

Incentives – Existing and New Multifamily Buildings in SW Washington

Existing Multifamily | Information Sheet | PI 120MF-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 multifamily, assisted living or campus living 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 (Existing Multifamily only)	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, municipal centers, and multifamily properties. 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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Lodging Laundry Incentives *continued*

Equipment	Requirements	Incentive	
ENERGY STAR® Commercial Laundry Washer, Common areas	Clothes washers must be front-loading machines and ENERGY STAR rated *. 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.	\$200 each	
Ozone Laundry System at Assisted Living Sites	Must be installed at an assisted living site. 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:	\$5,000 per system
		Total laundry capacity is between 75 and 125 lbs:	\$7,500 per system
		Total laundry capacity is between 126 and 400 lbs:	\$15,000 per system
		Total laundry capacity is between 401 and 600 lbs:	\$25,000 per system
		Total laundry capacity is greater than 600 lbs:	\$30,000 per system

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



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Foodservice Equipment Incentives

Equipment	Requirements	Incentive																				
High Efficiency Gas Fryer	Gas fryer must be on the Qualified Product 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	\$1,500 each																			
		Large Vat	\$2,000 each																			
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"	\$2,500 each																			
		Total conveyor belt width 20" to 26"	\$3,000 each																			
		Total conveyor belt width greater than 26"	\$3,500 each																			
Gas Griddle – Single-sided	Must be active on 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 Cookers must hold at least three pans. Steam cookers may be boilerless or steam generator type. Site must receive gas service from NW Natural on a qualifying rate code.	<table border="1"> <thead> <tr> <th>Number of Pans</th> <th>Cooking Energy Efficiency</th> <th>Idle Energy Rate</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>39% or higher</td> <td>2,440 Btu/h or lower</td> </tr> <tr> <td>4</td> <td>49% or higher</td> <td>5,850 Btu/h or lower</td> </tr> <tr> <td>5</td> <td>49% or higher</td> <td>7,027 Btu/h or lower</td> </tr> <tr> <td>6</td> <td>43% or higher</td> <td>2,770 Btu/h or lower</td> </tr> <tr> <td>More than 6</td> <td>48% or higher</td> <td>11,287 Btu/h or lower</td> </tr> </tbody> </table>		Number of Pans	Cooking Energy Efficiency	Idle Energy Rate	3	39% or higher	2,440 Btu/h or lower	4	49% or higher	5,850 Btu/h or lower	5	49% or higher	7,027 Btu/h or lower	6	43% or higher	2,770 Btu/h or lower	More than 6	48% or higher	11,287 Btu/h or lower	\$1,000 each
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Commercial Vent Hood with Demand Controlled Ventilation (Existing Multifamily Only)	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.	\$1,500 per controlled motor hp																				

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

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

*** 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
Condensing Gas Furnace (Existing Multifamily only)	Must be a part of a centralized heating system serving multiple units or regularly occupied multifamily common area. Offices are not considered common areas. If furnace doesn't have Thermal Efficiency (TE) rating, use Annual Fuel Utilization Efficiency (AFUE). If furnace is rated in both TE and AFUE, TE shall be used to determine qualification. Gas must be provided by NW Natural.	\$8.25 per kBtu/h
Smart Thermostat (Existing Multifamily only)	Space heating may be provided by gas furnace with gas provided by NW Natural. Thermostat must be included in Energy Trust's list of qualifying models are listed here: https://www.energytrust.org/wp-content/uploads/2016/08/Smart-thermostats-QPL.pdf .	\$100 per unit, self-installed
		\$230 per unit, contractor-installed
Advanced Rooftop Controls (ARC) - Full Retrofit (Existing Multifamily only)	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 CO ₂ 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 CO ₂ sensor reading. Installed equipment controls must be listed on BPA qualifying product list* .	\$300 per ton
Commercial Condensing Tank Water Heater	Gas-condensing, storage-type water heater must have an integral tank volume of 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. Properties must have a shared central domestic hot water system. 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

