

~~7. SITE COSTS, INCLUDING TEMPORARY ELECTRIC WIRING, SCAFFOLDING, DEMOLITION COSTS, AND FENCING AND SECURITY FACILITIES, AND~~

~~8. FURNITURE, CARPETING, PARTITIONS, WALLS AND WALL COVERINGS, CEILINGS, DRAPES, BLINDS FINISHES AND FURNISHINGS CONSISTENT WITH THE REGULATIONS ADOPTED BY THE ADMINISTRATION UNDER THIS SECTION, LIGHTING, PLUMBING, ELECTRICAL WIRING, AND VENTILATION.~~

(II) "ALLOWABLE COSTS" DOES NOT INCLUDE:

1. THE COST OF TELEPHONE SYSTEMS AND COMPUTERS, OTHER THAN ELECTRICAL WIRING COSTS; OR

2. LEGAL FEES ALLOCABLE TO CONSTRUCTION OR REHABILITATION;

3. SITE COSTS, INCLUDING TEMPORARY ELECTRIC WIRING, SCAFFOLDING, DEMOLITION COSTS, AND FENCING AND SECURITY FACILITIES;

4. FINISHES OR FURNISHINGS THAT ARE NOT CONSISTENT WITH THE REGULATIONS ADOPTED BY THE ADMINISTRATION UNDER THIS SECTION;
OR

~~5.~~ 5. THE COST OF PURCHASING OR INSTALLING FUEL CELLS, WIND TURBINES, OR PHOTOVOLTAIC MODULES.

(4) "APPLICABLE ENERGY EFFICIENCY STANDARDS" MEANS ASHRAE/IESNA STANDARD 90.1-1999, ENERGY STANDARD FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS, PUBLISHED BY THE AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS.

(5) "BASE BUILDING" MEANS ALL AREAS OF A BUILDING NOT INTENDED FOR OCCUPANCY BY A TENANT OR OWNER, INCLUDING THE STRUCTURAL COMPONENTS OF THE BUILDING, EXTERIOR WALLS, FLOORS, WINDOWS, ROOFS, FOUNDATIONS, CHIMNEYS AND STACKS, PARKING AREAS, MECHANICAL ROOMS AND MECHANICAL SYSTEMS, AND OWNER-CONTROLLED OR OPERATED SERVICE SPACES, SIDEWALKS, MAIN LOBBY, SHAFTS AND VERTICAL TRANSPORTATION MECHANISMS, STAIRWAYS, AND CORRIDORS.

(6) "COMMISSIONING" MEANS:

(I) THE TESTING AND FINE-TUNING OF HEAT, VENTILATING, AND AIR-CONDITIONING SYSTEMS AND OTHER SYSTEMS TO ASSURE PROPER FUNCTIONING AND ADHERENCE TO DESIGN CRITERIA; AND

(II) THE PREPARATION OF SYSTEM OPERATION MANUALS AND INSTRUCTION OF MAINTENANCE PERSONNEL.

(7) "CREDIT ALLOWANCE YEAR" MEANS THE LATER OF:

(I) THE TAXABLE YEAR DURING WHICH: