

MGB ACADEMY

C-PACE FOR PROPERTY MANAGEMENT COMPANIES

Eligible Measure Checklist

What can be financed through a C-PACE assessment in Missouri

DOCUMENT CODE

MGBA-PM-JA-02

VERSION

1.0

ISSUED

August 2026

SCOPE OF THIS CHECKLIST

This checklist reflects the eligible improvement categories as presented in MGBA-PM-101 and current MCED program practice. Eligibility on any specific project is determined by MCED, not by this document. Use it to screen — not to promise.

Every measure below must also pass the permanence test in MGBA-PM-JA-03. A measure that appears on this list but is not permanently affixed to the real property is not eligible cost.

BUILDING ENVELOPE

- ☐ Roof replacement, roof recover and roofing systems, including cool and reflective roofing
- ☐ Roof, wall, floor and below-grade insulation
- ☐ Window and glazing replacement, secondary glazing, window film
- ☐ Exterior door replacement and weatherisation
- ☐ Air sealing and continuous air barrier work
- ☐ Vestibules, entry systems and infiltration control

HVAC, CONTROLS AND BUILDING AUTOMATION

- ☐ Chillers, boilers, furnaces and heat pumps, including air-source and water-source systems
- ☐ Rooftop units, split systems and packaged equipment
- ☐ Variable frequency drives, pumps and fan systems
- ☐ Ductwork replacement, sealing and distribution improvements
- ☐ Building automation systems, direct digital controls and zone controls
- ☐ Ventilation, energy recovery ventilation and demand-controlled ventilation
- ☐ Retro-commissioning and continuous commissioning scope
- ☐ Steam trap replacement and distribution insulation

LIGHTING

- ☐ Interior and exterior lighting replacement, including LED retrofit and full fixture replacement
- ☐ Occupancy, vacancy and daylight-harvesting controls
- ☐ Networked lighting control systems
- ☐ Parking structure, garage and site lighting
- ☐ Emergency and egress lighting where replaced as part of eligible scope

DOMESTIC HOT WATER AND PROCESS HEAT

- ☐ Water heaters, boilers and storage systems
- ☐ Heat recovery on process or refrigeration equipment
- ☐ Pipe insulation, recirculation controls and distribution improvements
- ☐ Commercial kitchen and laundry equipment that is permanently affixed and building-serving

ELECTRICAL DISTRIBUTION SERVING ELIGIBLE LOADS

- ☐ Service upgrades, panels, switchgear and transformers where required by eligible scope
- ☐ Submetering and metering infrastructure
- ☐ Power factor correction and power quality equipment
- ☐ Electric vehicle supply equipment where permanently affixed
- ☐ Electrical infrastructure supporting building electrification of eligible systems

RENEWABLE ENERGY GENERATION

- ☐ Solar photovoltaic — rooftop, canopy and ground-mount on the assessed parcel
- ☐ Solar thermal for water or space heating
- ☐ Geothermal and ground-source heat exchange, including loop fields
- ☐ Energy storage paired with eligible generation
- ☐ Combined heat and power and other on-site generation where permitted

WATER CONSERVATION

Screening note. Water conservation is presented as an eligible category in the MGBA-PM-101 narration. Confirm scope with MCED before representing a water-only project to an owner. See MGBA-PM-BR-01, item 1.

- ☐ Low-flow and high-efficiency plumbing fixtures
- ☐ Irrigation system replacement, controls and weather-based scheduling
- ☐ Cooling tower efficiency, conductivity controls and side-stream filtration

- ☐ Greywater, rainwater harvesting and reclamation systems
- ☐ Leak detection and water submetering

RESILIENCY

Screening note. Resiliency is presented as an eligible category in the MGBA-PM-101 narration. Confirm scope with MCED before representing a resiliency-only project to an owner. See MGBA-PM-BR-01, item 1.

- ☐ Wind resistance — roof attachment, opening protection, structural strengthening
- ☐ Seismic strengthening and bracing
- ☐ Flood mitigation — dry and wet floodproofing, barriers, elevation of equipment
- ☐ Backup power and critical load infrastructure
- ☐ Stormwater management and site drainage improvements

ELIGIBLE SOFT COSTS

Soft costs are financeable inside the same package as the hard scope. This is the point to make to an owner who resists paying to find out whether a project makes sense.

- ☐ Energy audit and feasibility analysis
- ☐ Engineering, design and specification
- ☐ Commissioning and measurement and verification
- ☐ Permitting and inspection fees
- ☐ Legal and title work associated with the assessment
- ☐ Capital provider origination and closing costs
- ☐ MCED program and administrative fees
- ☐ Capitalised interest during construction, where the capital provider structures it

NOT ELIGIBLE

- ☐ Portable, movable or unaffixed equipment of any kind
- ☐ Tenant-owned trade fixtures and equipment
- ☐ Purely cosmetic or aesthetic work with no operating benefit
- ☐ Routine repair and ordinary maintenance that does not improve performance
- ☐ Work already completed and paid for outside a permitted retroactive window — confirm any look-back with MCED before promising it
- ☐ Improvements on property outside the assessed parcel

THE SCREENING RULE

If a measure is on this list, permanently affixed, and part of a package that leaves the owner better off, it is a live candidate. Bring it to MCED. Eligibility findings are theirs to make, and they would rather make one early than correct one late.

Markets set in motion. It all starts with collaboration.

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