

New Measure Webinar: Income Qualified Single Family New Construction

August 27, 2026

Bonneville
POWER ADMINISTRATION



Sector and Scope: **Residential New Construction** **(Income Qualified Single Family)**

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Slides Posted Online

Slides posted on **BPA's Presentations and Webinars** page:

<https://www.bpa.gov/energy-and-services/conservation/presentations-and-webinars>

Agenda

- Summary
- Eligibility
- Specifications
- Documentation
- Savings & Payments
- Outreach & Looking Ahead
- Questions



New Measure Available in
October 2026
Implementation Manual



Only available for income
qualified single family new
construction in Washington,
Oregon, Montana, and Idaho

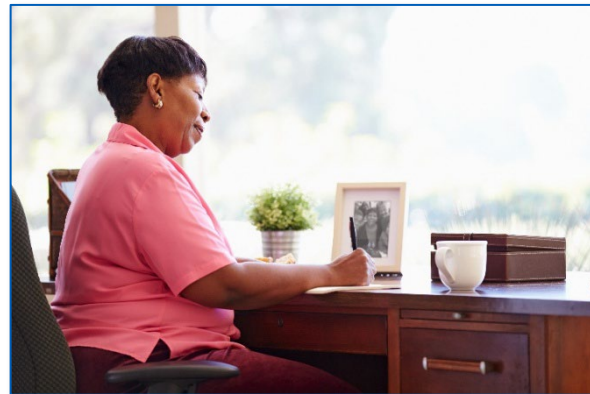
Summary

- ✓ Whole home approach with upgrade packages
- ✓ Savings and package options based on current state energy code
- ✓ Streamlined documentation
- ✓ New construction income qualification policy
- ✓ IM section 11.9.2 (*new*)



Eligibility

- Options in all heating and cooling zones
- Meets income eligibility
- Single family homes
- States:
 - **Washington** (*1,500 sq. ft. or less*)
 - **Montana**
 - **Oregon**
 - **Idaho**
- Meets required specifications



Not currently eligible for WY, NV, or CA or in multifamily.

Income Qualification

Focus on qualifying ***incoming*** residents, not subsequent occupants. Income thresholds match current practice.

- **Builder or housing organization** provides **documentation of a policy** that incoming residents must income qualify for the new construction housing;

OR
- The **utility verifies income** for any **identified incoming residents** using the same criteria as the current existing IQ measure listed in the [Implementation Manual](#).



- **Optional** implementation tool
- Models current Income Verification Form
- Self-attestation option for identified residents
- Customizable
- In [IM Document Library](#)

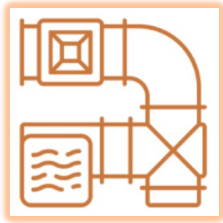
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SPECIFICATIONS



Specifications

Based on current state energy code in Washington,
Oregon, Idaho, and Montana (*in [IM Document Library](#)*)



Step 1

Builder selects
heating & cooling
equipment.



Step 2

Select upgrade package and
comply with all required
specifications.



Step 3

Complete and submit
the Data Collection Tool
and supporting
documentation.

Specifications: Summary

State	Summary
WA	• For homes 1,500 sq. ft. or smaller • Some insulation and Tier 4 Heat Pump Water Heater on BPA QPL required in every home • Ducted or ductless heat pump options • Two efficiency upgrade packages options
OR	• Some insulation and Tier 4 Heat Pump Water Heater on BPA QPL required in every home • Ducted or ductless heat pump options • Five upgrade package options depending on heat pump type
MT & ID	• Ducted or ductless heat pump or electric resistance options • Five upgrade package options depending on heating type • Tier 4 Heat Pump Water Heater not required in every home but in three packages

Specifications

B O N N E V I L L E P O W E R A D M I N I S T R A T I O N

Washington Specifications for BPA Income Qualified Single Family New Construction Energy Conservation

All building components not listed here shall comply with the Washington State Energy Code (WSEC).
Updated June 2026

- Only homes that are 1,500 square feet or smaller are eligible.
- Complete all upgrades in Table 1 in every eligible home.

Table 1.

Slab on-grade construction type	R-10 at perimeter for entire depth of slab and under entire slab area
Floor over unconditioned space type	R-38
Heat Pump Water Heater	Tier 4 and listed on the Residential HPWH Qualified Products List .

