



Incentives – Existing Multifamily Properties

Existing Multifamily Program | Information Sheet | PI 320_M

Incentives for Oregon Customers of Portland General Electric, Pacific Power, NW Natural, Cascade Natural Gas and Avista.

TRC is a Program Management Contractor for Energy Trust of Oregon.

Effective January 1, 2022, Energy Trust offers the following incentives for existing multifamily properties:

- Incentive offers are subject to change. Complete Energy Trust incentive application forms with all required accompanying documentation must be submitted within 90 days of equipment purchase and/or installation to request incentive payments.
- Windows and Insulation projects must be installed in accordance with the specifications outlined in the Specifications Manual available for download at www.energytrust.org/manual.
- Properties applying for cash incentives for weatherization or heating must have space heating provided by a participating utility and properties applying for incentives for water heaters or clothes washers must have water heating provided by a participating utility.

Weatherization (Side-by-Side Units – no residences above or below – and Duplex, Triplex, Fourplex Properties)¹– Submit Form 320WX to request incentives

Upgrade	Existing Condition	Retrofit Requirement	Incentive
Windows – Electric or Gas Heat ² (including sliding glass patio doors and skylights)		U-Value of 0.28 to 0.30	\$1.75 per square foot of window
		U-Value of 0.25 to 0.27	\$4.00 per square foot of window
		U-Value of 0.24 or lower	\$6.00 per square foot of window
Attic/Ceiling Insulation – Electric or Gas Heat	R-11 or less	R-38 or fill cavity	\$0.25 per installed square foot \$1.25 per installed square foot if purchased and installed between 6/1/22 and 10/31/22
Floor Insulation – Electric or Gas Heat	R-0	R-30 or fill cavity	\$0.30 per installed square foot
Wall Insulation – Electric or Gas Heat	R-4 or less	R-11 or fill cavity All heated exterior wall surfaces must be insulated	\$0.30 per installed square foot
Knee Wall Insulation – Electric or Gas Heat	R-4 or less	R-15 or greater for 2 x 4 cavities, R-21 or greater for 2 x 6 cavities Must have vapor-permeable air barrier	\$0.30 per installed square foot
Rim Joist Insulation – Electric or Gas Heat	R-4 or less	R-15 or greater	\$0.30 per installed square foot
Flat Roof Insulation ³ – Electric or Gas Heat	R-5 or less	R-20 or greater	\$0.30 per installed square foot

¹. Incentives are based on the building type with the greatest number of units. If the majority of the property's units are configured in duplex, triplex, and fourplex buildings then the entire property qualifies for duplex, triplex and fourplex incentives. If the majority of the property is configured with five or more units in each building then the entire property will qualify for multifamily incentives that are available for five or more units.

². **Walkthrough survey or pre-installation verification is required before starting a windows project.** To schedule a walkthrough survey, contact a program representative at 1.877.510.2130.

³. Flat Roof insulation is available for all building types with three stories or less.



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Weatherization (Stacked Structures with Five or More Units) – Submit Form 320WX to request incentives

Equipment	Existing Condition	Retrofit Requirement	Incentive
Windows – Electric Heat ⁴ (including sliding glass patio doors)	Single-Pane	U-Value of 0.30 or lower, replacing single-pane or storm and single-pane windows	\$3.00 per square foot of window
Attic/Ceiling Insulation – Electric or Gas Heat	R-18 or less	R-49 or fill attic space	\$0.25 per installed square foot
Floor Insulation – Electric Heat	R-11 or less	R-30 or fill cavity	\$0.30 per installed square foot
Flat Roof Insulation ⁵ – Electric or Gas Heat	R-5 or less	R-20 or greater	\$0.30 per installed square foot

⁴. Walkthrough survey or pre-installation verification is required before starting a windows project. To schedule a walkthrough survey, contact a program representative at 1.877.510.2130.

⁵. Flat Roof Insulation is available for all building types with three stories or less.

Pipe Insulation – Submit Form 320WX to request incentives

Equipment	Existing Condition	Retrofit Requirement	Incentive
Boiler Pipe Insulation – Gas Low-pressure steam only (<15 psig)	No Insulation	1.5" diameter pipe or less requires minimum 1.5" thick insulation. Pipe greater than 1.5" in diameter requires minimum 2" thick insulation. Indoor pipe insulation projects must include all service jacketing (ASJ) and outdoor pipe insulation projects must include aluminum jacketing. Batt insulation does not qualify for incentive.	\$4.00 per linear foot
Domestic Hot Water Pipe Insulation ⁶ – Gas Central gas-fired recirculation systems only			\$4.00 per linear foot

