

Oregon Department of **ENERGY**

Oregon Building Performance Standard

ECAPP Round 2

May 15, 2026



Agenda

Topic	Lead	Time
Welcome and Introductions	Ken Davies	11:00-11:10
ECAPP Round 1 Recap	Andrew Johnson	11:10-11:20
ECAPP Round 2 Overview	Andrew Johnson	11:20-11:50
BERI Update	Josh Price	11:50-12:00
Questions	All	12:00-12:30



OREGON DEPARTMENT OF ENERGY

Leading Oregon to a safe, equitable, clean, and sustainable energy future.

Our Mission

The Oregon Department of Energy helps Oregonians make informed decisions and maintain a resilient and affordable energy system. We advance solutions to shape an equitable clean energy transition, protect the environment and public health, and responsibly balance energy needs and impacts for current and future generations.

What We Do

On behalf of Oregonians across the state, the Oregon Department of Energy achieves its mission by providing:

- A Central Repository of Energy Data, Information, and Analysis
- A Venue for Problem-Solving Oregon's Energy Challenges
- Energy Education and Technical Assistance
- Regulation and Oversight
- Energy Programs and Activities

Using Microsoft Teams

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Reactions

Video Options

Webcam On
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Chat

Audio Options
Microphone Off
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Introductions

ODOE Staff

BPS and ECAPP Terms

BPS – Building Performance Standard

ECAPP – Early Compliance Action and Planning Program

BERI – Building Energy Reduction Incentive

EUI – Energy Use Intensity

EUI_t – Energy Use Intensity target

GFA – Gross Floor Area

BPS and ECAPP Terms

QEM – Qualified Energy Manager

QP – Qualified Person

QEA – Qualified Energy Auditor

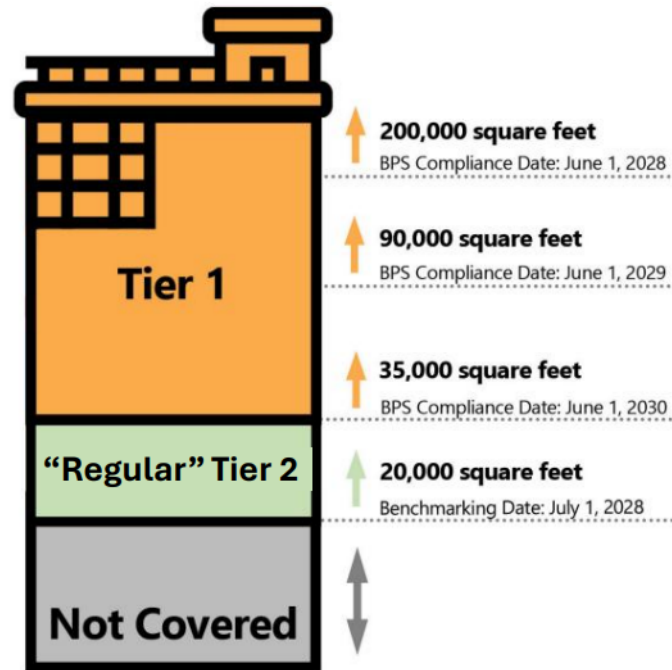
UBID – Unique Building ID number

WN-EUI – Weather Normalized Energy Use Intensity

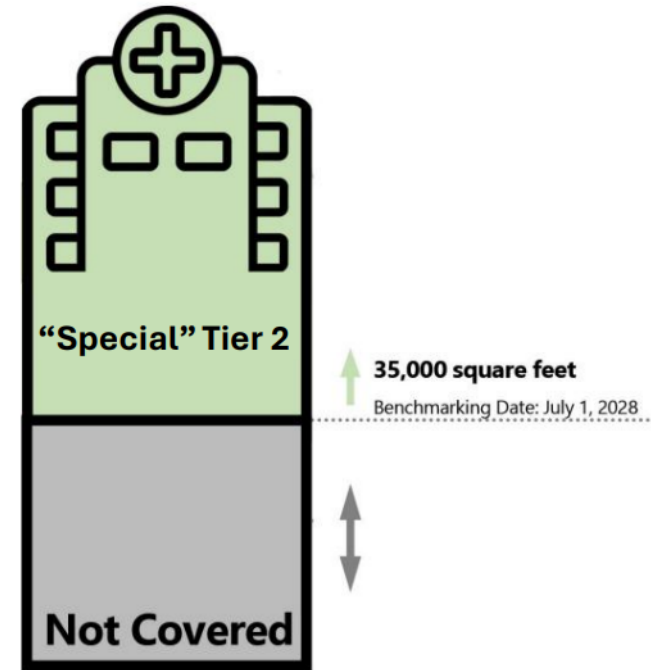
ESPM – Energy Star Portfolio Manager

Tier 1 and Tier 2 buildings

**NON-RESIDENTIAL,
HOTEL, and MOTEL***



**MULTIFAMILY RESIDENTIAL,
HOSPITAL, SCHOOL, UNIVERSITY,
DORMITORY, BARRACKS, PRISON, and
RESIDENTIAL/SENIOR CARE FACILITY***



**Mixed-use buildings follow more detailed guidelines to determine their tier*

Compliance Dates

Gross Floor Area <i>excludes any parking garage area</i>	Property Type	Tier / Compliance Date
35,000 to 90,000 square feet	Nonresidential, Hotel, or Motel	Tier 1 / June 1, 2030