- Select Qualifying Heating and Cooling Equipment in Table 2.

Heating and cooling equipment must be a centrally zoned, ducted distribution or individually zoned, ductless distribution heat pump. Select one of the options and meet the requirements in Table 2.

**Click for
Washington**

Ducts	Heat pump water heaters shall comply with Heat Pump per WSEC-R 2021 Table R406.3 Option 4.1.	Not applicable
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- Select Qualifying Efficiency Package in Table 3.

Select one of the two efficiency packages shown in Table 2. Path A emphasizes window and wall improvements while Path B emphasizes air sealing improvements.

Table 3. Efficiency Packages

	Package A	Package B
Exterior Walls	U-Factor 0.045	
Windows	U-Factor 0.20	
Air Sealing		2 ACH 50Pa Per Table R406.3 Option 2.1
Mechanical Ventilation		Heat Recovery Ventilator (85%) Per Table R406.3 Option 2.1

BPA Income Qualified Single Family New Construction: Washington Specifications

1

B O N N E V I L L E P O W E R A D M I N I S T R A T I O N

Oregon Specifications for BPA Income Qualified Single Family New Construction Energy Conservation

All building components not listed here shall comply with the 2023 Oregon Residential Specialty Code (ORSC).
Updated June 2026

- In every home, install a Heat Pump Water Heater that is a Tier 4 and listed on the [Advanced Water Heating Specification Qualified Products List](#).
 - Select Qualifying Heating and Cooling Equipment in Table 1.
- Heating and cooling equipment must be a centrally zoned, ducted distribution or individually zoned, ductless distribution heat pump. Select one of the options and meet the requirements in Table 1.

Table 1. Heating and Cooling Equipment Specifications

	Option 1: Heat Pump, Central Ducted	Option 2: Heat Pump, Zonal Ductless
Efficiency	≥ 8.5 HSPF2 / 15.0 SEER2 Installed per 2023 ORSC Table N1101.1(2) Measure Number 1.	≥ 9.0 HSPF2 Installed per 2023 ORSC Table N1101.1(2) Measure Number 5.

**Click for
Oregon**

Ceilings	U-Factor 0.017	U-Factor 0.017	U-Factor 0.017
Exterior Walls			U-Factor 0.045
Windows	U-Factor 0.21	U-Factor 0.21	U-Factor 0.21
Slab on-grade construction type	R-10 at perimeter for entire depth of slab and under entire slab area	R-10 at perimeter for entire depth of slab and under entire slab area	R-10 at perimeter for entire depth of slab and under entire slab area
Floor over unconditioned space	R-38	R-38	R-38
Air Sealing		2.75 ACH 50Pa Per ORSC Table N1101.1(2) Measure Number 7.	
Mechanical Ventilation		65% HRV Per ORSC Table N1101.1(2) Measure Number 7.	

BPA Income Qualified Single Family New Construction: Oregon Specifications

1

BPA Income Qualified Single Family New Construction: Oregon Specifications

2

B O N N E V I L L E P O W E R A D M I N I S T R A T I O N

Montana & Idaho Specifications for BPA Income Qualified Single Family New Construction Energy Conservation

All building components not listed here shall otherwise comply with the currently effective state energy code. Updated June 2026

- Incorporate all upgrades in every home from Table 1

Table 1.

Slab on-grade construction type	R-10 insulation at perimeter for entire depth of slab and under entire slab area
Floor over unconditioned space type	R-38
Ceilings	U-Factor 0.017 or lower

- Select Qualifying Heating and Cooling Equipment in Table 2

**Click for
Montana & Idaho**

Size	Heat pump shall be sized to meet the following heating loads at 20 °F or at the 99.6% design outdoor temperature, whichever is warmer. Sizing calculations shall be conducted in accordance with ACCA Manual S or similar.	Not applicable
Ducts	Not applicable	For ducted units, ducts and air handling equipment shall be located completely inside the building's thermal envelope per "R403.3.2 Ducts Located in Conditioned Space" of the International Energy Conservation Code 2021.

