



**Opportunity Announcement for the
Building Energy Reduction Incentive (BERI)**

Opportunity Announcement #25-097

Funding to support an Oregon Building Performance Standard early and voluntary compliance incentive program.

Contact

Address: Oregon Department of Energy
550 Capitol St NE, 1st Floor
Salem, OR 97301

Email: Oregon.BPS.BERI@energy.oregon.gov

Schedule

The program schedule for the first opportunity round of the Building Energy Reduction Incentive is located on the [BPS Incentives webpage](#).

Find the BERI Incentive Application on the [BPS Incentives webpage](#).

Contents

Purpose and General Information	3
Background	3
Program Overview	3
Eligibility	4
Incentive Availability	5
Application Requirements and Process	6
Application Review Process	7
Overview of Review Process	8
Eligibility and Completeness Review.....	8
Competitive Review	8
Competitive Review Criteria definitions	8
BERI Program Competitive Review Criteria: Tier 1 Buildings.....	10
BERI Program Competitive Review Criteria: Tier 2 Buildings.....	11
Award Process and Payment.....	12
Additional Information.....	14

Purpose and General Information

Background

In 2023, the Oregon Legislature passed House Bill 3409, establishing a Building Performance Standard for commercial buildings. The BPS requires many large commercial buildings to enhance energy management practices and implement energy efficiency measures to meet energy use targets. Buildings covered by the BPS program are categorized into two tiers: [Tier 1 and Tier 2](#). The bill directed and provided funding for the Oregon Department of Energy to establish an early compliance incentive program (the Early Compliance Action and Planning Program) and provides \$2 million for this purpose. ODOE was awarded an additional \$12 million in federal funding for BPS incentives as part of the state's Climate Equity and Resilience Through Action program. The Building Energy Reduction Incentive program will offer Climate Equity and Resilience Through Action program funding to help offset the cost of energy efficiency measures, such as HVAC or lighting upgrades. The funding will incentivize Tier 1 buildings to reach compliance early and incentivize Tier 2 and Tribal buildings to voluntarily comply with the BPS, resulting in greenhouse gas emissions reductions and energy and cost savings for building owners and tenants. The BPS and BERI programs support Oregon's efforts to achieve more energy efficiency. Energy efficiency is a key pathway in the [Oregon Energy Strategy](#) because it reduces the overall energy demand that must be served by energy generation sources. Energy efficiency is a least-cost resource that can lower energy bills for consumers while supporting reliability.

Note: The BERI program is separate from the Early Compliance Action and Planning Program. Although both programs incentivize early compliance with the BPS, the Early Compliance Action and Planning Program focuses on planning (e.g. Energy Benchmarking and Reporting) while the BERI program focuses on energy efficiency measures (e.g. HVAC or lighting upgrades). You can find more information on the [BPS Incentives webpage](#).

Program Overview

Tier 1, Tier 2, and some Tribal buildings are eligible for BERI incentives, which must be used for energy efficiency measures. To be eligible, buildings must have a baseline energy use intensity that exceeds the applicable energy use intensity target. An energy audit for the building must be submitted with all applications. Applications will be evaluated competitively, with priority given to the cost-effectiveness of the energy efficiency measure's greenhouse gas reductions, strength of the project plan, rural buildings, multifamily buildings, and multifamily affordable housing. Applicants will have 60 calendar days to submit applications after the program start date.

Eligibility

To be eligible for an incentive, a building must:

- Be a Tier 1 or Tier 2 covered building as defined by the Oregon BPS, or
- Have a building owner that is a government body or member of a federally recognized Tribe in Oregon that owns a building with similar size and building activity type as a Tier 1 or Tier 2 covered building as defined by the Oregon BPS.
- In addition, eligible buildings must have a baseline energy use intensity that exceeds the applicable energy use intensity target.

