



Incentives – Existing Buildings in SW Washington

Existing Buildings | Information Sheet | PI 120EB-WA

Incentives for SW Washington Customers of NW Natural

TRC is a Program Management Contractor for Energy Trust of Oregon

Effective April 1, 2025, Energy Trust offers the following incentives for qualifying new natural gas energy-saving equipment installed at a commercial, municipal or institutional facility in SW Washington:

- Natural gas customers on NW Natural eligible rate schedules (Schedule 1, 3, 41 or 42) can apply for incentives for qualifying natural gas equipment.
- Incentives are subject to change. To apply, submit a complete Energy Trust incentive application with all required accompanying documentation by the date listed in the application form.

Lodging Incentives

Equipment	Requirements	Incentive																										
Commercial Swimming Pool Heater	Must be a replacement, gas-fired pool heater. Heater must not have a continuously burning pilot light. Must have at most 400 kBtu/h capacity per heater, not to exceed a total (or maximum) of 1,000 kBtu/h for all heaters combined. Must have at least 94% thermal efficiency for condensing heaters, or at least 84% efficiency for non-condensing heaters. Site must receive gas from NW Natural. Covered and not covered pools both qualify. Qualifying pool covers include solid track, bubble type, or foam type with storage reels.	Non-condensing Heater, Covered	\$0.90 per sq ft of area served by heater																									
		Non-condensing Heater, Not covered	\$1.00 per sq ft of area served by heater																									
		Condensing Heater, Covered	\$3.00 per sq ft of area served by heater																									
		Condensing Heater, Not covered	\$5.00 per sq ft of area served by heater																									
		The pool must meet the following minimum area requirements:																										
	<table border="1"> <thead> <tr> <th>Heater Type</th> <th>Covered Pool?</th> <th>Indoor or Outdoor Pool</th> <th>Minimum Required Pool Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Condensing</td> <td rowspan="2">No</td> <td>Indoor</td> <td>1,275</td> </tr> <tr> <td>Outdoor</td> <td>700</td> </tr> <tr> <td rowspan="2">Condensing</td> <td rowspan="2">Yes</td> <td>Indoor</td> <td>2,150</td> </tr> <tr> <td>Outdoor</td> <td>1,050</td> </tr> <tr> <td>Non-condensing</td> <td>No</td> <td>Either</td> <td>500</td> </tr> <tr> <td rowspan="2">Non-condensing</td> <td rowspan="2">Yes</td> <td>Indoor</td> <td>850</td> </tr> <tr> <td>Outdoor</td> <td>500</td> </tr> </tbody> </table>	Heater Type	Covered Pool?	Indoor or Outdoor Pool	Minimum Required Pool Sq. Ft.	Condensing	No	Indoor	1,275	Outdoor	700	Condensing	Yes	Indoor	2,150	Outdoor	1,050	Non-condensing	No	Either	500	Non-condensing	Yes	Indoor	850	Outdoor	500	
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Commercial Pool Cover	Pool must be heated. Pool must not have had a pre-existing cover within 6 months of pool cover installation. Covers installed at residential pools do not qualify. Qualifying sites include commercial pools within lodging, fitness centers and municipal centers. Cover must be specifically designed for swimming pools, cover entire pool surface area and utilize a storage reel. Liquid evaporation suppressants, solar disks and mesh covers do not qualify. Pool heating fuel must be gas provided by NW Natural.	\$6.00 per sq ft of pool surface area																										

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111 SW Columbia St., Suite 945 ♦ Portland, OR 97201
1.877.510.2130 phone ♦ 503.243.1154 fax
existingbuildings@energytrust.org

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Lodging and Foodservice Incentives *continued*

