

Applicant & Project Information

Applicant Name	
Applicant Mailing Address	
Phone Number	
Email Address	
Property Address	
Tax Map Parcel Number	
Project Description	
Climate Zone	5 (Ithaca, NY default)
HERS Rater Name & Certification #	
ERI (without renewables)	
ERI (with adjusted OPP)	
Renewable Energy Source(s)	On-site PV / CREF / PPPA / FPPA
Renewable Energy Contract Start Date	
Renewable Energy Contract End Date	
Verification Agency Name	
Submission Date	

2025 NYS Energy Conservation Construction Code — Appendix RC

Zero Energy - Residential Building Permit Checklist

Applicant Use | Town of Ithaca, NY | March 30, 2026

✓	Requirement	Code Reference	Guidance / Notes	Status/ Code Dpt.
SECTION RC101 — GENERAL				
<input type="checkbox"/>	This appendix applies to NEW residential buildings only	RC101.1	<i>Additions, alterations, repairs, and changes of occupancy to existing buildings are exempt (comply with Chapter 5 instead)</i>	
<input type="checkbox"/>	Residential buildings must comply with Section R406 of the Energy Code	RC101.2	<i>Verify project type qualifies as new residential construction</i>	
<input type="checkbox"/>	Exception documented if project is an addition, alteration, repair, or change of occupancy to an existing building	RC101.2 Exception	<i>If exception applies, submit documentation showing Chapter 5 compliance path</i>	
<input type="checkbox"/>	Energy Certificate prepared and posted per Section R401.3	RC101.3	<i>Certificate must be permanently posted on or in the electrical distribution panel</i>	
SECTION RC102 — DEFINITIONS (confirm understanding)				
<input type="checkbox"/>	Applicant understands the definition of Community Renewable Energy Facility (CREF)	RC102	<i>CREF = facility producing energy from renewable resources qualified under applicable jurisdictional statutes/rules</i>	
<input type="checkbox"/>	Applicant understands Financial Renewable Energy Power Purchase Agreement (FPPA)	RC102	<i>Also known as a virtual PPA — financial arrangement guaranteeing a price to the renewable generator</i>	
<input type="checkbox"/>	Applicant understands Physical Renewable Energy Power Purchase Agreement (PPPA)	RC102	<i>A contract for direct purchase of renewable electricity from a specific generator</i>	
SECTION RC103 — ZERO NET ENERGY ERI COMPLIANCE				

	ERI compliance path selected (choose one):	RC103.2	<i>Mark which compliance path is used on the energy compliance form submitted with permit</i>	
<input type="checkbox"/>	Table R406.2 / Sections R406.3–R406.7, OR	RC103.2	<i>Mark which compliance path is used on the energy compliance form submitted with permit</i>	
<input type="checkbox"/>	ASHRAE/IES 90.2	RC103.2	<i>Mark which compliance path is used on the energy compliance form submitted with permit</i>	
<input type="checkbox"/>	If using ASHRAE/IES 90.2 path: ERI requirements of Table 6-1 met WITHOUT on-site power production (OPP)	RC103.2 (2.1)	<i>Baseline ERI must be met by building envelope/systems before adding OPP credits</i>	
<input type="checkbox"/>	If using ASHRAE/IES 90.2 path: Requirements of Sections R402.5.1.1, R402.5.1.2, and R406.3 met	RC103.2 (2.2)	<i>Include fenestration and air leakage compliance documentation</i>	
<input type="checkbox"/>	Maximum ERI per Table RC103.5 determined and documented	RC103.2 (2.3) / RC103.5	<i>ERI ≤ 42 (without renewables); ERI including adjusted OPP = 0 for all climate zones</i>	
SECTION RC103.3 — BUILDING THERMAL ENVELOPE				
<input type="checkbox"/>	Building thermal envelope compliance demonstrated per Section R406.3	RC103.3	<i>Same requirements as base code R406.3; envelope performance must be documented</i>	
<input type="checkbox"/>	Insulation levels, window U-values, and air sealing targets documented	RC103.3	<i>Attach building envelope compliance summary (REScheck or equivalent)</i>	
SECTION RC103.4 — ENERGY RATING INDEX CALCULATION				
<input type="checkbox"/>	ERI calculated per ANSI/RESNET/ICC 301 (without renewable energy)	RC103.4	<i>Must be performed by a certified RESNET rater; attach HERS rating report</i>	
<input type="checkbox"/>	ERI with renewable energy resources calculated per ANSI/RESNET/ICC 301	RC103.4	<i>If using CREF, PPPA, or FPPA credits, adjusted OPP must follow Equation RC-1</i>	
<input type="checkbox"/>	If using CREF, PPPA, or FPPA: Adjusted (Onsite Power Production) OPP calculated using Equation RC-1	RC103.4 / Eq. RC-1	<i>Adjusted OPP = OPPkWh + CREFkWh + PPPAkWh + FPPAkWh (annual kWh values required)</i>	
<input type="checkbox"/>	Annual kWh values documented for each energy source used in Equation RC-1 (OPP, CREF, PPPA, FPPA as applicable)	RC103.4 / Eq. RC-1	<i>Attach supporting documentation (utility agreements, CREF enrollment letters, PPA contracts)</i>	

