

# 2023 IPNA Annual Updates Announcement

Thursday December 15  
11am - 12 PM

# Agenda

- > Updates Release Announcement
- > Overview of Updates
- > IPNA Tool Updates
- > IPNA Standard Updates
- > Open Forum

# Annual Updates Release Information



# Tool and Standard Release Announcement

- > Finalized Tool and Standard to be released by the end of **January 2023**
- > Most recent Tool and Standard can be accessed on NYSERDA's IPNA Landing Page
- > Once the tool is released, Providers should use updated version





## Integrated Physical Needs Assessment

Affordable multifamily building owners who seek access to New York State's housing authority preservation programs often must complete an Integrated Physical Needs Assessment (IPNA). An IPNA is a property evaluation tool that integrates energy, water, and health assessments into a holistic document. Using an [approved IPNA Provider \(PDF\)](#) to assess the building's existing conditions, the Provider will identify deficiencies, recommend improvements and identify construction costs for those improvements.

Jointly developed and released by the NYC Housing Development Corporation (HDC), New York City Department of Housing Preservation and Development (HPD), and the New York State Homes and Community Renewal (HCR). NYSERDA assists these agencies in maintaining the IPNA.

The IPNA includes a written report capturing the narrative details of the property and property evaluation tool capturing details of the assessment. Submission of the IPNA may be needed to fulfill one of the affordable housing agency's funding requirements. Building owners can also use the information within the IPNA to build a robust capital improvement plan for their property.

Listed below are the New York State affordable housing agencies where you can learn more about different preservation programs, IPNA requirements, and submission details.

- [New York State Homes and Community Renewal \(HCR\)](#) 
  - [HCR's Existing Building Sustainability Guidelines](#)  [IPNA is a requirement for Moderate Rehabilitations Level 1 and Level 2]
- [New York City Housing Preservation and Development \(HPD\)](#) 
- [New York City Housing Development Corporation \(HDC\)](#) 

To complete an IPNA, please work with a Provider team from the IPNA Pre-Qualified List (updated March 23, 2022).

## Reference Documents

- [IPNA Standard](#) 
- [IPNA Tool \(xlsx\)](#) 
- [IPNA Frequently Asked Questions](#) 

URL: <https://www.nyserda.ny.gov/IPNA>

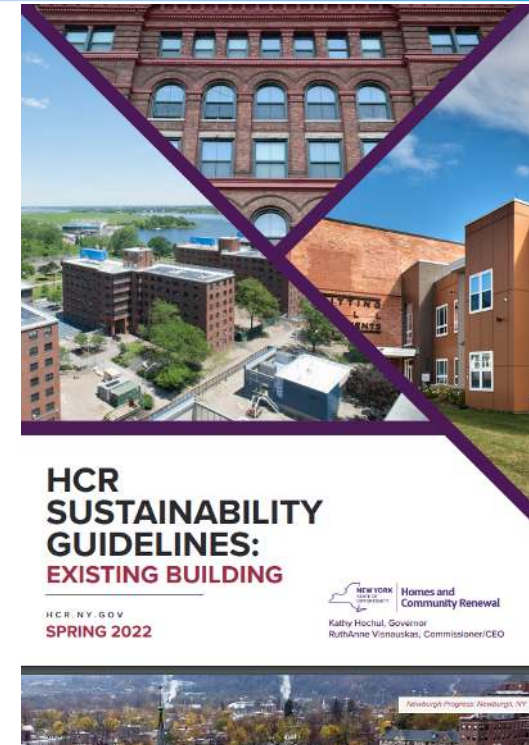
# Standalone Tabs

- > Older versions of IPNA Tool without the new tabs will be able to leverage Standalone Tabs
- > New Standalone Tabs will be available for:
  - Flood & Heat Hazard Exposure
  - Electrification Screening
  - LL97
- > Available on IPNA Landing Page in January at the same time as IPNA Annual Update release

# Overview of Updates

# Main Driver of Updates

- ✓ Conformance with Agency Sustainability Guidelines
  - [HCR Sustainability Design Guidelines: Existing Buildings](#)
  - HPD Design Guidelines for Preservation [forthcoming]
- ✓ State Electrification Goals
- ✓ Continual improvement of tool functionality and standard accuracy



# Update Highlights Include

Electrification Screening  
Tab and Electrification  
Narrative Summary in  
Report