Heating, Ventilation and Cooling – Submit Form 320HVAC to request incentives

Equipment	Retrofit Requirement	Incentive
Hydronic Heating Circulator Pumps – with single speed electronically commutated motor (ECM)	An in-line circulator with a horizontal. Pump motor must be ECM, not induction. Site receives electricity from a participating utility.	\$200 per circulator > ¾ hp to ≤ 2.5 hp ≥ \$300 per circulator > 2.5 hp
Hydronic Heating Circulator Pumps – with variable speed ECM	An in-line circulator with a horizontal motor. Pump motor must be ECM, not induction. Site receives electricity from a participating utility.	\$300 per circulator > ½ hp to ≤ 2.5 hp \$750 per circulator > 2.5 hp
Furnace – Gas <i>Side-by-side attached dwelling units and duplex, triplex, fourplex properties only</i>	90% Annual fuel utilization efficiency (AFUE) or greater (only for furnaces used as primary heat source, not as back-up heat source)	\$550 per unit \$1,000 per unit if purchased and installed between 6/1/22 and 10/31/22
Condensing Furnace – Gas <i>Stacked structures with five or more units only</i>	< 225,000 Btu/h input capacity. Qualification based on Thermal Efficiency (TE). If TE is not provided, AFUE may be used. Must serve multiple units or serve a common area. Offices are not considered common areas.	\$1.50 per kBtu/h; min 91% TE \$2.00 per kBtu/h; min 95% TE \$3.00 per kBtu/h; min 98% TE



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Heating, Ventilation and Cooling (Continued) – Submit Form 320HVAC to request incentives

Equipment	Retrofit Requirement	Incentive
High-Efficiency Direct-vent Fireplace - Gas <i>Side-by-side attached dwelling units and duplex, triplex, fourplex properties only</i>	Must be 70% FE or greater, have an intermittent pilot ignition, be vented to outside with sealed combustion, and be on Energy Trust's qualified models listed at https://energytrust.org/gasfireplaces .	\$150 per unit - FE 70 - 74% \$250 per unit - FE 75% or greater
Thermostatic Radiator Valves (TRVs) – Gas Central hydronic or steam systems only	Replace manual, non-thermostatically controlled valves at dwelling unit radiators	\$100 per TRV \$200 per TRV if purchased and installed between 3/1/22 and 9/30/22
Steam Traps – Low-pressure (< 15 psig) systems only	Must replace a failed, open existing steam trap; participating gas utility serving a gas-fired steam boiler system	\$100 per trap \$300 per trap if purchased and installed between 3/1/22 and 9/30/22
Packaged Terminal Heat Pump (PTHP)	Must be on the AHRI PTHP qualified list – visit www.ahridirectory.org Unit must provide both heat pump heating and cooling and replace electric furnace or electric resistance heat (baseboard, in-wall unit or internal heater of PTAC)	\$200 per unit
Ductless Heat Pump	Must have an HSPF of 9.0 or greater per AHRI – visit www.ahridirectory.org . At least one indoor unit must replace electric resistance heat (electric furnace, baseboard or in-wall unit) in the primary living space. Replacing natural gas heating does not qualify. Ducted indoor heads are allowed if all other requirements are met.	\$800 per outdoor unit
Ducted Heat Pump <i>Side-by-side attached dwelling units and duplex, triplex, fourplex properties only</i>	HSPF 8.5 or greater. Must be residence's primary heat source and replace electric forced air furnace. Energy Trust recommends electric auxiliary heat be locked out by thermostat at 35°F or per manufacturer's recommended energy saving setting. Thermostat must either have an outdoor temperature sensor or be a qualified web-enabled model that is connected to the internet. Cannot be combined with other heat pump, heat pump controls or smart thermostat incentives.	\$700 per unit
Heat Pump Advanced Controls ⁶ <i>Side-by-side attached dwelling units and duplex, triplex, fourplex properties are eligible</i>	Add a qualifying thermostat to a new or existing ducted heat pump with electric forced air furnace auxiliary heat. Thermostat must be either web-enabled or utilize an outdoor temperature sensor and be programmed with a 35°F degree lockout. Cannot be combined with other heat pump, heat pump controls, or smart thermostat incentive. Must be contractor installed. Qualifying models at https://energytrust.org/heatpumpcontrols	\$250 per unit



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Equipment	Retrofit Requirement	Incentive
Extended Capacity Heat Pump <i>Side-by-side attached dwelling units and duplex, triplex, fourplex properties only</i>	Must be primary heating source, and residence must not have a backup gas heating system. Heat pump must be included in Energy Trust's list of qualifying products . Thermostat controls must be set with an auxiliary heat lockout setting per manufacturer's recommendations. Cannot be combined with other Energy Trust heat pump or controls incentives	Replacing Any Heat System \$650 per unit
		Replacing Electric Forced Air Furnace \$1,350 per unit

⁶ The site's electricity must be provided by Portland General Electric or Pacific Power.