Other eligibility requirements:

- Incentives must be used for energy efficiency measures (HVAC, lighting, envelope, etc.) that reduce the energy use intensity and greenhouse gas emissions of buildings, resulting in a Weather Normalized Energy Use Intensity (WN-EUI) that is below its energy use intensity target. For a non-exhaustive list of eligible energy efficiency measures, refer to Informative Appendix H in the ASHRAE Standard 100 with Oregon amendments. A copy of the Standard can be downloaded here, [ASHRAE Standard 100](#).
- Renewable energy projects (e.g. solar) are not eligible.
- Exempt buildings and buildings that will file an exemption application are not eligible.

For more information regarding OR BPS requirements and guidance documents, see the [BPS webpage](#).

To receive an incentive payment, a building owner that has been selected for an incentive must provide evidence that the energy efficiency measures have been completed before the building's early compliance date under the BPS program. The following are the dates by which energy efficiency measures must be complete to receive an incentive payment:

- Tier 1 buildings (in advance of the applicable compliance date according to the dates below):
 - Before June 1, 2027, for buildings 200,000 square feet of gross floor area and greater.
 - Before June 1, 2028, for buildings 90,000 square feet to 200,000 square feet of gross floor area.
 - Before October 1, 2028, for buildings 35,000 square feet of gross floor area to 90,000 square feet of gross floor area.
- Tier 2 buildings (same as the compliance date):
 - Before July 1, 2028, for all Tier 2 buildings.

Note: all funds must be distributed by the end of 2028.

Incentive Availability

Considering the limited funding, and to provide access to more building owners, the maximum incentive per building is \$100,000 for Tier 1 buildings and \$50,000 for Tier 2 buildings (the maximum incentive and early compliance date for Tribal buildings is determined by the building's tier). To provide fair access to different building types and sizes, approximately \$8 million is reserved for Tier 1 buildings, approximately \$3 million is reserved for Tier 2 buildings, and approximately \$900,000 is reserved for Tribal buildings. The funding opportunity will consist of at least 2 rounds. Round 1 (50 percent of the total funding) will offer approximately \$4 million in total incentives for Tier 1 buildings, approximately \$1.5 million in total incentives for Tier 2 buildings, and approximately \$450,000 in total incentives for Tribal buildings.

Any remaining funding from the first round will be reallocated to the second round. Any remaining funding from the first and second rounds will be reallocated to a third round. If there is remaining Tribal funding after the second round, that funding may be reallocated to the third round and be open to all covered buildings. Funding may move between the allocations depending on demand and availability of funding.

The maximum incentive per building is:

- \$100,000 for all Tier 1 buildings.
- \$50,000 for all Tier 2 buildings.

Note: The maximum incentive for a Tribal building is determined by the building's tier.

Application Requirements and Process

See the BERI Incentive Application – Part I for detailed requirements

A BERI Incentive Application – Part I for each building must be received by **5:00 p.m. Pacific Time April 10, 2026**. Each application, with required documentation, must be submitted to the BERI application email address at Oregon.BPS.BERI@energy.oregon.gov. Applications received after **5:00 p.m. Pacific Time, April 10, 2026** will be ineligible.

The following information about the eligible building must be provided to ODOE on the incentive application:

- Unique Building ID number (UBID)*.
- Covered building address.
- Building owner name and organization name.
- Building owner mailing address, email address and phone.
- Building/Property manager name, address and contact information (if applicable).
- Gross Floor Area of the building in square feet, excluding any parking garage area.
- The Weather Normalized Energy Use Intensity (WN-EUI) of the covered building.
- The Energy Use Intensity target of the covered building.
- An energy audit conducted by a Qualified Energy Auditor.
 - The energy audit must demonstrate that the proposed energy efficiency measure(s) will reduce the building's energy use intensity below the energy use intensity target.
 - The energy audit must include the estimated energy savings, GHG emissions reductions and other information required in BERI Form E: Energy Audit.
 - BERI Form E: Energy Audit must be completed and submitted. BERI Form E: Energy Audit can be found on the [BPS Incentives webpage](#). (note: this version of Form E is only applicable for the BERI incentive program)
- Name of the Qualified Energy Manager, Qualified Person and/or the Qualified Energy Auditor.
- Electric and gas utility territory.
- Property and activity type of building.
- If the building is multifamily affordable housing. Evidence of multifamily affordable housing must be provided, if applicable. Multifamily affordable housing means a multifamily residential building for which the building owner provides proof of qualification under one or more programs administered by Oregon Housing and Community Services (see OAR 330-300-0110(7) and application for eligible OHCS programs.

