



# SAVE MONEY AND ENERGY NOW AND FOR YEARS TO COME.

EXISTING MULTIFAMILY STANDARD INCENTIVES FOR MULTIFAMILY PROPERTIES  
IN OREGON

**EFFECTIVE JUNE 2016—INCENTIVES ARE SUBJECT TO  
AVAILABILITY AND MAY CHANGE.**

## **It pays to save energy**

Energy Trust of Oregon offers multifamily property owners cash incentives for the installation of qualified energy-efficient equipment that can help lower energy use and reduce operating costs. We also offer technical assistance and can help find a contractor familiar with Energy Trust's energy-efficiency requirements. With cash incentives you can expect most investments to pay back their cost through energy savings in just three to five years.

## **Standard incentives make it easy**

We offer standard cash incentives for appliances, insulation, water heaters, windows, lighting and lighting controls, heating and cooling as well as solar electric systems.

## **Custom incentives are also available**

Energy Trust recognizes the best energy-efficiency solutions may not fit one of our standard cash incentives. If an energy-efficiency improvement is not listed, it may still be eligible for custom incentives.

Find out how Energy Trust is ready to assist you and let's get started today.

Call **1.877.510.2130**, email **[multifamily@energytrust.org](mailto:multifamily@energytrust.org)** or visit

**[www.energytrust.org/multifamily](http://www.energytrust.org/multifamily)**.





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## Eligibility

The cash incentives listed are available for qualifying energy-efficiency upgrades and retrofits to Oregon rental properties with two or more units, condominium buildings, campus living and assisted living properties. To qualify, you must typically:

- Have a multifamily project site located in Oregon served by Portland General Electric, Pacific Power, NW Natural or Cascade Natural Gas.
- Be improving an existing structure.
- Pay the public purpose charge; check your bill or call us at 1.877.510.2130 if you have questions.

Additional eligibility requirements may apply, depending on your project. Incentives are subject to funding availability and may change. If you own an individual condominium or townhome contact us to learn about cash incentives that are available to you.

## Easy Steps to Savings

- 1. Find a contractor.** Check our list of licensed and insured trade ally contractors or use your own contractor.
- 2. Prequalify all window and lighting upgrades.** All window and lighting upgrades require Energy Trust prequalification.
- 3. Install.** Purchase and install the qualified equipment.
- 4. Submit application.** Submit within 90 days of installation. Your trade ally contractor can help.
- 5. Get your incentive.** And keep on saving through reduced energy costs. A post-installation verification may be required.

## WINDOWS ELECTRIC AND GAS HEAT

EQUIPMENT AND EFFICIENCY TYPE	UNIT INCENTIVE
<b>FOR ELECTRIC CUSTOMERS - STACKED STRUCTURES WITH 5 OR MORE UNITS<sup>1,2</sup></b>	
Windows - Electric-heated building, U-value 0.30 or lower, replacing single-pane or storm windows	\$3 per sq. ft. of window
Windows - Electric-heated building, U-value 0.30 or lower, replacing double-pane windows	\$2 per sq. ft. of window
<b>FOR ELECTRIC AND GAS CUSTOMERS - DUPLEX, TRIPLEX AND FOURPLEX PROPERTIES<sup>1,2</sup></b>	
Windows - Electric or gas heated building, U-value 0.28 to 0.30	\$1.75 per sq. ft of window
Windows - Electric or gas heated building, U-value 0.27 or lower	\$4.00 per sq. ft of window
<b>FOR ELECTRIC AND GAS CUSTOMERS - TOWNHOMES AND SIDE BY SIDE UNITS<sup>1,2,3</sup></b>	
Windows - Electric or gas heated building, U-value 0.28 to 0.30	\$1.75 per sq. ft of window
Windows - Electric or gas heated building, U-value 0.27 or lower	\$4.00 per sq. ft of window

<sup>1</sup> Projects must be installed in accordance with the specifications outlined in the Existing Multifamily Weatherization Specifications Manual available for download at [www.energytrust.org/multifamily](http://www.energytrust.org/multifamily).