Heating, Ventilation and Cooling (Continued) – Submit Form 320HVAC to request incentives

Equipment	Retrofit Requirement	Incentive
High-Efficiency Condensing Boiler - Gas	Minimum 94% AFUE or TE. Cannot be a backup boiler. System must have return water temperature appropriate to condensing functionality.	\$8.50 per kBtu/h
New Rooftop Units (RTU) with Manufacturer-Installed Advanced Controls. <i>Units must have direct expansion (DX) cooling and either gas furnace or heat pump heating.</i>	Economizer ⁷ : Cooling capacity less than 54,000 Btu/h	\$30 per ton
	Demand Control Ventilation (DCV) ⁸ : Must also have economizer, must serve spaces not required by code to have DCV.	\$29 per ton
	Variable Frequency Supply Fan ⁷ : Must have both economizer and DCV, must have cooling capacity less than 65,000 Btu/h.	\$100 per ton
Advanced Rooftop Controls – Properties with 500 or more annual operating hours	Existing system must have nominal cooling capacity > 5 tons and single speed supply fan or motor. Existing systems equipped with a VFD or a CO ² sensor for DCV are not eligible. Installed equipment must have a controller with digital, integrated economizer with either differential dry-bulb or differential enthalpy with fixed dry-bulb high-limit shutoff. Installed equipment must have a controller with DCV with proportional control based on CO ² sensor reading. Installed equipment controls must be on BPA qualifying product list .	Gas or electric heated property with a participating electric utility \$200 per ton
		Gas-heated property without a participating electric utility \$50 per ton
Advanced Rooftop Controls – Properties with 3,500 or more annual operating hours	Existing system must have a nominal cooling capacity > 5 tons and must have a single speed supply fan or motor. Existing systems equipped with a variable frequency drive (VFD) are not eligible. Installed equipment must have a VFD and controller for variable speed fan operation. Installed equipment controls must be on BPA qualifying product list	\$100 per ton
Central Air Conditioner ⁷ <i>Side-by-side attached dwelling units and duplex, triplex, fourplex properties are eligible</i>	Must be a central air conditioner, minimum outdoor unit/indoor coil EER of 12, and serve most of the residence. Heat pumps and portable air conditioners (room or window) do not qualify.	Minimum SEER of 16 \$250 per outdoor unit
		Minimum SEER of 15 \$100 per outdoor unit



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Equipment	Retrofit Requirement	Incentive
High-Efficiency Bath Fan – must replace inefficient bath fan with a light	High-efficiency bath fan without a light - Fan must have an efficacy of 5.3 CFM/W (cubic ft per minute per watt) or higher, ≥ 70 CFM and be on the ENERGY STAR® Most Efficient (ESME) approved list.	\$15 per unit without light
	High-efficiency bath fan with light - Must meet same requirements as above and have a CFL with GU-24 socket or LED light <13W.	\$50 per unit with light

^{7.} The property's electricity must be provided by Portland General Electric or Pacific Power.

^{8.} The property's heating fuel must be provided by Portland General Electric or Pacific Power.

Appliances – Submit Form 320APP to request incentives

Equipment	Retrofit Requirement	Incentive
Commercial Front-Loading Clothes Washer ^{9, 10} – Electric or Gas water heat	ENERGY STAR certified, Modified Energy Factor 2.2 or greater; Integrated Water Factor 4.0 or lower, common area only	\$300 per unit with electric or gas DHW and Electric Dryer \$200 per unit with Electric or Gas DHW with Gas Dryer \$65 per unit in Gas Only territory
ENERGY STAR Refrigerator	14.3 to 20.5 cubic feet with a top freezer and no through door ice. Must be “active” on ENERGY STAR qualified list.	\$50 per unit

^{9.} The site must have water heating provided by Portland General Electric, Pacific Power, NW Natural, Cascade Natural Gas or Avista and the site's electricity must be provided by Portland General Electric or Pacific Power.

^{10.} Commercial clothes washers must be used in a common area to qualify for an incentive. Leased commercial washers must have a 7 year or longer lease term and be installed in a common area to qualify for an incentive. Participant must provide a signed lease agreement and documentation that identifies washer quantity, model number(s) and purchase/installation cost.