- The building tier.
- Cost of energy efficiency measure(s).
- A list of anticipated funding sources for the project (e.g. federal, state, local, utility grants, rebates or incentives).
- The incentive amount requested.
- Whether the owner applied for the ECAPP incentive and if the owner received an award.

Supporting documentation must be submitted with the application, including:

- A copy of the ESPM Weather Normalized Site EUI report.
- A copy of the energy data spreadsheet.
- A copy of the completed EUI Target Tool.
- BERI Form E: Energy Audit.
- A copy of the energy audit report provided by the Qualified Energy Auditor.
- A copy of the project plan.

Other requirements include:

- The building owner or QEM/QP must request a connection with the OregonBPS account.
- After the connection is accepted by OregonBPS, the building owner or QEM/QP must share their property with the OregonBPS account.
- Form Q: Energy Professional Qualifications (before the application is submitted).
- Documentation that demonstrates the building qualifies as multifamily affordable housing (if applicable).
- To confirm energy data, ODOE may require copies of energy bills for the applicable 12-month period, upon request.

*The UBID can be found on the Building Owner Notification letter sent from ODOE to all covered building owners. If a building owner did not receive a letter, the UBID can be found by searching for the building address in the [Property Inventory List \(PIL\)](#), or by contacting ODOE at OregonBPS@energy.oregon.gov.

ODOE will provide written notice to the building owner once an incentive application has been received.

A building owner may submit a maximum of two applications (for each funding round). A building owner is limited to a total of two awards (for all funding rounds). ODOE, at its discretion, may increase the maximum number of applications allowed per building owner based upon available funding.

Application Review Process

Overview of Review Process

ODOE will conduct a competitive review of all submitted applications.

Eligibility and Completeness Review

ODOE may review applications after they are submitted to confirm building eligibility and completeness. For applications received five or more business days before the due date, ODOE may notify the building owner if the building is not eligible under the program or if the application is incomplete, and the building owner may submit a corrected application before the due date. **If an application is received less than five business days before the due date, and the building is not eligible under the program or the application is incomplete, ODOE may not be able to notify the owner if the application is incomplete or ineligible before the due date.** Applications that are submitted improperly or are incomplete may be rejected.

Competitive Review

During the competitive review, to maximize the program's benefits to building owners across the state, applications will be selected based on a scoring system and priority will be given to cost-effectiveness of the GHG reductions of the energy efficiency measures, strength of the project plan, rural buildings, multifamily buildings, and multifamily affordable housing. The applications with the highest scores will be selected first, until funding has been exhausted. See the competitive review criteria in the table below.

In the event of a tie, the applications with the most cost-effective energy efficiency measures (the incentive amount requested divided by the cumulative greenhouse gas reduction) will be selected first.

Competitive Review Criteria definitions

Cost-effectiveness of energy efficiency measures:

Cost-effectiveness of energy efficiency measures is the incentive amount requested divided by the cumulative greenhouse gas (GHG) reduction in metric tons of carbon dioxide equivalent (MTCO_{2e}) over the useful life of the project. The lower the incentive amount per MTCO_{2e} reduced, the more cost effective the energy efficiency measures.

Strength of project plan:

The strength of the project plan consists of two factors – the completeness of the project plan and the timeliness of project completion. A complete project plan will include a detailed Gantt

chart with a project timeline and milestones. Timeliness is a project that demonstrates feasible completion within 6 months or a year after the award agreement is signed.

Prior planning activities:

Prior planning activities include building owners that submitted an ECAPP application for the same building or submitted an ECAPP application and were awarded an incentive for the same building.

