

Clean Energy Products



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Product Spotlight:



Reducing on-site operating greenhouse gas emissions from existing buildings



NJ Cool Program at a Glance

Visit www.njeda.gov/njcool for more information



Reimburse applicants at 50% rate for eligible hard construction costs (labor, equipment, & materials) for retrofit projects in existing commercial, industrial, & institutional buildings that reduce operating greenhouse gas emissions

Project Grants

Up to

\$1,000,000

Key Facts

- **\$15M** grant program funded by RGGI
- Limited geography pilot, only existing buildings in Newark, Edison, and Atlantic City (\$5M set-aside per community until 04/22/25)
- Support projects that reduce emissions through fuel switching, high GWP refrigerant replacement, energy efficiency improvements, and on-site renewables
- Grant awards of \$50,000 to \$1 million to building owners/tenants for eligible construction costs
- State Prevailing Wage & Affirmative Action compliance required for all construction work

Program Benefits

- Reduce costs of capital improvement projects for commercial building owners/tenants
- Reduce building operating greenhouse gas emissions
- Improve air quality
- Reduce building energy costs
- Accelerate the adoption of building decarbonization systems, technologies, and construction practices within NJ
- Stackable with most State Utility/BPU incentives

Eligible Project Scope

What scope does my building project need to include to qualify for an NJ Cool grant?



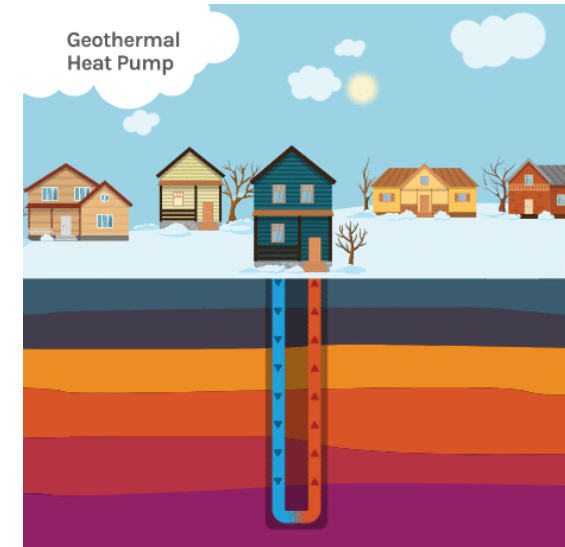
- ☐ **A. Fuel Switching:** Switching >75% of building space heating load from fossil fuel-based combustion heating systems to non-combustion based systems

and/or



- ☐ **B. Refrigerant Replacement:** Replacing >75% of existing building high global warming potential (GWP) refrigerants (700+ GWP) with lower GWP alternatives

A. What does fuel switching mean?



B. What is refrigerant replacement?



Eligible Project Scope

Once items A and/or B are included, grant funding can also be used for additional work that further reduces operating emissions or improves energy efficiency of the building, such as:



Energy Load Controls



Solar Panels



Kitchen Electrification



Envelope Improvements



Battery Storage



Lighting Upgrades



Equipment Electrification



Energy Recovery Strategies



Building Control Systems

Eligible Applicants

- ▶ Building owner (or tenant with owner approval) applies to program
- ▶ Only retrofits of existing buildings, not new construction or enlargements/additions
- ▶ Building must be located within a pilot municipality (Newark, Edison, Atlantic City)
- ▶ Construction work must be completed by Publics Work contractor(s) registered with NJDOL complying with State prevailing wage and affirmative action requirements
- ▶ Commercial, industrial, or institutional building use is defined by select NJ Building Code Occupancy Classes or NJ Admin Code Property Classes

Eligible Occupancy Classes + Building Code Examples

Mercantile Group M

- Retail or wholesale stores
- Department Stores
- Drug Stores
- Markets
- Gas Stations
- Sales rooms

Assembly Group A-2

- Restaurants and dining facilities
- Bars and nightclubs
- Banquet halls
- Casinos (gaming areas)

Business Group B

- Animal hospitals, kennels, and pounds
- Ambulatory care facilities
- Banks
- Barber and beauty shops
- Car wash
- Clinics (outpatient)
- Dry cleaning and laundries
- Food processing/commercial kitchens < 2,500 sq ft
- Motor vehicle showrooms
- Print shops
- Professional services (office buildings)
- Radio and television stations
- Training and skill development (e.g.: martial arts studios, non-academic)
- Laboratories: testing and research

Eligible Property Classes + Examples

Class 4A: Commercial Property

- Shopping centers
- Malls
- Office buildings
- Restaurants
- Theaters
- Nursing homes

Class 4B: Industrial Property

- Factories
- Laundry Facility
- Manufacturing Plant
- Dry Cleaners
- Storage warehouses

Class 15A: Public School Property

- Property owned by Federal, State, county, or local governments, or their agencies used for public education

Class 15B: Other School Property

- Property owned by non-governmental, non-profit corporation used for educational purposes

Class 15C: Public Property

- Property owned by Federal, State, county, or local governments, or their agencies devoted to public use

Class 15D: Church and Charitable Property

- Property owned by religious and charitable organizations used in the work of the organizations

Class 15E: Cemeteries and Graveyards

- Property solely devoted to or held for use as a cemetery, graveyard, or burial ground

Class 15F: Other Exempt

- Property exempt from taxation but not described in any of the foregoing classes

Eligible Project Costs

- ▶ Materials, labor, and/or equipment that are directly related to emissions reductions or energy efficiency improvements
- ▶ Enabling work necessary for proposed emissions reducing/energy efficient building systems to be operational
 - ▶ For example: upgrading electric panels or making roof structural improvements for new rooftop solar or HVAC systems

NJ Cool Application Process



Applications are now open for property owners/tenants, first-come first-served!

- ☐ Property ownership/lease information
- ☐ Proof of eligible building occupancy or property class
- ☐ Project details including cost estimates
- ☐ Estimates of emissions/energy reduction prepared by qualified professional

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Thank you!

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