<sup>2</sup> A walkthrough survey or pre-installation verification is required before starting project. To schedule a walkthrough survey or pre-installation verification, contact an energy advisor at 877.510.2130, or submit Form 300N Enrollment Agreement available for download from [www.energytrust.org/multifamily](http://www.energytrust.org/multifamily). Sliding glass patio doors that meet window specifications and requirements qualify for cash incentives.

<sup>3</sup> Dwelling units with shared walls and no units above or below.

## INSULATION ELECTRIC AND GAS HEAT

EQUIPMENT AND EFFICIENCY TYPE	EXISTING CONDITION	RETROFIT REQUIREMENTS	UNIT INCENTIVE
<b>FOR ELECTRIC CUSTOMERS (ALL PROPERTY TYPES) <sup>1</sup></b>			
Attic/Ceiling Insulation - electric heat only	R-18 or less	R-49 or fill attic space	\$0.25 per installed sq. ft.
Floor Insulation - electric heat only	R-11 or less	R-30 or fill cavity	\$0.30 per installed sq. ft.
<b>FOR ELECTRIC CUSTOMERS - DUPLEX, TRIPLEX AND FOURPLEX PROPERTIES ONLY<sup>1</sup></b>			
Wall Insulation - electric heat only	R-4 or less	R-11 or fill cavity All heated exterior wall surfaces must be insulated	\$0.30 per installed sq. ft.
Knee Wall Insulation - electric heat only	R-4 or less	R-15 or greater for 2x4 cavities R-21 or greater for 2x6 cavities Must have vapor-permeable air barrier	\$0.30 per installed sq. ft.
Rim Joist Insulation - electric heat only	R-4 or less	R-15 or greater	\$0.30 per installed sq. ft.
Duct Insulation - electric heat only	R-2 or less	R-11 or greater	50% of cost, up to \$100 per unit where insulation was installed
<b>FOR GAS CUSTOMERS (ALL PROPERTY TYPES)<sup>2</sup></b>			
Attic/Ceiling Insulation - gas heat only	R-18 or less	R-49 or fill attic space	\$0.25 per installed sq. ft.

<sup>1</sup> Eligible projects for Portland General Electric and Pacific Power customers with electric heat. Projects must be installed in accordance with the specifications outlined in the Existing Multifamily Weatherization Specifications Manual available for download at [www.energytrust.org/multifamily](http://www.energytrust.org/multifamily).

<sup>2</sup> Eligible projects for NW Natural and Cascade Natural Gas customers with natural gas heat.

## PIPE INSULATION GAS HEAT

EQUIPMENT AND EFFICIENCY TYPE		UNIT INCENTIVE
<b>STACKED STRUCTURES WITH 5 OR MORE UNITS ONLY</b>		
Boiler Pipe Insulation - Gas Low-Pressure Steam only (<15 psig)	≤ 1.5" pipe diameter, 1.5" minimum insulation thickness	\$4 per linear foot
	> 1.5" pipe diameter, 2" minimum insulation thickness	
Domestic Hot Water Pipe Insulation - Gas Central gas-fired recirculation systems only	≤ 1.5" pipe diameter, 1.5" minimum insulation thickness	\$4 per linear foot
	> 1.5" pipe diameter, 2" minimum insulation thickness	