90,000 to 200,000 square feet	Nonresidential, Hotel, or Motel	Tier 1 / June 1, 2029
200,000 square feet and greater	Nonresidential, Hotel, or Motel	Tier 1 / June 1, 2028
20,000 to 35,000 square feet	Nonresidential, Hotel, or Motel	Regular Tier 2 / July 1, 2028
35,000 square feet and greater	Multifamily, Hospital, School, University, Dormitory, Barracks, Prison, Residential/Senior Care Facility	Special Tier 2 / July 1, 2028

ECAPP Round 1 Recap

ECAPP Overview

- HB 3409 established a BPS early compliance incentive program
- \$2m available
- Requirements in statute
 - Tier 1 and Tier 2 (covered) buildings are eligible
 - Incentives up to 85 cents per square foot of GFA
 - Tier 1 buildings must have EUI 15 units over EUIt

ECAPP Round 1 Overview

- Round 1 opened on October 22, 2025, for 60 days
- \$1m was available
 - \$750,000 for Tier 1 buildings
 - \$250,000 for Tier 2 buildings

ECAPP Round 1 Response

- ODOE received 81 applications
 - 27 Tier 1 applications requesting \$995,000
 - 54 Tier 2 applications requesting \$527,000
- Approximately \$1.5m requested

ECAPP Round 1 Application Review

- 11 Tier 1 applications deemed ineligible due to:
 - EUI and EUI_t not calculated by a QP (4 applications)
 - Applications received after the deadline (4 applications)
 - EUI not 15 units or more over EUI_t (3 applications)
- All Tier 2 applications were eligible

ECAPP Round 1 Awards

- Tier 1
 - 16 awards for a total of \$583,852
- Tier 2
 - 34 awards for a total of \$250,000
- For the list of awardees, go to [ODOE Blog](#)

ECAPP Round 1 Awards by Type (Tier 1 and Tier 2)

Type	Number of Applications	Award Amount	Percentage of Total Applications
Healthcare	12	\$246,456	24%
State	6	\$38,546	12%
City	5	\$146,426	10%
Multifamily Residential	5	\$50,000	10%
Retail	5	\$34,224	10%
Office	4	\$52,951	8%
Education/K-12 School	3	\$30,000	6%
County	2	\$85,000	4%
Hotel	2	\$85,000	4%
University/College	2	\$11,165	4%
Utilities	2	\$41,459	4%
Church	1	\$6,459	2%
Entertainment	1	\$6,166	2%
Total	50	\$833,850	100%

ECAPP Round 2 Overview

ECAPP Round 2 Overview

- Incentives for early planning activities to comply with BPS
 - e.g. energy benchmarking, energy audit
- \$1.2m available
 - \$950,000 for Tier 1
 - \$250,000 for Tier 2
- Awarded based on a competitive review process
- Max of 2 applications per building owner
 - With max of 2 awards per building owner for all rounds of ECAPP