Flood and Heat Hazard  
Exposure Tab

FlexTech Project  
Summary Sheet

IPNA Standard  
Definitions



# IPNA Tool Updates: Electrification Screening Tab

# NYS Electrification Goals/Policy Objectives

- > New York State has demonstrated commitment to building electrification and decarbonization through the **Climate Leadership and Community Protection Act**
- > The **2 Million Climate-Friendly Homes by 2030** initiative targets electrification-readiness and electrification upgrades in 2 million households, including multifamily affordable housing



# Electrification Tab Objective

- > Screening tool to consider a building's path to electrification
- > Energy Assessor and Building Owner will consider each measure's feasibility from project scope and cost standpoint
- > Makes electrification part of capital planning, but undertaking measures is not required



# Electrification and Electrification-Readiness Upgrade Definition

## Electrification Upgrade:

Building improvements that transition at least one heating/cooling or domestic hot water system (DSW) to a high-performance electric technology, such as air source heat pumps, variable refrigerant flow systems, and/or technologies that are in alignment with NYS Clean Heat Program.

## Electrification-readiness Upgrade:

Building improvements that significantly reduce heating/cooling load and/or can enable future electrification such as substantial building envelope improvement measures or ventilation improvement measures.

# Electrification-Readiness Measures

## Envelope

Air Sealing (including weather stripping)

Insulation - Roof Deck or Attic

Insulation - Wall

Windows - High Efficiency Windows and/or Storm Windows  
(when single-pane windows are present)

Exterior Door Replacements

## HVAC - Distribution

Insulate All Hot Surfaces (condensate tank, steam & HW  
piping)

Heat Recovery Ventilation or Energy Recovery Ventilation

## Electrical Loads

Upgrade in-unit panel size for future electrification efforts

Upgrade master panel size for future electrification efforts

Upgrade Electrical Service for future electrification efforts

Alternative metering configuration that would encourage  
electrification

# Electrification-Readiness Measures (cont.)

## Heat Pump Water Heater Readiness

Ventilation to accommodate Heat Pump Water Heaters, such as air intake and exhaust. This may include louvered doors for utility closets or ducting to the outside.

## Additional Electrification Considerations

Roofspace for outdoor heat pump units.

Utility closet space for Heat Pump Water Heaters or Single Package Vertical Heat Pump.

## Onsite Solar

Solar PV System

# Electrification Measures

Appliances [EE or All-Electric]	Heat Pump - HVAC	Heat Pump – Domestic Hot Water
ENERGY STAR Refrigerators	Low-temp hydronic with Air to Water Heat Pump	DHW - Low-flow Showerheads and Sink Aerators
ENERGY STAR Dishwashers	Mini/multi-split Air Source Heat Pump (ASHP)	Heat Pump Water Heater
ENERGY STAR Clothes Washer	Packaged Terminal Heat Pump (PTHP)	
ENERGY STAR Electric Clothes Dryer	Single Package Vertical Heat Pump (SPVHP)	
ENERGY STAR Electric Cooking Appliances (Induction Cooktop or Electric Resistance)	Variable Refrigerant Flow (VRF)	
ENERGY STAR Window-mounted Air Conditioning	Water-to-Water Heat Pump (WWHP) Ground Source Heat Pump	

# Electrification Screening Tab Instructions

## > Evaluation Status

- ✓ Present
- ✓ Evaluated and Recommended
- ✓ Evaluated and Not recommended
- ✓ Not Evaluated

## > If Recommended

- Recommended Work Scope Description
- When would you consider installing measure?