BPA Income Qualified Single Family New Construction: Montana & Idaho Specifications

1

BPA Income Qualified Single Family New Construction: Montana & Idaho Specifications

2

Example: WA Specifications

Table 1: Required
for every home

Table 2:
HVAC
Options

Table 3:
Upgrade
Packages

Washington Specifications for BPA Income Qualified Single Family New Construction Energy Conservation

All building components not listed here shall comply with the Washington State Energy Code (WSEC).
Updated June 2026

- 1) Only homes that are 1,500 square feet or smaller are eligible.
- 2) Complete all upgrades in Table 1 in every eligible home.

Table 1.

Slab on-grade construction type	R-10 at perimeter for entire depth of slab and under entire slab area
Floor over unconditioned space type	R-38
Heat Pump Water Heater	Tier 4 and listed on the Residential HPWH Qualified Products List .

- 3) Select Qualifying Heating and Cooling Equipment in Table 2.

Heating and cooling equipment must be a centrally zoned, ducted distribution or individually zoned, ductless distribution heat pump. Select one of the options and meet the requirements in Table 2.

Table 2. Heating and Cooling Equipment Specifications

	Option 1: Heat Pump, Central Ducted	Option 2: Heat Pump, Zonal Ductless
Efficiency	≥ 9.4 HSPF2 or NEEP-listed 8.5 HSPF2 Installed per WSEC-R 2021 Table R406.3 Option 3.6	≥ 9.0 HSPF2 Installed per WSEC-R 2021 Table R406.3 Option 3.7
Size	Heat pump sized to meet the dwelling heating load at 20 °F or at the 99.6% design outdoor temperature, whichever is warmer. Sizing calculations shall be conducted in accordance with ACCA Manual S or similar.	
Ducts	Ducts must be located inside the conditioned envelope. HVAC equipment and associated duct systems shall comply with Heat Pump per WSEC-R 2021 Table R406.3 Option 4.1.	Not applicable

- 4) Select Qualifying Efficiency Package in Table 3.

Select one of the two efficiency packages shown in Table 2. Path A emphasizes window and wall improvements while Path B emphasizes air sealing improvements.

Table 3. Efficiency Packages

	Package A	Package B
Exterior Walls	U-Factor 0.045	
Windows	U-Factor 0.20	
Air Sealing		2 ACH 50Pa Per Table R406.3 Option 2.1
Mechanical Ventilation		Heat Recovery Ventilator (65%) Per Table R406.3 Option 2.1

Requirements for every home

Structure is the same for each state.

HVAC Options

Upgrade Packages

Complete all upgrades in Table 1 in every eligible home.

Table 1.

Slab on-grade construction type	R-10 at perimeter for entire depth of slab and under entire slab area
Floor over unconditioned space type	R-38
Heat Pump Water Heater	Tier 4 and listed on the Residential HPWH Qualified Products List .

Select Qualifying Heating and Cooling Equipment in Table 2.

Heating and cooling equipment must be a centrally zoned, ducted distribution or individually zoned, ductless distribution heat pump. Select one of the options and meet the requirements in Table 2.

Table 2. Heating and Cooling Equipment Specifications

	Option 1: Heat Pump, Central Ducted	Option 2: Heat Pump, Zonal Ductless
Efficiency	≥ 9.4 HSPF2 or NEEP-listed 8.5 HSPF2 Installed per WSEC-R 2021 Table R406.3 Option 3.6	≥ 9.0 HSPF2 Installed per WSEC-R 2021 Table R406.3 Option 3.7
Size	Heat pump sized to meet the dwelling heating load at 20 °F or at the 99.6% design outdoor temperature, whichever is warmer. Sizing calculations shall be conducted in accordance with ACCA Manual S or similar.	
Ducts	Ducts must be located inside the conditioned envelope. HVAC equipment and associated duct systems shall comply with Heat Pump per WSEC-R 2021 Table R406.3 Option 4.1.	Not applicable

Select Qualifying Efficiency Package in Table 3.

Select one of the two efficiency packages shown in Table 2. Path A emphasizes window and wall improvements while Path B emphasizes air sealing improvements.

Table 3. Efficiency Packages

	Package A	Package B
Exterior Walls	U-Factor 0.045	
Windows	U-Factor 0.20	
Air Sealing		2 ACH 50Pa Per Table R406.3 Option 2.1
Mechanical Ventilation		Heat Recovery Ventilator (65%) Per Table R406.3 Option 2.1

Example: WA Specifications

***Why do you list
U-Factors for
Insulation
instead of R-
value?***

4) Select Qualifying Efficiency Package in Table 3.