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Gas Water Heating – Submit Form 320WH to request incentives

Gas Equipment	Retrofit Requirement	Incentive
Commercial Condensing Tank Water Heater – Gas	Minimum 94% thermal efficiency or recovery efficiency. Input of 75 kBtu/h or greater. Integral tank volume must be greater than or equal to 10 gallons. Additional storage-only tanks may be present.	\$3.00 per kBtu/h \$3.35 per kBtu/h if purchased and installed between 3/1/22 and 9/30/22
Condensing Tankless Water Heater - Gas <i>Stacked structures with 5 or more units only</i>	UEF 0.93 or greater, input of less than 200 kBtu/h, and supply hot water to multiple units	\$300 per unit
Residential Tankless Water Heater – Gas ¹¹ <i>Side-by-side attached dwelling units and duplex, triplex, fourplex properties are eligible</i>	UEF 0.82 or greater, must replace storage tank water heater. Dwelling unit must have an existing dedicated ½” gas line capable of serving the water heater OR an existing ¾” gas line that can serve the existing appliances, in addition to the water heater, Hybrid water heaters do not qualify	\$200 per unit with UEF 0.82 – 0.95 \$400 per unit with UEF ≥ 0.96
DHW Recirculation Pump Controls ¹²	Addition of a standalone recirculation pump. Control type must be aquastat, on-demand or learning controls. Building must have central domestic water heating. All installed controls must meet applicable codes and regulations.	\$100 per system < 1/8 HP \$500 per system ≥ 1/8 HP

^{11.} Property must have water primarily heated by a participating utility. Properties without an existing gas line only qualify if gas line installed at no cost by a utility.

^{12.} The site must have water heating provided by Portland General Electric, Pacific Power, NW Natural, Cascade Natural Gas or Avista and the site’s electricity must be provided by Portland General Electric or Pacific Power.



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Pool and Spa Incentives – Submit Form 320WH to request incentives

Equipment	Retrofit Requirement	Incentive
Commercial Condensing Pool Heater ¹³	Minimum 350 kBtu/h capacity and minimum 96% efficiency. Must be a replacement, gas-fired pool heater. Covered pools and spas are not eligible. Cannot be combined with pool cover incentives.	Indoor Pool (minimum surface 1,350 sq. ft.)
		Outdoor Pool (minimum surface 900 sq. ft.)
Commercial Pool Pump ¹⁴	Must be a replacement pool pump that is self-priming. > 0 to ≤ 4 hp variable speed pump. Minimum WEF ratings: > 0 to < 1 hp: ≥ 8.33 > 1 to ≤ 2 hp: ≥ 6.81 > 2 to ≤ 2.5 hp: ≥ 5.85 For pumps without WEF rating, pump motor cannot exceed 50% of its maximum rated speed; any high-speed override shall be for a temporary period—not to exceed a 24-hour cycle without resetting to default	\$230 per pump
Outdoor Hot Tub/Spa Cover ¹⁵	Cover must be at least 2" thick. Minimum R-12 with continuous insulation at all contact points OR an insulated hinge. Cannot be combined with pool heater measure.	\$100 per cover
Commercial Pool Cover	Pool must be heated and without a pre-existing cover within previous six months; cover must be specifically designed for swimming pools, cover entire pool area, and utilize a storage reel. Liquid evaporation suppressants, solar disks, and mesh covers are ineligible ¹⁴	\$2 per sq. ft. of pool surface area

- ^{13.} Site must have gas provided by NW Natural, Cascade Natural Gas or Avista
- ^{14.} Site must have electricity provided by Portland General Electric or Pacific Power
- ^{15.} Site must have water heating provided by Portland General Electric or Pacific Power.

Garage Ventilation Incentives – Submit Form 320HVAC to request incentives

Equipment	Retrofit Requirement	Incentive
Garage Exhaust Ventilation Controls	Installed in fully enclosed parking garage; variable speed control installed on the parking garage exhaust fan(s) and contamination-sensing device (CO sensors with NO2 sensors) employed; parking garage operating hours ≥ 140 hours per week. Can be motor retrofit of exhaust fans to add VFD controls.	< 30,000 sq. ft., unconditioned - \$0.50 per CFM ≥ 30,000 sq. ft. OR conditioned - \$0.10 per CFM



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Point-of-Purchase Incentives

Equipment	Incentive Availability
Energy Trust works with retailers throughout the state to offer point-of-purchase discounts on energy-efficient water heaters to help make upgrades more affordable.	
ENERGY STAR Residential Clothes Washers	For more information on ENERGY STAR certified washers and dryers, visit www.energytrust.org/appliances for details
ENERGY STAR Residential Clothes Dryers	
High-Efficiency Water Heater - Gas	For more information on efficient residential gas tank water heaters and heat pump water heaters, visit www.energytrust.org/hotwater for details
Gas Heat Pump Water Heaters	

Lighting

Equipment	Additional Requirements
High-Efficiency Common Area Lighting	See <i>PI 190L: Lighting Incentives</i>

Solar – Must be installed by an Energy Trust Solar Trade Ally

Equipment	Additional Requirements
Solar Electric	Visit www.energytrust.org/solarbid for details, or to discuss incentive opportunities with an Energy Trust Solar Trade Ally

Custom Incentives May Be Available

Energy-efficient equipment not listed may still be eligible for custom incentives. To learn more about these and other incentives, call the Existing Multifamily Program at 1.877.510.2130 or visit our website at www.energytrust.org/multifamily.