## > If Not Recommended or Evaluated

- Explanation of why measure is not recommended
- Reason for Not Evaluating

## > Cost Factors

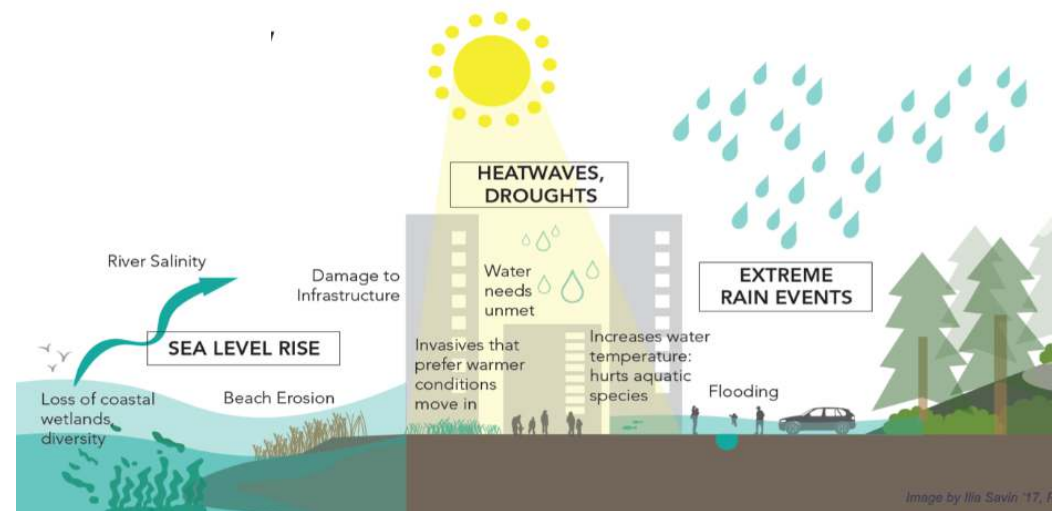
- If known
- Was cost considered?
  - Unit Type
  - Quantity
  - Cost Per Unit
  - How Did Cost Impact The Evaluation Status?



# IPNA Tool Updates: Flood and Heat Hazard Exposure Tab

# Flood and Heat Hazard Exposure Tab Objective

- > To screen projects for known climate risks, including
  - Sea Level Rise
  - Increasing Precipitation
  - Increasing Heat
- > To align with HPD and HCR's resiliency-related scope requirements



# Flood and Heat Hazard Exposure Tab

## FLOOD HAZARD AND HEAT EXPOSURE SCREENING

### Instructions

1. **This tab applies to all projects.** Completion of this tab is mandatory and flood risks identified must be represented in project summary and recommended scopes in this IPNA.
2. All projects must complete Table 1.: Flood Hazard and Heat Exposure Screening. If any YES response indicated in Table 1 for Coastal Flood Exposure or Stormwater Exposure, then proceed to complete Table 2.
3. Buildings that are exposed to flood risk must complete Table 2. The purpose of Table 2 is to identify if there are residential uses or critical equipment located in areas of the building that are prone to flooding.
4. Reference Table 3 provides minimum required flood mitigation strategy for all buildings that are exposed to flood hazard. Provide additional comments and recommendations as needed.
5. See Flood Map resources list below for links to reference maps.

### Flood Map Resources

FEMA Flood Insurance Rate Maps	<a href="#">FEMA Flood Maps</a>
NYC Flood Hazard Mapper	<a href="#">NYC Flood Hazard Mapper</a>
NYC Stormwater Flood Maps	<a href="#">New York City Stormwater Flood Maps</a>

TABLE 1: FLOOD HAZARD AND HEAT EXPOSURE SCREENING (complete screening for each building being assessed)

#	Property Information		Coastal Flood Exposure				Stormwater Exposure		Heat Exposure	
	Address	BBL	Current Special Flood Hazard Area	Current Shaded X Zone (0.2% Annual Chance Flood - do we need this?)	Base Flood Elevation (BFE)	NYC ONLY Future (2050s) Flood Hazard Area (see note 2)	NYC ONLY Stormwater Flood Exposure (see note 3)	Prior Flood History (see note 4)	NYC ONLY Heat Vulnerability Index	NYC ONLY Is project considered High Risk for Heat Vulnerability
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										

### NOTES:

1. Refer to FEMA Flood Insurance Rate Maps (2007 FIRM and 2015 PFIRM). Answer YES if building is within the illustrated current Special Flood Hazard Area (1% Annual Chance Flood) or Shaded X Zone (.2% Annual Chance Flood) and NO if it is not. For YES responses, indicate the BFE noted on the FIRM in next column.  
**For NYC Properties Only:** Refer to the NYC Flood Hazard Mapper and view map layer "Future Flood Plain 2050s ". Answer Yes if building is within the the 1% Annual Chance Flood Area indicated and NO if it is not.
2. **For NYC Properties Only:** Refer to the NYC Stormwater Flood Maps and view layer "Extreme Stormwater Flood with 2080s Sea Level Rise". Answer YES if building is within or adjacent to a flooded area

# Flood and Heat Hazard Exposure Tab

**TABLE 2: PROPERTY RISK ASSESSMENT (complete for all buildings with a YES response for Coastal Flood Exposure or Stormwater Exposure in Table 1)**

