, training and other criteria. These qualifications will be verified during the IREE certification process.

IREE project certification requirements shall consist of:

- The Qualifying Individual (a licensed Professional Engineer or AEE Certified Energy Manager or approved national equivalent) who is associated with the project development firm must sign off on a project's compliance with the ICP Protocols in order to be certified.
- The qualifying individual or other employee of the project developer firm seeking IREE certification of a project must possess and demonstrate 5 years of relevant industry experience via a CV, project history, or other means.
- Firms must submit three example projects that demonstrate that the project developer seeking IREE certification of a project has experience performing, planning, or managing tasks associated with all five of the ICP Lifecycle Phases consisting of Baselineing; Savings Calculations; Design, Construction & Verification; Operations, Maintenance & Monitoring; and Measurement & Verification.
- Project developer firms seeking IREE project certification must provide proof of insurance coverage for error and omissions / professional liability (or equivalent coverage) with a minimum of \$1MM coverage per claim in the United States or appropriate coverage for other countries.

These requirements are meant to serve as minimum requirements to determine the experience and capability of project developer firms. There are cases where these qualities may be difficult to demonstrate and ICP will review and consider such cases when necessary. Please contact ICP with any questions or concerns.