Equipment	Requirements	Incentive
Commercial Laundry Washer, Common areas	Clothes washers must be front-loading machines and must be active on the ENERGY STAR @ list *. Site must have gas water heater or gas dryer(s) with gas service provided by NW Natural. Leased equipment must be new. A signed lease agreement and documentation that identifies washer quantity, model number(s), and retail cost of clothes washer are required.	\$100 each
Two-stage Gas Valve on Clothes Dryers	Valves must be installed on commercial gas-fired dryers. Dryers must have 200 or fewer pounds of dry clothes capacity or 65 or fewer cubic feet of dryer drum volume. Valves can be installed on new or existing gas-fired dryers.	Sites with on-premises laundry
		Coin-operated laundromats
Ozone Laundry Systems	Each ozone laundry system must be new and installed on either new or existing programmable commercial washing machine(s). Each ozone generator may serve one or more washers. All existing/new washers at a facility must be reprogrammed and connected to work with the new ozone laundry system. Partial conversions do not qualify. Water heating for clothes washing must be provided by gas-fired boilers or gas water heaters with gas service provided by NW Natural. The ozone laundry system(s) must transfer ozone into the water with either the venturi injection or bubble diffusion process.	Total laundry capacity is less than 75 lbs:
		Total laundry capacity is between 75 and 125 lbs:
		Total laundry capacity is between 126 and 400 lbs:
		Total laundry capacity is between 401 and 600 lbs:
		Total laundry capacity is greater than 600 lbs:
High Efficiency Gas Fryer	Gas Fryers must be listed on the Qualified Products List ** and must be active on ENERGY STAR certified product list (version 3.0). Standard vat must have at least 54% efficiency and idle energy rate must be at most 8,000 BTU per hour. Large vat must have at least 56% efficiency and idle energy rate must be at most 10,000 BTU per hour. Site must receive gas service from NW Natural.	Standard Vat
		Large Vat

* ENERGY STAR certified Commercial Clothes Washer product list: <https://www.energystar.gov/productfinder/product/certified-commercial-clothes-washers/results>

** High Efficiency Commercial Fryer Qualified Product List: <https://www.energytrust.org/wp-content/uploads/2024/10/High-Efficiency-Commercial-Fryers-QPL.pdf>

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Foodservice Equipment Incentives *continued*

Equipment	Requirements	Incentive																		
Gas Griddle – single-sided	Must be active on the ENERGY STAR certified product list (version 1.2)*.	\$1,000 each																		
Gas Steam Cooker	Gas steam cooker must be active on ENERGY STAR certified product list (version 1.2)** and meet efficiency requirements below. Steam cooker must hold at least three pans. Steam cookers may be either boilerless or steam generator type. Site must receive gas service from NW Natural.	\$1,000 each																		
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Commercial Vent Hood with Demand Controlled Ventilation	Motor speeds must be controlled by a programmable controller, with scheduling, occupancy sensing, and heat sensing capabilities. Variable speed control must be installed on both the make-up air unit motor and the hood exhaust motor. Both motors must be functional. Make-up air must be tempered. Total controlled motor horsepower must be at least 1.0 hp and cannot exceed total existing horsepower of make-up air unit and exhaust fan motor. Must be installed in gas-heated spaces with gas service provided by NW Natural.	\$1,500 per controlled motor horsepower																		
Gas-fired Automatic Conveyor Broiler	Broiler must have an automatic conveyor with catalyst. Input rate must be below 80 kBtu/h or dual stage or modulating gas valve with a capability of throttling the input rate below 80 kBtu/h. Qualifying broilers may be gas or hybrid gas/electric.	Total conveyor belt width less than 20"																		
		Total conveyor belt width 20" to 26"																		
		Total conveyor belt width greater than 26"																		

* ENERGY STAR Certified Commercial Griddles product list: <https://www.energystar.gov/productfinder/product/certified-commercial-griddles/results>

** ENERGY STAR Certified Commercial Steam Cookers: <https://www.energystar.gov/productfinder/product/certified-commercial-steam-cookers/results>

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HVAC and Water Heating Equipment