#	Property Information		Risk Exposure Type (see note 1)	Coastal Flood Risk					NYC ONLY		Comments
	Address	BBL		First Floor Elevation (FFE) (see note 2)	Design Flood Elevation (DFE) (see note 3)	Is FFE Below DFE?	Are there Residential Uses Below DFE?	Is there Critical Equipment Below DFE?	Residential Use Below Anticipated Flood Level or Below Grade?	Critical Equipment Below Anticipated Flood Level or Below Grade?	
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

**NOTES:**

- 1 Choose category based on results of screening in Table 1
- 2 Provide First Floor Elevation relative to NAVD88m if possible. Use inset diagram 1 to determine DFE at each building.
- 3 **For NYC Properties Only:** Projects must design to the 2050s Sea-Level-Rise-Adjusted DFE
- 4 **For NYC Properties Only:** If there are any below grade or first floor residential uses or critical equipment below estimate flood depth (from Table 1) indicate YES
- 5 **In the comments section:** please note any existing resiliency measures in the building. Also, please note if the building has been flood proofed.

**REFERENCE TABLE 3: Flood Risk Mitigation Measures**

		Links
1	If overall scope of capital project triggers compliance with NYS or NYC Building Code Appendix G, then refer to Appendix G for minimum flood protection standards required	<a href="#">NYS Construction Code Appendix G</a>
2	<b>For NYC PROJECTS:</b> If TABLE 1 shows that project is exposed to current or future flood hazard then refer to <a href="#">HPD Design Guidelines for Preservation</a> for baseline and reach incremental flood risk mitigation measures applicable	Link TK
3	<b>FOR NYS PROJECTS:</b> If TABLE 1 shows that project is exposed to current or future flood hazard then refer to <a href="#">HCR Design Guidelines for Existing Buildings</a> for baseline and reach incremental flood risk mitigation measures applicable to all preservation projects not subject to Appendix G: Flood-Resistant Construction.	<a href="#">HCR Sustainability Guidelines for Existing Buildings</a>

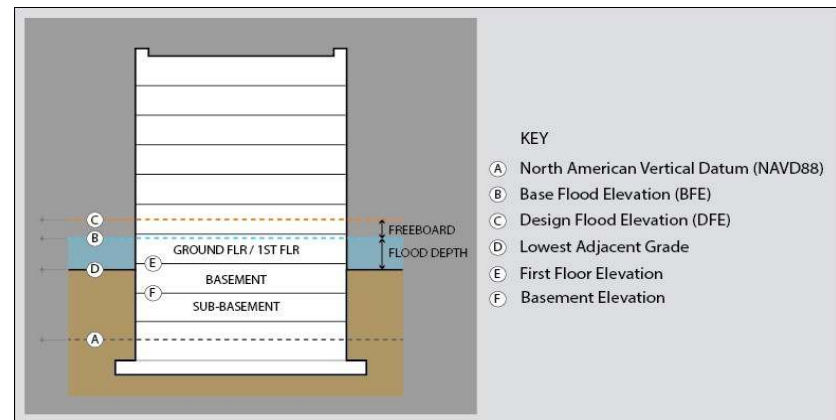
# Flood and Heat Hazard Exposure Tab

## Applicability:

If overall scope of capital project triggers compliance with NYS or NYC Building Code Appendix G, then refer to Appendix G for minimum flood protection standards required

**For NYC PROJECTS:** If TABLE 1 shows that project is exposed to current or future flood hazard then refer to HPD Design Guidelines for Preservation for baseline and reach incremental flood risk mitigation measures applicable to all preservation projects not subject to Appendix G Flood protection Standards

**FOR NYS PROJECTS:** If TABLE 1 shows that project is exposed to current or future flood hazard then refer to HCR Design Guidelines for Existing Buildings for baseline and reach incremental flood risk mitigation measures applicable to all preservation projects not subject to Appendix G: **Flood-Resistant Construction**.



### Determine Design Flood Elevation

1 Base Flood Elevation from FEMA PFIRM	12	FT
2 Freeboard *	2	FT
3 DFE relative to NAVD88	14	FT above NAVD88 (Insert in Table 2)
4 Sea Level Rise Adjustment (2050s)	1.25	FT
5 Sea Level Rise Adjusted DFE relative to NAVD88	15.25	FT above NAVD88 (Insert in Table 2)

\* For projects in VE zone, refer to Appendix G for appropriate freeboard elevation

# IPNA Updates: FlexTech Alignment

# FlexTech/IPNA Alignment Efforts

- > IPNA and FlexTech both require energy audits and reporting requirements overlap
- > Goal is to streamline participation in both programs to reduce the administrative costs associated with performing redundant work.
- > A guidance document that streamlines participation in both programs will be released on the NYSERDA IPNA Landing Page