Rural:

Rural means any geographic areas in Oregon ten or more miles from the centroid of a population center of 40,000 people or more, as defined by the [Oregon Office of Rural Health](#).

Multifamily residential:

Multifamily residential means a covered multifamily building on contiguous property, containing five (5) or more sleeping or dwelling units where occupancy is primarily permanent in nature.

Multifamily affordable housing:

Multifamily affordable housing means a multifamily residential building for which the building owner provides proof of qualification under one or more programs administered by Oregon Housing and Community Services (OHCS) (see OAR 330-300-0110(7) and the BERI application for eligible OHCS programs).

BERI Program Competitive Review Criteria: Tier 1 Buildings

Criteria	Points
<p>Cost-effectiveness of energy efficiency measures by metric tons of carbon dioxide equivalent:</p> <p>\$/MTCO₂e = greater than \$125</p> <p>\$/MTCO₂e = greater than \$100 and less than or equal to \$125</p> <p>\$/MTCO₂e = greater than \$75 and less than or equal to \$100</p> <p>\$/MTCO₂e = greater than \$50 and less than or equal to \$75</p> <p>\$/MTCO₂e = less than or equal to \$50</p>	<p>0</p> <p>2</p> <p>4</p> <p>6</p> <p>8</p>
<p>Strength of project plan:</p> <p>Incomplete project plan with no clear timeline and milestones</p> <p>Complete project plan with clear timeline and milestones</p> <p>Timeliness of project completion</p> <ul style="list-style-type: none"> • Project plan demonstrates feasible completion more than 1 year after agreement signed • Project plan demonstrates feasible completion within 1 year of agreement signed • Project plan demonstrates feasible completion within 6 months of agreement signed 	<p>0</p> <p>2</p> <p>0</p> <p>1</p> <p>2</p>
<p>Prior planning activities</p> <p>Did not apply for ECAPP Round 1</p> <p>Applied for ECAPP Round 1, no award</p> <p>Applied for ECAPP Round 1, received award</p>	<p>0</p> <p>1</p> <p>2</p>
<p>Rural:</p> <p>Not located in a rural area</p> <p>Located in a rural area</p>	<p>0</p> <p>2</p>

BERI Program Competitive Review Criteria: Tier 2 Buildings

Criteria	Points
Cost-effectiveness of energy efficiency measures by metric tons of carbon dioxide equivalent: \$/MTCO _{2e} = greater than \$125 \$/MTCO _{2e} = greater than \$100 and less than or equal to \$125 \$/MTCO _{2e} = greater than \$75 and less than or equal to \$100 \$/MTCO _{2e} = greater than \$50 and less than or equal to \$75 \$/MTCO _{2e} = less than or equal to \$50	0 2 4 6 8
Strength of project plan: Incomplete project plan with no clear timeline and milestones Complete project plan with clear timeline and milestones Timeliness of project completion <ul style="list-style-type: none"> Project plan demonstrates feasible completion more than 1 year after agreement signed Project plan demonstrates feasible completion within 1 year of agreement signed Project plan demonstrates feasible completion within 6 months of agreement signed 	0 2 0 1 2
Prior planning activities Did not apply for ECAPP Round 1 Applied for ECAPP Round 1, no award Applied for ECAPP Round 1, received award	0 1 2
Multifamily residential: Not a multifamily residential building Multifamily residential building	0 2
Multifamily affordable housing: Not multifamily affordable housing Multifamily affordable housing	0 1
Rural: Not located in a rural area Located in a rural area	0 2

Award Process and Payment

ODOE will provide written notice to the building owner once an incentive application has been approved or not approved for an award. Awardees will be announced within 60 days of the application deadline.