Equipment	Requirements	Incentive	
Advanced Rooftop Controls (ARC) - Full Retrofit	<ul style="list-style-type: none"> Business has at least 500 annual operating hours. Only gas-heated Rooftop Units (RTUs) qualify; gas heating must be provided by NW Natural. Existing system must have a nominal cooling capacity of at least 5 tons. Existing system must have a single speed supply fan or motor. Existing systems equipped with a Variable Frequency Drive (VFD) or a CO₂ sensor for Demand Control Ventilation (DCV) do not qualify. Existing systems with economizers do not qualify. 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 CO₂ sensor reading. Installed equipment controls listed on BPA qualifying product list*. 	\$300 per ton	
Infrared Radiant Heater	Must be natural gas-fired, low intensity, non-condensing and positive pressure system. Indoor area use only, no greater than 20,000 square feet. Site must receive gas service from NW Natural.	Non-Modulating	\$4.00 per kBtu/h input
		Modulating	\$5.00 per kBtu/h input
Commercial Condensing Tank Water Heater	Gas-condensing, storage-type water heater must have an integral tank volume at least 10 gallons. Water heater input capacity must be greater than 75 kBtu/h per water heater. Must have at least 94% thermal efficiency (TE) or recovery efficiency. All building types can qualify excluding offices with less than 5,500 sq ft and commercial gyms without shower facilities. Additional storage-only tanks may be present. Site must have water heating provided by NW Natural. Projects where existing water heater is functional, and not at the end of its useful life, do not qualify.	\$3.50 per kBtu/h	
Commercial Condensing Tankless Water Heater under 200 kBtu/h input	Gas-condensing units must function as central source for domestic hot water (DHW) heating. Water Heater Uniform Energy Factor (UEF) must be at least 0.94. Water heater input capacity must be less than 200 kBtu/h per water heater. Additional hot water storage tanks cannot be added. Approved models must be found here: www.ahridirectory.org . Site must have water heating provided by NW Natural. Projects where existing water heater is functional, and not at the end of its useful life, do not qualify.	\$140 each	
Commercial Condensing Tankless Water Heater/ Boiler at least 200 kBtu/h input	Gas-condensing domestic hot water (DHW) must not be used for space heating and must serve a central water heating system. Integral tank volume must be less than 10 gallons. Must have at least 94% thermal efficiency (TE). Water heater input capacity must be at least 200 kBtu/h per water heater. All building types can qualify excluding offices less than 5,500 sq ft and commercial gyms without shower facilities. Approved models must be found here: www.ahridirectory.org . Site must have water heating provided by NW Natural.	\$1.40 per kBtu/h input	
Commercial Condensing Gas Furnace	Must be primary heating source for the space. Input capacity must be less than 225,000 Btu/h. Must have at least 95% Annual Fuel Utilization Efficiency (AFUE). Must have either multispeed or variable speed Electronically Communicated Motor (ECM) supply fan. Site must have gas heating provided by NW Natural.	\$8.25 per kBtu/h input	

* BPA qualifying product list: <https://www.bpa.gov/-/media/Aep/energy-efficiency/document-library/advanced-rooftop-unit-control-qualified-products-list.pdf>

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HVAC and Water Heating Equipment *continued*

Equipment	Requirements	Incentive	
Gas-fired High Efficiency Condensing HVAC Boiler	Must have at least 94% efficiency, either Annual Fuel Utilization Efficiency (AFUE) or thermal efficiency (TE). Must have at least 5-to-1 turndown ratio. Must not be a backup, redundant or lagging boiler. Must be used for HVAC purposes: boilers used for domestic hot water (DHW), pool heating, and "heat adders" that serve water-source heat pump systems do not qualify. Boiler system design return temperature must be appropriate to condensing functionality. Cannot be combined with the Modulating Boiler Burner measure.	\$6.50 per kBtu/h input	
Modulating Boiler Burner	Must be installed on a natural gas-fired boiler used for hydronic heating (HVAC). Must replace a dual stage burner or an on-off burner. Must have at least 5-to-1 turndown ratio. Boilers used for process heating, domestic hot water (DHW) or pool heat do not qualify. Cannot be combined with the Gas-fired High Efficiency Condensing HVAC Boiler measure.	\$10.00 per kBtu/h of burner rated capacity	
Steam Trap	Must replace or repair a failed, open existing steam trap. Must be installed on a gas-fired steam boiler system served by NW Natural. All steam traps in the system must be tested for failure status prior to replacement or repair. All systems must be no greater than 200 psig. For repaired traps, invoices for steam trap repair parts are required.	Replaced steam trap (psig below 200)	\$500 each
		Repaired steam trap (psig 50 or less)	\$400 each
		Repaired steam trap (psig more than 50, less than 200)	\$500 each
Steam Trap – Dry Cleaners	Must replace steam trap(s); repairs do not qualify. Existing equipment may be operating or failed. Steam traps repairs do not qualify. Must be installed on a gas-fired steam boiler system served by NW Natural. Dry cleaner systems must have 75 to 125 psig. Dry cleaner properties must provide details of last steam trap replacement and previous incentives received for steam trap replacement.	\$350 each	
Domestic Hot Water (DHW) Recirculation Pump Controls	Pump control types must be temperature, combined timer and temperature or learning controls. DHW recirculation system must meet applicable codes and regulations. Site must have domestic central water heating. Retrofitted controls or integral controls qualify. Site must have water heating fuel provided by NW Natural.	1/4 horsepower (hp) and below	\$180 per system
		More than 1/4 hp up to 1.25 hp	\$300 per system
		More than 1.25 hp up to 2.5 hp	\$600 per system
		More than 2.5 hp up to 5 hp	\$1,400 per system