# FlexTech Project Summary Tab

Button allows for exporting into separate excel file with all cells as values



BASELINE ENERGY SUMMARY										
	Electric (kWh)	Natural Gas (therms)	#2 Oil (gallons)	#4 Oil (gallons)	#6 Oil (gallons)	Steam (lbs.)	Propane (gallons)	Coal (tons)	Other (MMBtu)	Total Baseline Use (MMBtu)
Baseline Energy Use	0.0	0.0	0.0	0.0	0.0	0.0				0.0
Average Utility Rate										Total Annual Cost (\$)
Baseline Annual Cost	0.0	0.0	0.0	0.0	0.0	0.0				\$0

ENERGY SAVINGS SUMMARY										
Measure Description	Measure Status <sup>1</sup>	Fuel Savings Type <sup>2</sup>	Electric		Fuel Savings (MMBtu)	Energy Savings to Total Baseline Use (%) <sup>3</sup>	Annual Cost Savings	Cost Savings to Total Annual Cost (%) <sup>4</sup>	Project Cost	Simple Payback (Years)
			Supply Savings (kWh)	Demand Savings (kW)						
TOTAL (All):			0	0	0	0.0%	\$0	0.0%	\$0	0.0
TOTAL (Recommended Only):			0	0	0	0.0%	0	0.0%	0	0.0

BASELINE ENERGY SUMMARY										
	Electric (kWh)	Natural Gas (therms)	#2 Oil (gallons)	#4 Oil (gallons)	#6 Oil (gallons)	Steam (lbs.)	Propane (gallons)	Coal (tons)	Other (MMBtu)	Total Baseline Use (MMBtu)
Baseline Energy Use										0.0
Average Utility Rate										Total Annual Cost (\$)
Baseline Annual Cost										\$0

ENERGY SAVINGS SUMMARY										
Measure Description	Measure Status <sup>1</sup>	Fuel Savings Type <sup>2</sup>	Electric		Fuel Savings (MMBtu)	Energy Savings to Total Baseline Use (%) <sup>3</sup>	Annual Cost Savings	Cost Savings to Total Annual Cost (%) <sup>4</sup>	Project Cost	Simple Payback (Years)
			Supply Savings (kWh)	Demand Savings (kW)						
TOTAL (All):			0	0	0	0.0%	\$0	0.0%	\$0	0.0
TOTAL (Recommended Only):			0	0	0	0.0%	\$0	0.0%	\$0	0.0

Measure Status <sup>1</sup>	Fuel Saved	MMBtu Generated / Cost	Notes
1 Implemented	Electric	\$/kWh 1.020000	* Fuel Savings Type: Indicate the reported MMBtu savings/fuel type. Select the predominant fuel type if there are MMBtu savings from multiple fuel sources
2 Recommended	Natural Gas	\$/therm 0.055400	
3 Not Recommended	#2 Oil	\$/gallon 0.11	* Energy Savings to Total Fuel Baseline Use is a comparison of the total electric & fuel savings to the total baseline energy use
4 Not Recommended	#4 Oil	\$/gallon 0.08	* Cost Savings to Total Annual Cost is a comparison of the total annual cost savings to the total baseline annual energy cost
5 Recommended (Mutually Exclusive)	#6 Oil	\$/gallon 0.1467	<b>Instructions:</b> * Fill in the light blue cells, as appropriate. White cells will auto-calculate. * Energy savings must be presented as savings at the customer's utility meter(s), not at the individual building or tenant space. * Update the baseline energy use conversion factors in the Reference tab, as necessary. * Utilize rows to enter more measures, as necessary.
6 Not Mutually Exclusive to Recommended Option	Steam	\$/pound 0.15	
7 Recommended (Non-Energy)	Propane	\$/gallon 0.0702	
8 Recommended (Non-Energy)	Coal	\$/ton 0.0500	
	Other	\$/ton 0.24	

“FlexTech Project Summary” Tab in IPNA Tool

“Project Summary” workbook available on [FlexTech’s Documents and Resources Page](#)



# Other Minor Adjustments – Spellcheck Button

## Instructions / Definitions / Notes

1. Fill out the blue and purple cells below.
2. Cells highlighted in purple are only required for buildings located in NYC.
3. The information on this tab is used to populate the Executive Summary and Cover Page tabs.
4. Please refer to the IPNA Standard on how multiple buildings should be addressed.