ECAPP Round 2 Eligibility

- Tier 1 and Tier 2 buildings
- Tier 1 buildings must have EUI 15 units over EUIt
- Exempt and nontarget buildings are not eligible

ECAPP Round 2 Early Compliance Dates

- One year before overall program compliance dates
- Tier 1 buildings:
 - Before June 1, 2027, for buildings greater than 200,000 square feet of GFA
 - Before June 1, 2028, for buildings 90,000 to 200,000 square feet of GFA
 - Before June 1, 2029, for buildings 35,000 to 90,000 square feet of GFA
- Tier 2 buildings:
 - Before July 1, 2027, for all Tier 2 buildings

ECAPP Round 2 Incentive Caps

- \$50,000 for Tier 1 buildings greater than 200,000 square feet of GFA
- \$35,000 for Tier 1 buildings 35,000 to 200,000 square feet of GFA
- \$10,000 for all Tier 2 buildings
- \$10,000 for the Energy Benchmarking and Reporting compliance action

ECAPP Round 2 Incentives

Compliance Action	Incentive per Square Foot of GFA
Energy Benchmarking and Reporting	\$0.35
EMP and O&M Program	\$0.05
Energy Audit	\$0.35
Achieving Compliance	\$0.10
Maximum Incentive (per Square Foot of GFA)	\$0.85

Tier 2 buildings strongly encouraged to apply only for Energy Benchmarking

ECAPP Round 2 Competitive Review – Tier 1

Criteria	Points
Building size:	
Equal to or greater than 200,000 sq. ft. of GFA	1
Equal to or greater than 140,000 sq. ft. but less than 200,000 sq. ft. of GFA	2
Equal to or greater than 90,000 sq. ft. but less than 140,000 sq. ft. of GFA	3
Equal to or greater than 50,000 sq. ft. but less than 90,000 sq. ft. of GFA	4
Equal to or greater than 35,000 sq. ft. but less than 50,000 sq. ft. of GFA	5
EUI percentage over EUI:	
Less than or equal to 5% over EUI	1
Greater than 5% and less than or equal to 10% over EUI	2
Greater than 10% and less than or equal to 20% over EUI	3
Greater than 20% and less than or equal to 30% over EUI	4
Greater than 30% and less than or equal to 40% over EUI	5
Greater than 40% and less than or equal to 50% over EUI	6
Greater than 50% over EUI	7
Non-profit organization*:	
Not a non-profit organization	0
Non-profit organization	1
Rural**:	
Not located in a rural area	0
Located in a rural area	2

ECAPP Round 2 Competitive Review – Regular Tier 2

Criteria	Points
Building size:	
Equal to or greater than 30,000 sq. ft. but less than 35,000 sq. ft. of GFA	4
Equal to or greater than 25,000 sq. ft. but less than 30,000 sq. ft. of GFA	5
Equal to or greater than 20,000 sq. ft. but less than 25,000 sq. ft. of GFA	6
Non-profit organization*:	
Not a non-profit organization	0
Non-profit organization	1
Rural**:	
Not located in a rural area	0
Located in a rural area	2

ECAPP Round 2 Competitive Review – Special Tier 2

Criteria	Points
Building size:	
Equal to or greater than 200,000 sq. ft. of GFA	2
Equal to or greater than 100,000 sq. ft. but less than 200,000 sq. ft. of GFA	3
Equal to or greater than 75,000 sq. ft. but less than 100,000 sq. ft. of GFA	4
Equal to or greater than 50,000 sq. ft. but less than 75,000 sq. ft. of GFA	5
Equal to or greater than 35,000 sq. ft. but less than 50,000 sq. ft. of GFA	6
Non-profit organization*:	
Not a non-profit organization	0
Non-profit organization	1
Multifamily residential***:	
Not a multifamily residential building	0
Multifamily residential building	2
Multifamily affordable housing****:	
Not multifamily affordable housing	0
Multifamily affordable housing	2
Rural**:	
Not located in a rural area	0
Located in a rural area	2

ECAPP Round 2 Payment

- The following documentation is required by the ECAPP Early Compliance date:
 - Energy Benchmarking and Reporting (find EUI and EUI_t): Forms A, B and C
 - EMP and O&M: Complete and submit checklists
 - Energy Audit: Form E and audit report
 - Achieving Compliance: Updated Form C and Form E (or Form L if Investment Criteria with Conditional Compliance path)
- Submit documents with Part II of Application through the Compliance Portal
- Receipts or invoices for completed work do not need to be submitted