Select one of the two efficiency packages shown in Table 2. Path A emphasizes window and wall improvements while Path B emphasizes air sealing improvements.

Table 3. Efficiency Packages

	Package A	Package B
Exterior Walls	U-Factor 0.045	
Windows	U-Factor 0.20	
Air Sealing		2 ACH 50Pa Per Table R406.3 Option 2.1
Mechanical Ventilation		Heat Recovery Ventilator (65%) Per Table R406.3 Option 2.1

Aligns with building codes and minimizes complexity. Often, building codes offer recommendations on how to reach the target U-factor for insulation, which can include R-value upgrades plus other factors.

FAQs

Can I claim two packages in one home?

Unfortunately, no. Savings for each upgrade package includes savings from required measures that must be completed in each home.

Can I pick and chose measures from different packages?

Unfortunately, no. Savings are calculated based on all the measures in a specific upgrade package. All requirements must be completed in a package to qualify.

Questions?



DOCUMENTATION



Data Collection Tool

- **Required document**
- Must be uploaded into BEETS
- State-specific
- Fillable PDFs
- Customizable
- In IM Document Library
- Initial box to be completed by Utility or a Third-Party Verifier

B O N N E V I L L E P O W E R A D M I N I S T R A T I O N

BPA Income Qualified Single Family New Construction Energy Conservation: Washington Data Collection Tool

Single Family Homes must meet specification requirements according to the [Washington Specifications for BPA Income Qualified Single Family New Construction Energy Conservation measures](#). This completed data collection tool must be submitted to the electric utility serving the new home. Builder or housing organization certifies that all construction was completed to meet or exceed the minimum requirements as stated. **Version 1**

This Box Only to be Completed by Utility or Third-Party Verifier

Method of review to ensure compliance with each of the required specifications (select all that apply):	☐ On-Site Inspection	☐ Photo Review	☐ Builder Documentation Review
	☐ Met Specifications ☐ Did Not Meet Specifications		

Electric Utility	Completion Date	Permit # Optional
Site		

This Box Only to be Completed by Utility or Third-Party Verifier

Method of review to ensure compliance with each of the required specifications (select all that apply):	☐ On-Site Inspection ☐ Photo Review ☐ Builder Documentation Review		
	☐ Met Specifications ☐ Did Not Meet Specifications		

Heater Make: _____ Heater Model: _____

2) Heating and Cooling Equipment

Distribution (Check One): ☐ Centrally Ducted ☐ Zonal Ductless		Heat Pump HSPF2:
Electric Heat Pump Make	Heat Pump Model	
Heating Design Temperature (99.6°F):		*If design temperature below 20°F, use 20 °F for $T_{ref, design}$ or else use design temperature.

BPA Income Qualified Single Family New Construction: Washington Data Collection Tool Page 1 of 2

BPA Income Qualified Single Family New Construction: Washington Data Collection Tool Page 2 of 2

B O N N E V I L L E P O W E R A D M I N I S T R A T I O N

BPA Income Qualified Single Family New Construction Energy Conservation: Montana & Idaho Data Collection Tool

Single Family Homes must meet specification requirements according to [Montana & Idaho Specifications for BPA Income Qualified Single Family New Construction Energy Conservation measures](#). Completed data collection tool must be submitted to the electric utility serving the new home. Builder or housing organization certifies that all construction was completed to meet or exceed the minimum requirements as stated. **Version 1**

This Box Only to be Completed by Utility or Third-Party Verifier		
Method of review to ensure compliance with each of the required specifications (select all that apply):	☐ On-Site Inspection ☐ Photo Review ☐ Builder Documentation Review ☐ Met Specifications ☐ Did Not Meet Specifications	

Electric Utility	Completion Date	Permit # Optional
Site Address		
City		
Home Type		
Foundation		

1) Indoor Climate

☐ R-15 or better

☐ R-19 or better

☐ U-Factor 0.017 or lower

Click for Montana & Idaho

2) Equipment	
Heating System Type (Check One) ☐ Heat Pump ☐ Electric Resistance <i>(only qualifies if selecting package E)</i>	
Distribution (Check One) ☐ Centrally Ducted ☐ Zonal Ductless	
Heat Pump or Electric Resistance Make:	Heat Pump HSPF2:
Heat Pump or Electric Resistance Model:	
Heating Design Temperature (58.6°F outdoor temp)*:	*If design temperature is below 20°F, use 20 °F, use it for T _{db,des} , or else use design temperature.