Upon selection, each awardee will be required to enter into a Participant Support Cost Incentive Agreement with ODOE which includes, but is not limited to the following components:

- Identifying information for the building owner and building, including:
 - Unique Building ID Number (UBID).
 - Building owner name.
 - Covered building address.
 - Building owner mailing address.
- Total incentive amount awarded.
- Performance expectations, including scope of work for energy efficiency measure(s) and deadlines for completion.
- Reporting and documentation requirements to demonstrate completion of energy efficiency measure(s). The reporting and documentation requirements will be submitted with the Payment Request and Certification form, after the energy efficiency measure(s) have been completed. Reporting and documentation requirements include:
 - Final invoice for the energy efficiency measure(s) including total cost. The BERI incentive amount, in combination with any federal or other incentives, may not exceed the total cost of the energy efficiency measure(s).
 - Final permit demonstrating that the energy efficiency measure(s) has passed inspection and the energy efficiency measure(s) is operational (if applicable).
- Other requirements and expectations to qualify for payment, as determined by ODOE.
- Conditions and process in cases of non-conformance by the awardee to the terms of the Participant Support Cost Incentive Agreement.

To receive an incentive payment, a building owner that has been selected for an incentive must provide evidence that the applicable energy efficiency measure(s) has been completed before the building's early compliance date under the BPS program. Please reference the early compliance dates provided in this opportunity announcement.

The building owner has 30 days to accept the terms of a Participant Support Cost Incentive Agreement. If the building owner does not accept the terms within 30 days, the incentive award will no longer be valid, and ODOE may offer an incentive to the applicant with the next highest score, subject to available funding.

Check in requirements: Building owner must email ODOE BPS contact 12 months before and 6 months before, at a minimum, the project completion date with an update on the project status (e.g. the project is on track, delayed, cancelled).

Building owners must notify ODOE as soon as practicable of situations which would delay or prevent the completion of an energy efficiency measure under a Participant Support Cost Incentive Agreement.

ODOE may renegotiate a project deadline in a Participant Support Cost Incentive Agreement at its discretion in cases where awardees have notified ODOE of a delay and have submitted a plan for remedying the causes of the delay. ODOE may grant a 90-day extension beyond the applicable early compliance date upon request from the building owner.

The following may be causes to terminate a Participant Support Cost Incentive Agreement:

- Failure to notify ODOE of project delays in a timely manner.
- Failure to submit a plan to remedy the causes of project delays.
- Failure to complete one or more energy efficiency measures included in the Participant Support Cost Incentive Agreement.

Additional Information

- Tax liability: ODOE is not responsible for any tax liability which may be imposed on an awardee as a result of any incentive payment. ODOE is not providing tax advice, and any communication by ODOE is not intended or written to be used, and cannot be used, for the purpose of avoiding penalties under the Internal Revenue Code or Oregon tax laws.
- The WN-EUI value provided with this application is for BERI incentive eligibility purposes only and is not the official WN-EUI submission to OR BPS for compliance. The official WN-EUI will be submitted as part of Compliance Form C. ODOE may disqualify or revoke incentive payments due to misrepresentation of a building's WN-EUI that affects BERI eligibility.
- A building owner can submit up to two applications for individual buildings in a set of grouped buildings.
- An otherwise Tier 1 building that is on a campus or part of a set of grouped buildings classified as Tier 2 (i.e. a Tier 1 building that takes on extended Tier 2 status) is not eligible for Tier 1 incentives.
- The BERI incentive amount per award, when combined with federal or other incentives, cannot exceed the total project cost.
- If a building owner has received incentives for a building from Oregon's Heat Pump Purchase Program, the owner is not eligible for BERI incentives for heat pump projects at the same address.
- Pursuant to the procedures for a contested case under ORS chapter 183, the ODOE Director may order the revocation of an incentive or portion of an incentive under the program if the Director finds that the incentive was obtained by fraud or misrepresentation, or by mistake or miscalculation. As soon as the order of revocation becomes final, ODOE shall proceed to recover the incentive, or portion of the incentive that is subject to the order of revocation. All moneys provided to a building owner attributable to the fraudulently or mistakenly obtained incentive, or portion of the incentive, shall be forfeited.

Questions? Email us at Oregon.BPS.BERI@energy.oregon.gov