ECAPP Round 2 Changes (compared to Round 1)

- Max incentive for Energy Benchmarking and Reporting = \$10,000
- In Competitive Review Criteria, replaced “Qualified utility territory” with “Non-profit organization”
- Created different scoring criteria for Regular Tier 2 and Special Tier 2, used to evaluate ECAPP applications

ECAPP Round 2 Overview - Application

ECAPP Round 2 Application

- Find the application on the OR BPS Incentives webpage
<https://www.oregon.gov/energy/save-energy/Pages/BPS-Incentives.aspx>
- Please read the Opportunity Announcement first
- Please read the Application instructions before you begin

ECAPP Round 2 Application – Step 1

1A. UBID

1B. Covered Building Address

1C. Building Owner Name

1D. Organization or Company Name

1A. Unique Building ID Number (UBID):

1B. Covered Building Address:

Street Address

City

County

Zip

1C. Building Owner Name:

(Building Owner Name or Organization is required – this is NOT the Building Manager name – space for Property/Building Manager info is below)

First

Last

1D. Organization or Company Name:

ECAPP Round 2 Application – Step 1

- 1E. Building Owner Mailing Address
- 1F. Building Owner Email
- 1G. Building Owner Phone
- 1H. Property/Building Manager Name and Organization
- 1I. Property/Building Manager Address, Email, Phone
- 1J. GFA

1E. Building Owner Mailing Address:
Street Address

City State Zip

1F. Building Owner Email: 1G. Building Owner Phone:

1H. Property/Building Manager Name and Organization (if applicable):
Name Organization

1I. Property/Building Manager Address, Email, Phone (if applicable):
Street Address

City State Zip

Email Phone

1J. Gross Floor Area (GFA) of the covered building in square feet:
 square feet

ECAPP Round 2 Application – Step 2 (Tier 1 buildings only)

- Enter the WN-EUI of the covered building
- **WN-EUI values must be calculated and reported by a QP**
- The QP must submit Form Q before or with application

ECAPP Round 2 Application – Step 2 (Tier 1 buildings only)

- To calculate WN-EUI
 - Create an ESPM account
 - Follow instructions in Guidance Document BPS 004
 - WN-EUI must be determined using 12 continuous months of energy use no more than 24 months before application submission date
- Submit copy of ESPM WN-EUI report with application
- Request an ESPM connection with ODOE and share property

ECAPP Round 2 Application – Step 2 (Tier 1 buildings only)

2A. WN-EUI

2B. Attached WN-EUI report

2C. Requested connection to ODOE's ESPM account

2A. Weather Normalized Energy Use Intensity (WN-EUI) (Tier 1 buildings only)

2B. Attached ESPM Weather Normalized Site EUI report?

Yes No

2C. Requested a connection to ODOE's ESPM account?

Reminder: After ODOE has accepted the connection request, the owner or QP is required to share their property (read only) with the OregonBPS account.

Yes No

ECAPP Round 2 Application – Step 3 (Tier 1 buildings only)

- Enter the EUIt of the covered building
- EUIt values must be calculated and reported by a QP
- To find EUIt, use the [OR BPS EUI Target Tool](#)
- Tier 1 buildings must have an WN-EUI that exceeds EUIt by 15 units or more to qualify

ECAPP Round 2 Application – Step 3 (Tier 1 buildings only)

3A. EUI_t

3A. Energy Use Intensity target (EUI_t) (Tier 1 buildings only):

3B. WN-EUI exceed EUI_t by 15 units or more?

3B. Does the WN-EUI exceed the EUI_t by 15 units or more?

Reminder: If the WN-EUI does not exceed the EUI_t by 15 units or more, the building is not eligible for an ECAPP incentive.

Yes

No

3C. Attached (submitted) copy of EUI Target Tool with app?

3C. Attached copy of completed EUI Target Tool (Tier 1 buildings only)?