## WATER HEATING ELECTRIC AND GAS HEAT

EQUIPMENT AND EFFICIENCY TYPE		UNIT INCENTIVE
<b>FOR ELECTRIC CUSTOMERS<sup>1</sup></b>		
Water Heater - EF 0.93 or greater		\$35 each
High-Efficiency Water Heater - EF 0.94 or greater and minimum 20-year tank warranty		\$75 each
Heat Pump Water Heater Tier 1 - Eligible models must meet Northwest Energy Efficiency Alliance's Northern Climate Specification Tier 1. Tank must be less than 55 gallons and replace an electric water heater. See qualified products list at <a href="http://neea.org/docs/default-source/northern-climate-heat-pump-water-heater-specification/qualified-products-list.pdf">http://neea.org/docs/default-source/northern-climate-heat-pump-water-heater-specification/qualified-products-list.pdf</a>		\$150 each
Heat Pump Water Heater Tier 2 or Tier 3- Eligible models must meet Northwest Energy Efficiency Alliance's Northern Climate Specification Tier 2 or 3. The heat pump water heater must be less than 55 gallons and replace an electric water heater. See qualified products list at <a href="http://neea.org/docs/default-source/northern-climate-heat-pump-water-heater-specification/qualified-products-list.pdf">http://neea.org/docs/default-source/northern-climate-heat-pump-water-heater-specification/qualified-products-list.pdf</a>		\$500 each
<b>FOR GAS CUSTOMERS<sup>2</sup></b>		
Commercial Water Heater - Minimum 91% thermal efficiency		\$4 per kBtuh
Commercial Condensing Tankless Water Heater - Minimum 94% thermal efficiency, electronic ignition, input of 200 kBtuh or greater		\$2.75 per kBtuh
Recirculation Pump- Install controls to turn the pump off when return temperature reaches 105°F and on when the return temperature falls to 100°F. To qualify, a building must have three or more levels (excluding basement), one primary recirculation loop, no existing recirculation pump controls and gas-heated water.		\$420 per system
<b>FOR GAS CUSTOMERS - DUPLEX, TRIPLEX AND FOURPLEX PROPERTIES ONLY<sup>2</sup></b>		
High-Efficiency Water Heater - EF 0.67 - 0.80, ENERGY STAR® certified		\$100 each

<sup>1</sup>Eligible projects for Portland General Electric and Pacific Power customers with electric water heating.

<sup>2</sup>Eligible projects for NW Natural and Cascade Natural Gas customers with natural gas water heating.

## APPLIANCES ELECTRIC AND GAS HEAT

EQUIPMENT AND EFFICIENCY TYPE		UNIT INCENTIVE
Commercial Clothes Washer* - Electric or gas DHW <sup>1</sup> - MEF 2.2 or greater, WF 4.5 or lower; common area only		\$300 each
Residential Clothes Washer - Electric or Gas DHW - IMEF 2.38 or greater, must be front-loading		\$120 each
ENERGY STAR Refrigerator - Must be 14.3 to 20.5 cubic feet with a top freezer and no through-the-door ice, and must be "active" on ENERGY STAR certified list, visit <a href="http://www.energystar.gov/productfinder/product/certified-residential-refrigerators/results">http://www.energystar.gov/productfinder/product/certified-residential-refrigerators/results</a>		\$35 each
* 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.		

<sup>1</sup>The site must have water heating provided by Portland General Electric, Pacific Power, NW Natural Gas or Cascade Natural Gas, and site's electricity must be provided by Portland General Electric or Pacific Power.



## BATH FANS

EQUIPMENT AND EFFICIENCY TYPE		UNIT INCENTIVE
High-Efficiency Bath Fan	High-Efficiency Bath Fan without a light - Replace inefficient bath fan that has a light to a high-efficiency bath fan. New bath fan without a light must have an efficacy of 5.3 CFM/W (cubic ft per minute per watt) or higher and be ENERGY STAR® approved	\$20 per unit without light
	High-Efficiency Bath Fan with a light - If replacing to high-efficiency bath fan with a light, must meet same requirements as above, and fan must have a CFL with GU-24 socket or LED light ≤ 26W	\$50 per unit with light

