(2)   STEAM OR OTHER FORMS OF USEFUL ENERGY, SUCH AS HEAT, THAT ARE USED FOR INDUSTRIAL, COMMERCIAL, HEATING, OR COOLING PURPOSES.

(G)   "COMMERCIAL BUILDING" MEANS, FOR THE PURPOSE OF PROVIDING FINANCIAL ASSISTANCE FOR AN ENERGY CONSERVATION PROJECT OR A SOLAR ENERGY PROJECT IN A COMMERCIAL BUILDING, ANY BUILDING, OTHER THAN A RESIDENTIAL BUILDING, THAT IS USED PRIMARILY TO CARRY ON A BUSINESS, INCLUDING ANY NONPROFIT BUSINESS, AND IS NOT USED PRIMARILY FOR THE MANUFACTURE OR PRODUCTION OF RAW MATERIALS, PRODUCTS, OR AGRICULTURAL COMMODITIES.

(h)   "County" means any of the 23 counties of Maryland, and the Mayor and City Council of Baltimore.

(i)   "Department" means the Department of Business and Economic Development of the State.

[(j)   "Energy project" means any energy project within the meaning indicated in § 6–402 of this article.]

(J)   "ENERGY AUDIT" MEANS:

(1)   AN ENERGY AUDIT PERFORMED FOR PURPOSES OF THE NATIONAL ENERGY CONSERVATION POLICY ACT, P.L. 95–619; OR

(2)   AN ON–SITE INSPECTION OF A COMMERCIAL BUILDING, AN INDUSTRIAL BUILDING, OR AN INDUSTRIAL PROCESS, WHICH INSPECTION INCLUDES A DETERMINATION OF, AND PROVIDES INFORMATION ON:

(I)   THE TYPE, QUANTITY, AND RATE OF ENERGY CONSUMPTION OF THE BUILDING OR PROCESS;

(II)   APPROPRIATE ENERGY CONSERVING MAINTENANCE AND OPERATION PROCEDURES THAT MAY BE EMPLOYED TO REDUCE THE ENERGY CONSUMPTION OF THE BUILDING OR PROCESS; AND

(III)   THE COST OF IMPLEMENTING APPROPRIATE ENERGY CONSERVATION PROJECTS OR SOLAR ENERGY PROJECTS AND THE SAVINGS IN ENERGY COSTS THAT ARE LIKELY TO RESULT FROM THE IMPLEMENTATION OF THE PROJECTS.

(K)   "ENERGY CONSERVATION PROJECT" MEANS:

(1)   WITH RESPECT TO A COMMERCIAL BUILDING, AN INDUSTRIAL BUILDING, OR AN INDUSTRIAL PROCESS, THE PURCHASE OR INSTALLATION OR MODIFICATION OF AN INSTALLATION WHICH IS DESIGNED PRIMARILY TO REDUCE THE CONSUMPTION OF ENERGY, INCLUDING:

(I)   CAULKING AND WEATHER STRIPPING;

(II)   THE INSULATION OF THE BUILDING STRUCTURE AND ANY SYSTEM WITHIN THE BUILDING;