Yes

No

ECAPP Round 2 Application – Step 4 (Tier 1 buildings only)

4. Name of QP

4. Name of Qualified Person (QP) (Tier 1 buildings only):

ECAPP Round 2 Application – Step 5

5A. Electric Utility Company

5B. Gas Utility Company

5A. Electric Utility Company:

5B. Gas Utility Company:

ECAPP Round 2 Application – Step 6

6A. Type of property

6B. Primary Activity type

6A. Indicate type of property:

- Multifamily
- Hospital
- School
- University
- Dormitory
- Barracks
- Prison
- Residential/Senior Care
- Hotel/Motel
- Other Nonresidential

6B. What is the Activity Type of the building?

ECAPP Round 2 Application – Step 7

7A. Is the building multifamily affordable housing?

7B. Attached evidence of multifamily affordable housing

7A. Is the building multifamily affordable housing?

Yes

No

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7B. Attached evidence of multifamily affordable housing (if applicable)?

Yes

No

ECAPP Round 2 Application – Step 8

8. Applying for which building Tier?

8. Applying for which building Tier?

Tier 1

Tier 2

ECAPP Round 2 Application – Step 9

9. Applying for which compliance action?

9. Applying for which compliance action?

- Energy Benchmarking and Reporting (\$0.35/square foot)
- Energy Management Plan and Operations & Maintenance Program (\$0.05/square foot)
- Energy Audit (\$0.35/square foot)
- Achieving Compliance (\$0.10/square foot)

ECAPP Round 2 Application – Step 10

10. Incentive Calculation

- Example 1: 50,000 square feet x \$0.35 per square foot = \$17,500.
- Example 2: (50,000 square feet x \$0.35 per square foot = \$17,500) + (50,000 square feet x \$0.05 per square foot = \$2,500) = \$20,000.

10. Incentive Calculation:

ECAPP Round 2 Application – Step 11

11. Total Incentive Amount

- Maximum amounts
 - \$50,000 for Tier 1 buildings greater than 200,000 square feet of GFA
 - \$35,000 for Tier 1 buildings 35,000 to 200,000 square feet of GFA
 - \$10,000 for all Tier 2 buildings
 - \$10,000 for the Energy Benchmarking and Reporting compliance action

11. Total Incentive Amount (Do not exceed maximum amounts):

\$ _____

ECAPP Round 2 Application - Deadline

Submit application(s) and supporting documents to:

Oregon.BPS.ECAPP@energy.oregon.gov

Must be received by

5 p.m. Pacific Time, July 10, 2026

Building Energy Reduction Incentive

BERI Round 1 Update

- Round 1 was open Feb 9-April 10
 - Received lots of questions and feedback
- Only received three eligible applications, currently in review
- Still available for BERI Round 2:
 - Approximately \$8 million reserved for Tier 1 buildings
 - \$3m reserved for Tier 2 buildings
 - \$900,000 reserved for Tribal buildings

BERI Round 2 Coming Soon

- Engage an ODOE approved Qualified Energy Auditor, start Energy Audits now!
 - [Oregon BPS Energy Professional Listings](#)
- BERI Round 2 will open this summer
- Application requirements will be the same as Round 1

Questions

Click to raise your hand.
Click again to lower.

Reactions

Video Options

Webcam On

Webcam Off

Chat

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Mic Microphone Off

Mic Microphone On

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OR BPS Resources

Guidance Documents:

- BPS 001 – Tier 1 and Tier 2 Compliance
- BPS 002 – Exemptions and Historic Buildings
- BPS 003 – Finding Energy Use Intensity Target
- BPS 004 – Calculating Energy Use Intensity
- BPS 005 – Energy Audits and LCCAs
- BPS 006 – Energy Professionals
- BPS 007 – Operations and Maintenance Programs
- BPS 008 – Energy Management Plans
- BPS 009 – Grouped Buildings or Campuses
- BPS 010 – Incentives and Penalties
- BPS 011 – Application to Tribal and Federal Buildings
- BPS 012 – Decarbonization Plans

Additional Resources:

- [Energy Professional Listing](#)
- [Form Q](#)
- [EUI Target Tool](#)
- [O&M and EMP Tool](#)
- [Energy Star Portfolio Manager](#)
- [Incentive Opportunities](#)
- [Stakeholder Engagement](#)

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