## HVAC ELECTRIC AND GAS HEAT

EQUIPMENT AND EFFICIENCY TYPE		UNIT INCENTIVE
<b>FOR ELECTRIC CUSTOMERS<sup>1</sup></b>		
Ductless Heat Pump - Addition of ductless heat pump (must be inverter-driven model with 5-year minimum compressor warranty); existing heat must be an electric furnace or electric resistance heat (baseboard or in-wall unit).	5 or more attached properties	\$600 per outdoor unit*
	Duplex, triplex, fourplex properties	\$800 per outdoor unit*
Packaged Terminal Heat Pump (PTHP) - Replace electric furnace or electric resistance heat (baseboard, in-wall unit or internal heater of PTAC). Unit must provide both heat pump heating and cooling. Must be on the AHRI PTHP list ( <a href="http://www.ahridirectory.org">www.ahridirectory.org</a> ).		\$200 per unit
High-Efficiency Ducted Heat Pumps		Contact a program representative for details
* 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.		
<b>FOR GAS CUSTOMERS<sup>2</sup></b>		
High-efficiency Direct-Vent Gas Fireplace - Must be 70% FE or greater, have an intermittent pilot ignition, be vented to the outside with sealed combustion, and be on Energy Trust's qualified models list. See qualifying models at <a href="http://energytrust.org/library/forms/HES_LT_Qualified_GasFireplaces.pdf">http://energytrust.org/library/forms/HES_LT_Qualified_GasFireplaces.pdf</a> . <i>Only townhomes and side-by-side attached dwelling units are eligible; stacked dwelling units are not eligible.</i>	70-74.9% fireplace efficiency, FE	\$150 per unit or insert
	75.0% fireplace efficiency, FE	\$250 per unit or insert
Furnace - 90% AFUE or greater (only for furnaces used as primary heat source, not as backup for a qualifying heat pump).		\$300 per unit
High-Efficiency Condensing Boiler with Electronic Ignition - Minimum 94% AFUE or greater	< 300 kBtuh	\$10 per kBtuh
	≥ 300 kBtuh to ≤ 2,500 kBtuh	\$9 per kBtuh
	> 2,500 kBtuh	\$8 per kBtuh
Thermostatic Radiator Valves (TRVs) - Gas Central hydronic or steam systems only. Replace manual, non-thermostatically controlled valves at dwelling unit radiators.		\$100 per TRV
Steam Traps - low pressure < 15 psig systems only. Repair/replace failed open steam traps.		\$100 per trap

<sup>1</sup>Eligible projects for Portland General Electric and Pacific Power customers with electric heat.

<sup>2</sup>Eligible projects for NW Natural and Cascade Natural Gas customers with natural gas heat.



## CUSTOM INCENTIVES

Energy-efficient equipment not listed in this booklet may still be eligible for custom incentives. Projects eligible for custom incentives typically require additional energy analysis or other technical assistance in the project design process. All equipment purchases must be pre-qualified by Energy Trust. An Energy Trust representative will work with you through each step of the process.

Energy savings through a custom project typically include the following steps:

1. **Analysis.** A technical analysis of the proposed energy-saving upgrades is performed.
2. **Review.** Energy Trust verifies the savings estimates and cost-effectiveness of your projects.
3. **Offer.** Energy Trust provides an incentive offer for qualifying upgrades to be paid upon completion.
4. **Commit.** Accept offer indicating intent to proceed with installation and reserve your incentive.
5. **Installation.** Purchase and install the qualified equipment.
6. **Payment.** Energy Trust reviews the documentation and provides your incentive check. Post-installation verification may be required.







## LIGHTING INCENTIVES

Lighting in multifamily buildings can account for nearly 35 percent of electric use, which can have a big effect on your bottom line. Upgrading lighting with new energy-efficient light sources, fixtures and controls can save energy and improve lighting quality. Lighting improvements can even pay for themselves in energy savings in a few years. Energy Trust makes incentives available for energy-efficient lighting upgrades.

Adding controls into your lighting upgrade can increase your savings significantly. The new generation of controls are easy to install and use and are among the most effective ways to enhance energy savings.

All lighting projects must be reviewed and pre-qualified by a program representative to be eligible for Energy Trust incentives. Additional requirements apply.

Additional product information and criteria are available on the Lighting Program Information Sheet (PI 190L). Equipment not listed on the PI 190L may be eligible under the custom lighting offer. Each custom lighting measure (including controls) must also be reviewed and pre-qualified by Energy Trust.

An Energy Trust representative can help you pre-qualify your project for incentive eligibility before you purchase or install your equipment.

To learn more, call **1.800.326.2917**,  
email **[multifamily@energytrust.org](mailto:multifamily@energytrust.org)**, or  
visit **[www.energytrust.org/multifamily](http://www.energytrust.org/multifamily)**.

## SOLAR INCENTIVES

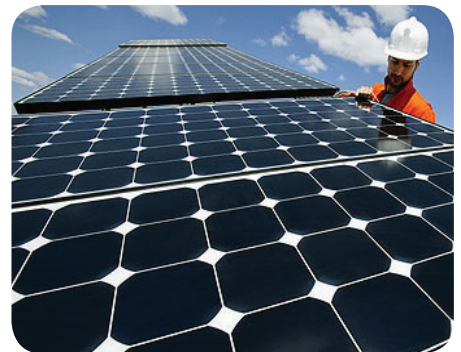
Energy Trust offers incentives for solar electric systems that produce electricity for use in your building.