BPA Income Qualified Single Family New Construction: Montana & Idaho Data Collection Tool
Page 1 of 2

Compliance Documentation

Documentation that demonstrates compliance with each applicable specification (provide at least one):

- *Photos*
- *Verification of an on-site inspection*
- *Documentation from builder*

- Any one type or combination of documents
- On-site inspection not required, but can be helpful
- Builder documentation shows completed work, which does not include proposals, estimates, quotes, or project bids
- ***Cost documentation is not required***

Documentation Table

DOCUMENT DESCRIPTION	BEETS	CUSTOMER FILE
End user identifying information including unique site ID and address	X	X
Income Qualified Single Family New Construction Data Collection Tool for the specific state, completed by both the builder and verified by the utility.	X	X
Documentation that demonstrates compliance with each applicable specification (provide at least one): • Photos • Verification of an on-site inspection • Documentation from builder		X
Proof or an attestation that the income eligibility is required by the builder for all incoming residents or that the income of the incoming resident was reviewed from a verifiable source (e.g., paystub, section 8 voucher, etc.).		X

Questions?



SAVINGS & PAYMENTS



Savings



Washington

- Lower savings potential
- From 1,054 kWh to 2,682 kWh per home (first-year savings)



Oregon

- Lower savings potential
- From 784 kWh to 1,769 kWh per home (first-year savings)



Idaho

- Higher savings potential
- From 4,568 kWh to 10,369 kWh per home (first-year savings)



Montana

- Higher savings potential
- From 3,855 kWh to 11,134 kWh per home (first-year savings)

Payments



Washington

- Lower savings potential
- From 1,054 kWh to 2,682 kWh per home (first-year savings)
- **\$7,310 / home** for all packages



Oregon

- Lower savings potential
- From 784 kWh to 1,769 kWh per home (first-year savings)
- **\$6,330 / home** for all packages



Idaho

- Higher savings potential
- From 4,568 kWh to 10,369 kWh per home (first-year savings)
- **\$8,670 to \$25,050 / home** depending on package



Montana

- Higher savings potential
- From 3,855 kWh to 11,134 kWh per home (first-year savings)
- **\$10,280 to \$23,330 / home** depending on package

OUTREACH & LOOKING AHEAD



Informational Flyer

- Customizable
- On [IQ Utility Resources Page](#)
- Additional marketing support upon request

B O N N E V I L L E P O W E R A D M I N I S T R A T I O N



Income Qualified Single Family New Construction

A Whole-Home Approach to Efficient and Affordable New Housing in Washington, Oregon, Montana, and Idaho.

Various Efficiency Options

Above Code Specs

Lower Utility Bills

Streamlined Documentation

Long Term Savings

High-Performance Upgrades for New Affordable Housing

Building energy-efficient, affordable homes in the Northwest is now simpler and more rewarding than ever. The new Income Qualified Single Family New Construction Measure offers strong utility payments to help builders implement high-performance energy upgrades in new single-family homes in Washington, Oregon, Montana, and Idaho.

At-A-Glance

- **Encourage High-Efficiency Construction:** Exceptional payment levels designed to offset incremental building costs. Payments based on state-specific code opportunities.
- **Improves Bill Savings:** Ensures annual energy savings per home depending on the chosen efficiency package.
- **Supporting Local Communities:** Lowers energy burdens for income qualified families while helping local affordable housing builders adjust seamlessly to rising energy code standards.

By offsetting above-code costs for heating, cooling, water heating, and insulation, this program empowers builders and utilities to invest directly in underserved communities. Together, we are ensuring that new homeowners enjoy lower utility bills, greater comfort, and sustainable savings from day one.

PAYMENTS AVAILABLE

OR	UP TO \$6,330
WA	UP TO \$7,310
ID	UP TO \$25,050
MT	UP TO \$23,330

 CONTACT YOUR ENERGY CONSERVATION ACCOUNT EXECUTIVE TO LEARN MORE

Compliance Overview

Step 2 Complete all required specifications in the selected Qualifying Efficiency Packages that include above code specifications. Note: Some insulation measurements are specified as a U-factor to align with building codes and minimize complexity.