* 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	
Domestic Hot Water (DHW) Recirculation Pump Controls (Existing Multifamily only)	Pump control types must be temperature, combined timer and temperature or learning controls. Property must have domestic central water heating. Retrofitted controls or integral controls qualify. DHW recirculation system must meet applicable codes and regulations. The property 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
Steam Trap – Low-pressure system (below 5 psig only) (Existing Multifamily only)	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. For trap repairs, invoices for steam trap repair parts are required.	\$350 per repaired or replaced steam trap	
Thermostatic Radiator Valves (TRVs) (Existing Multifamily only)	Must replace manual, non-thermostatically controlled valves at dwelling unit radiators. Must be installed in a gas central hydronic or central steam systems served by NW Natural.	\$200 per TRV	

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Windows and Sliding Glass Doors at Stacked Structures

- Site must be stacked and must have five or more units and be gas-heated with gas provided by NW Natural
- Qualifying spaces include residential units and heated common area spaces within the property that are accessible 24/7
- Must replace single-pane, double-pane or storm windows
- Window frame material can be either metal or non-metal (including wood, vinyl or fiberglass)
- Proof of U-Value and window size is required. A manufacturer’s invoice showing the window size and U-value and/or NFRC sticker that shows the U-factor is acceptable documentation
- Storm windows must be of the same opening type as the existing prime window and should be permanently installed
- Exterior storm windows shall be oriented with the low-e coating facing toward the interior of the site
- For installations with metal framed prime windows, the storm window’s frame shall not be in direct contact with the prime window frame.

Upgrade	Requirements	Incentive
Windows and Sliding Glass Doors (Existing Multifamily only)	New Window U-Value 0.23 – 0.30	\$8.00 per sq ft
Windows and Sliding Glass Doors (Existing Multifamily only)	New Window U-Value 0.22 or lower	\$12.00 per sq ft
Storm Windows (Existing Multifamily only)	Storm windows with Emissivity 0.22 or lower Solar Transmittance greater than 0.55	\$4.00 per sq ft of storm window

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Insulation at Stacked Structures*

- Must be installed in gas-heated spaces with gas service provided by NW Natural
- Only stacked structures with five or more units qualify
- 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 or missing insulation must be prequalified and documented by the installation contractor

Upgrade	Existing Condition	New Condition	Requirements	Incentive
Attic Insulation (Existing Multifamily only)	R-11 or less	at least R-49	Insulate to at least R-49 efficiency rating or fill attic space.	\$0.25 per sq ft
Floor Insulation (Existing Multifamily only)	R-11 or less	at least R-30	Insulate to at least R-30 efficiency rating or fill cavity.	\$1.90 per sq ft
Wall Insulation (Existing Multifamily only)	R-6 or less	at least R-11	Insulate to at least R-11 efficiency rating or fill cavity.	\$0.50 per sq ft

*Projects must be installed in accordance with the specifications outlined in the Energy Trust of Oregon Home Retrofit Specifications Manual available for download at https://insider.energytrust.org/wp-content/uploads/2024-Specifications-Manual_GDE_04_2024.pdf

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Pipe Insulation

Upgrade	Existing Condition	Requirements		Incentive
Pipe Insulation (Existing Multifamily only)	No Insulation	<ul style="list-style-type: none"> Indoor pipe insulation projects must include all service jacketing (ASJ) and outdoor pipe insulation projects must include aluminum or PVC jacketing. Pipe diameter 1.5" or smaller must insulate to at least 1.5" thickness Pipe diameter larger than 1.5" must insulate to at least 2" thickness Insulation for piping serving hot water used for space heating must have 3" diameter pipe and requires minimum 2" thick insulation Batt insulation does not qualify for incentive. Property must be fueled by gas provided by NW Natural 	Piping serving domestic hot water	\$10.00 per linear foot
			Piping serving hot water used for space heating	\$10.00 per linear foot
			Piping serving low pressure steam (less than 15 psig)	\$10.00 per linear foot

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/>.