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HVAC and Water Heating Equipment *continued*

Equipment	Requirements	Incentive
Commercial Smart Thermostats	<ul style="list-style-type: none"> Each thermostat must control a single-zone HVAC system with dedicated supply fan Lodging sites, spaces with 24/7 operation, and semi-conditioned spaces do not qualify Thermostats installed on ductless heat pumps (DHPs) controlling multiple zones do not qualify Multiple HVAC systems serving a large open space (retail, grocery, etc.) can qualify if each system has a dedicated controlling thermostat A list of qualifying thermostats can be found at: https://www.bpa.gov/-/media/Aep/energy-efficiency/document-library/connected-thermostat-qualified-products-list.pdf Self-installed thermostats may be subject to a post-install verification review before payment Manual setpoint override must be limited to two hours or less Temperature setback in cooling mode must be at least 5°F above the occupied cooling setpoint Fan schedule set to 'auto' mode during unoccupied hours <p>The following installation requirements must also be met if applicable:</p> <ul style="list-style-type: none"> If two or more HVAC systems serve the same open space, temperature setpoints, schedules and dead-bands must match. Temperature setback in heating mode must be at least 10°F below the occupied heating setpoint If a site has existing heating systems with demand-controlled ventilation or advanced rooftop controls, thermostat installers must not disable these systems 	\$500 each at grocery sites
		\$400 each at non-grocery sites

* BPA qualifying product list: <https://www.bpa.gov/-/media/Aep/energy-efficiency/document-library/connected-thermostat-qualified-products-list.pdf>.

Grocery Equipment

Equipment	Requirements	Incentive
Doors on Open Freezers or Open Refrigerated Cases	Must be installed in gas-heated spaced with gas service provided by NW Natural. Must add doors to existing, functional open freezers or refrigerated cases. Self-contained refrigeration cases (integrated condensing units) do not qualify. Low temperature is at or below 0°F. Medium temperature is between 1°F and 35°F.	Medium temperature \$350 per linear ft of door
		Low Temperature \$200 per linear ft of door
New Cooler Cases with Doors	Must be a new refrigerated display case with doors: either additional cases are being added or existing cases are being replaced. Doors must be transparent. Cases with solid doors do not qualify. Refurbished cases do not qualify. Must be installed in gas-heated spaces with gas service provided by NW Natural.	Vertical cases (remote-condensing) - Coolers only \$150 per linear ft of door
		Horizontal cases (remote-condensing) - Coolers or Freezers \$150 per linear ft of door

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Insulation

- Must be installed in gas-heated spaces with gas service provided by NW Natural
- Must be installed in areas of the building envelope that separate conditioned space and unconditioned space
- Insulation installed between conditioned spaces does not qualify
- Damaged insulation, which provides no insulating value, or missing insulation must be prequalified and documented by the installation contractor
- Semi-conditioned or semi-heated spaces do not qualify for an incentive