Step 3 Ensure all specifications and income qualifications are met by completing and submitting Data Collection Tool and supporting materials.

on Requirements Summary

Implementation Manual for more detail of documentation and income verification requirements.

4. State-specific documents in the [IM Document Library](#) that demonstrate compliance with each applicable requirement, including at least one of the following: site photos, verification of an on-site inspection and/or documentation.

Policy for Verification of Incoming Residents

Builder or housing organization provides documentation of a formal policy showing that all incoming residents meet the income qualifications.

Utility verifies the income of the identified incoming residents.

Local Builders

Through your local CAP agency
Through your local Home Builders Association
Through your local Habitat for Humanity






 CONTACT YOUR ENERGY CONSERVATION ACCOUNT EXECUTIVE TO LEARN MORE

www.bpa.gov/-/media/Aep/energy-efficiency/income-qualified/IQ-SingleFamily-NewConstruction-Flyer.pdf

Making Connections

Connect with your local Home Builders Association

Connect with your local Habitat for Humanity

Connect with your local CAP agency

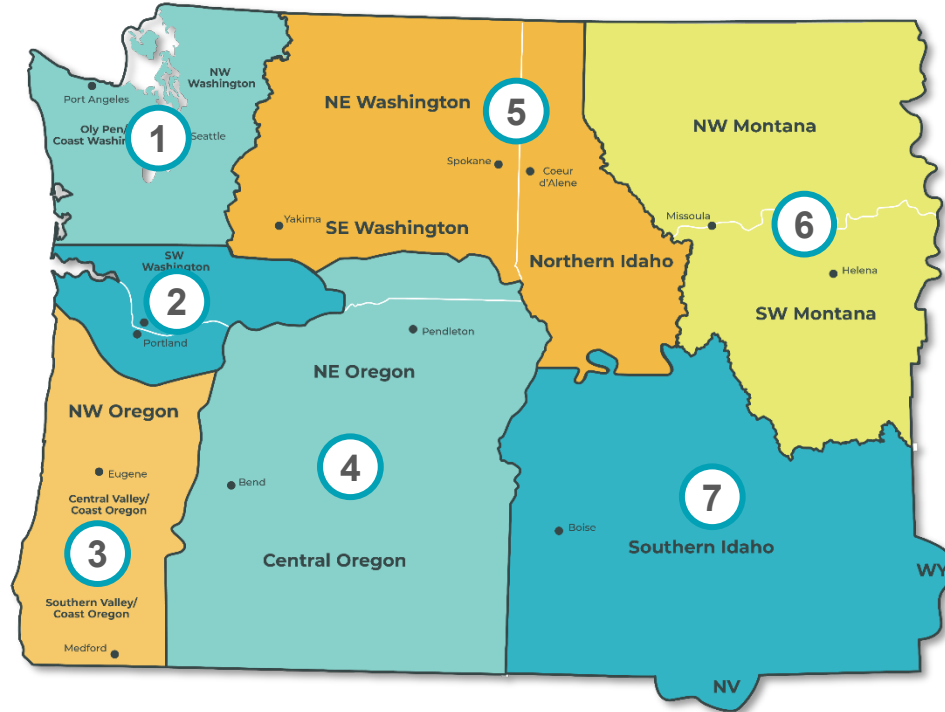
Comfort Ready Home Support

Outreach support
available by Comfort
Ready Home field
specialists as needed.



comfortreadyhome.com

Comfort Ready Home | Field Team



1
Miesha Yagle
NW Washington
Olympic Peninsula



2
Nick Phillips
SW Washington



3
Mike Stothers
SW Oregon



4
Phil Robinson
Eastern Oregon
Tri-Cities



5
Aaron Lazelle
NE Washington
Northern Idaho



6
Scott Mayfield
Montana



7
Brian Bennett
Southern Oregon



John Heflin
Outreach Specialist



Mike Hughes
Field Services Manager



Cyrus Collins
Program Manager

Looking Ahead



As state code is updated, BPA staff will evaluate changes and impacts and make any needed updates within the normal IM schedule.

Acknowledgements

Thank the people who got us here!

The Washington State University and BPA engineering, planning, programs, and marketing teams.

Thank you to all the utilities and builders for your time and insightful feedback!

Questions?





Thank you!

*Please contact your Energy Conservation Account
Executive (ECAE) with follow-up questions!*

Bonneville
POWER ADMINISTRATION