Spell Check

## BUILDING INFORMATION

### Project Info

If this project includes multiple buildings, please describe how the multiple buildings are being accounted for within this IPNA tool. Describe what information is aggregated and what information is building specific. Please note, a separate IPNA tool should be used for each building type and for each scope of work. Multiple buildings may be grouped in a single IPNA tool if they are of the same building type with the same scope of work.

Project Name	
Address (enter primary address)	
City	
Zip Code	
Number of Above-Ground Floors (for multi-building projects, enter the	

# IPNA Standard Updates

# Management Committee Definition/Role



Organizational body that is comprised of affordable housing agencies that support IPNAs: New York City Department of Housing Preservation and Development (HPD), New York City Housing Development Corporation (HDC), and New York State Homes & Community Renewal (HCR).

The Management Committee deliberates on IPNA matters, including:

- Updates to the tool and standard
- Training opportunities
- Maintains the list of pre-qualified firms

# Management Committee Members

Organization	Name
HDC	James Yankopoulos
HPD	Jennifer Leone
HPD	Courtney Denison
HCR	Kristy Witcher
HCR	Samantha Pearce
HCR	Christine Carrera
Advisory/Kinetic Communities Consulting	Daphany Rose Sanchez
Advisory/NYSERDA	Brian Cabezas
Advisory/NYSERDA	Jackie Albanese
Advisory/NYSERDA	Edward Righter

# Statement of Qualifications and Experience

- > RFQL will be released annually seeking new IPNA Providers; the previous cycle was every 3 years
- > Application requirements may be updated to reflect most recent IPNA Tool & Standard needs
- > Re-application no longer required for incumbent providers during RFQL cycle
- > Annually the IPNA Management Committee will request the following updated materials:
  - Organizational charts
    - Resumes required only for new staff working on IPNA
  - Accreditation
  - Insurances
  - Fee Proposal Sheet
  - Any other information deemed necessary to ensure up-to-date records

# Additional Changes in Standard

## > Descriptions of:

- “Electrification Screening” Tab
  - Including electrification narrative summary
- “Flood and Heat Hazard Exposure” Tab

## > Frequency of IPNA Standard and Tool Updates

- Annual

## > Sustainability Design Guideline for HCR or HPD Adherence Reminder

# Addition of Appendix C – Summary Changes

> All updates are captured in Appendix C

- Date Updated
- Version of the Standard
- Section
- Description of Change
- Page Number

**APPENDIX C – Summary of Changes**

Date Updated	Version	Section	Description of Change	Page Number
12/xx/2022	3	Definitions	Added the IPNA Management Committee Definition	Page 6
12/xx/2022	3	IPNA Annual Updates	Added the frequency of IPNA Standard and Tool	Page 6
12/xx/2022	3	Statement of Qualifications and Experience	Added frequency of RFQL issuances for IPNA and Technical Assistance Service Providers; Updated qualification of and experience language to reflect verbiage from the most recent RFQL; Also added annual maintenance requirements for existing Providers. Included most recent language from the RFQL requirements.	Pages 8-10
12/xx/2022	3	Flood Hazard and Heat Exposure Screening	Added explanation of new "Flood Hazard and Heat Risk Exposure" tab	Page 17
12/xx/2022	3	Electrification Tab	Added explanation of new "Electrification" tab	Page 17
12/6/2021	2	Local Law 97	Added description for the for the Local Law 97 Compliance Report and Worksheet	Page 16
12/6/2021	2	IPNA Template	Added guidance for multiple buildings	Page 12
12/6/2021	2	Solar Screening Results	Revised solar summary references and tab description. Also, clarification it only needs to be completed by HPD projects.	Page 17
12/6/2021	2	Universal Update	Updated broken hyperlinks	
12/6/2021	2	Photos	Added guidance to label photos in the tab description	Page 21

# Next Steps



# Future IPNA Changes

> Potential changes in the future may include:

- More electrification integration
- More FlexTech process alignment
- Utility Incentive Alignment
- Resiliency Measures



## Next Steps

- > IPNA Management Committee will complete development of draft Tool and Standard
- > IPNA Tool will undergo internal testing
- > **By End of January:** IPNA Management Committee will email notification that New IPNA Standard/Tool and Standalone Tabs have been posted



## Contact Us

Please direct all questions and  
feedback to  
[ipnareviews@nyserda.ny.gov](mailto:ipnareviews@nyserda.ny.gov)

# Open Forum