Upgrade	Existing Condition	New Condition	Requirements	Incentive
Attic Insulation or Below Deck Roof Insulation	R-9 or less	At least R-25	Insulate to at least R-25 efficiency rating or fill cavity.	\$0.90 per sq ft
Above Deck Roof Insulation	R-0	At least R-15	Insulate to at least R-15 efficiency rating. No existing insulation, unless existing is damaged or missing.	\$2.85 per sq ft
Above Deck Roof Insulation	R-0	At least R-30	Insulate to at least R-30 efficiency rating. No existing insulation, unless existing is damaged or missing.	\$2.85 per sq ft
Above Deck Roof Insulation	R-5 or less	At least R-30	Existing insulation is R-5 or less. Insulate to at least R-30 efficiency rating. When R-30 insulation requirements cannot be met due to existing site restrictions, a minimum of R-15 must be achieved.	\$1.00 per sq ft
Wall Insulation	R-6 or less	At least R-20	Insulate to at least R-20 efficiency rating or fill cavity.	\$1.30 per sq ft

Pipe Insulation

Upgrade	Requirements	Pipe Insulation Type	Incentive
Pipe Insulation	Must insulate bare pipe with no existing insulation or replace insulation that is aged, wet, or damaged/torn in multiple locations. Ineffective insulation must be documented as such by the installing contractor. Insulation must be at least one inch thick. Jacketing must provide an appropriate level of protection for the insulation under the given environmental conditions to maintain the life of the insulation. This will commonly be All Service Jacketing (ASJ) or PVC in indoor applications and aluminum or stainless steel jacketing for outdoor projects. Piping must be part of a system using natural gas provided by a participating utility.	Piping serves domestic hot water	\$18.00 per linear foot
		Piping serves low/medium pressure steam (at most 200 psig)	\$25.00 per linear foot
		Piping serves heating hot water	\$25.00 per linear foot

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Greenhouses

- Greenhouse incentives only available at sites served by NW Natural in SW Washington.

Upgrade	Requirements	Incentive
Thermal Curtains	Installed on greenhouses above heated space and drawn closed automatically at night. Must have a life expectancy of at least five years. Designed primarily to be a heat curtain. Must have an energy savings rate of 40% or higher. Greenhouse must have natural gas as heating fuel source.	\$1.15 per sq ft of conditioned floor space
Infrared (IR) Polyethylene Greenhouse Film	Must be upgrading from a non-IR greenhouse cover. Film must have a life expectancy of at least four years. IR polyethylene plastic must have a thickness of at least 6 mm and with anti-condensate coating. Greenhouse must have natural gas as heating fuel source.	\$0.08 per sq ft of film
Greenhouse Controller	Must use single sensor or an average of multiple sensors. Must have at least two temperature stages per 24-hour period (i.e. allow for night setback). Heating and ventilation appliances must be controlled by the same sensor or same average sensor value if multiple sensors are used. Must allow for a dead-band zone of 5°F or greater between heating and ventilation events. Must force a delay between heating and ventilation events. Must have the ability to temporarily override set program temperatures. Must control all active heating devices in the greenhouse, including all fans and automated ventilation systems when applicable. Limited to 15,000 or fewer sq ft per controller. Greenhouse must be heated to at least 50°F for 30 or more days in a year.	\$0.10 sq ft of space controlled by controller
Under-Bench Heating	Heating system must use hydronic heat distribution located directly on or under plant bench, on the floor or in the floor. Remaining unit heater must be controlled to turn on only as an emergency backup system. Under-bench heating must replace unit heaters as the primary heat source. Greenhouse must have natural gas as heating fuel source.	\$2.19 sq ft of conditioned floor space
Greenhouse Condensing Unit Heater	Installed in a greenhouse with transparent or translucent sides and roof. Warehouse or indoor grow applications that have little or no heating requirements do not qualify. Must heat to 55°F or greater for at least two months per year. Greenhouse size must be at least 1,000 sq ft.	\$5 per kBtu/h input capacity

Custom Incentives May Be Available

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