SECTION RC103.4.1 — RENEWABLE ENERGY CONTRACT				
<input type="checkbox"/>	Renewable energy contract (CREF/PPPA/FPPA) has a minimum duration of 15 years	RC103.4.1	<i>Contract must be submitted with permit application; provide copy of fully executed agreement</i>	
<input type="checkbox"/>	Contract is structured to survive partial or full transfer of ownership of the building	RC103.4.1	<i>Review contract language with municipal attorney if unclear; deed restriction or covenant may be required</i>	
SECTION RC103.5 — ERI TABLE COMPLIANCE				
<input type="checkbox"/>	ERI (without renewables) ≤ 42 for the applicable climate zone (all zones 0–8)	Table RC103.5	<i>Ithaca, NY is Climate Zone 5; confirm ERI ≤ 42 on HERS certificate</i>	
<input type="checkbox"/>	ERI including adjusted OPP = 0 for the applicable climate zone	Table RC103.5	<i>Building must be net-zero energy when on-site/contracted renewables are included</i>	
SECTION RC103.6 — VERIFICATION BY APPROVED AGENCY				
<input type="checkbox"/>	Verification performed by an approved third-party agency per Section R406.6	RC103.6	<i>Attach verification report from RESNET/BPI-certified rater or approved energy auditor</i>	
<input type="checkbox"/>	Verification report submitted with permit application	RC103.6	<i>Report must confirm rated design AND confirmed built dwelling meet ERI requirements</i>	
SECTION RC103.7 — DOCUMENTATION				
<input type="checkbox"/>	All required documentation submitted with permit application	RC103.7	<i>Per Section R406.7: includes energy compliance reports, HERS rating, contract copies, verifier credentials</i>	
<input type="checkbox"/>	Energy Rating Index (ERI) report attached	RC103.7	<i>Must include both pre-renewable and post-renewable ERI values</i>	
<input type="checkbox"/>	Renewable energy documentation attached (if applicable)	RC103.7	<i>Include CREF enrollment confirmation, PPPA/FPPA contract, or solar PV system specifications</i>	
SECTION RC104 — REFERENCED STANDARDS				

<input type="checkbox"/>	Design complies with ASHRAE/IES 90.2-2018 (if using that compliance path)	RC104.1 / Table RC104.1	<i>Includes Addenda A (Jan 2021), B (June 2021), and D (Feb 2022)</i>	
<input type="checkbox"/>	ANSI/RESNET/ICC 301 used for ERI determination	RC103.4 / RC104.1	<i>Current edition required; confirm rater used the correct standard version</i>	
Town of Ithaca Chapter 144- Energy Code Supplement				
<input type="checkbox"/>	Exempt Building per Town of Ithaca Code	144-202.1B(1)	<i>A manufactured home, an agricultural building, a building or part of a building that is used as critical infrastructure, a building or part of a building that is used as a hospital or other medical facility, or a building or part of a building used for generation of emergency back-up power or standby power, a structure that does not include a conditioned space</i>	
<input type="checkbox"/>	All buildings to be built to net-zero GHG emissions and shall not use fossil fuels, per Town of Ithaca Code.	144-202.2	<i>Current edition required; confirm rater used the correct standard version</i>	