Multifamily property owners or managers must work with an approved Energy Trust solar trade ally contractor to qualify for incentives. The solar trade ally will handle all the paperwork, including submission of the application to Energy Trust.

1. **Assess.** Request a preliminary solar assessment from one or more solar trade ally contractors to determine the size, savings, incentives and financial return for the project.
2. **Commit.** Select a trade ally to design and install the system. The contractor will submit an incentive application to Energy Trust before starting construction on the solar equipment.
3. **Review.** Energy Trust staff reviews the application and project design.
4. **Offer.** Energy Trust provides an incentive offer for qualified projects.
5. **Installation.** The solar trade ally installs the system and coordinates a post-installation verification by Energy Trust.
6. **Payment.** After successful verification, Energy Trust sends the incentive check.

To request a preliminary solar assessment, go to [www.energytrust.org/solarbid](http://www.energytrust.org/solarbid).

For other solar information, call **1.866.368.7878**, email [info@energytrust.org](mailto:info@energytrust.org) or visit [www.energytrust.org/solar](http://www.energytrust.org/solar).





## MORE WAYS TO SAVE

### Free instant savings upgrades

Start saving today by contacting an Energy Trust representative who can provide and install free energy-efficient LED bulbs, faucet aerators and showerheads in qualified dwellings. Residents may also qualify to receive free advanced power strips to connect to televisions and entertainment equipment.

### How these free energy-efficiency upgrades save energy and money



#### LED bulbs

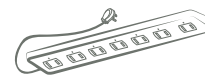
Use up to 75 percent less energy than incandescent bulbs, and can last up to 50 times longer than standard bulbs, depending on daily use. LEDs also produce pleasing, natural-looking light.



#### Energy-efficient showerheads and faucet aerators

Use up to 20 percent less water compared to standard fixtures and save water-heating energy without impacting water pressure.

#### Advanced power strip



Can reduce energy waste by not providing power to secondary devices when the primary device is turned off.

### How the installation works

Our field technicians will install free energy-efficient LED bulbs, showerheads and faucet aerators in as little as five minutes per qualified dwelling. Advanced power strips will be left in qualifying dwellings for the resident to connect to their television and entertainment equipment. We ask that property staff notify residents in advance and provide access to each dwelling at the time of installation. All of the replaced items will remain in each dwelling, unless otherwise requested.

### Personalized solutions to help lower energy and operating costs

**Walkthrough Survey and Site Evaluation.** An Energy Trust representative can come to your property and provide a free walkthrough survey and site evaluation to identify energy-efficiency opportunities to determine where the largest savings potential exists for your property. You may qualify for cash incentives for upgrading appliances, HVAC, insulation, lighting, water heaters, windows and more. Contact an Energy Trust representative to schedule an appointment.

To learn more about these and other cash incentives, or to schedule a walkthrough survey, call **1.877.510.2130**, email [multifamily@energytrust.org](mailto:multifamily@energytrust.org), or visit [www.energytrust.org/multifamily](http://www.energytrust.org/multifamily).



Get more from your energy. To learn more visit [www.energytrust.org/multifamily](http://www.energytrust.org/multifamily) or call **1.877.510.2130**.

Energy Trust provides technical assistance and financial incentives for energy systems or equipment that meet its program criteria, but does not install energy systems or equipment or guarantee any specific energy savings through its assistance or programs. Installation work is done by independent businesses that are solely responsible for the quality and performance of their installations.

**Energy Trust of Oregon**

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Energy Trust of Oregon is an independent nonprofit organization dedicated to helping utility customers benefit from saving energy and generating renewable power. Our services, cash incentives and energy solutions have helped participating customers of Portland General Electric, Pacific Power, NW Natural and Cascade Natural Gas save on energy bills. Our work helps keep energy costs as low as possible, creates jobs and builds a sustainable energy future. **Printed on paper that contains 100% post-consumer waste. 09/16.**