



Building Performance Standards (BPS) Support

BPS Pathways, and other incentive options for building owners

April 16, 2026

Agenda

- Building Performance Standards Overview
- Energy Trust Support Options
 - BPS Pathway (NEW)
 - Strategic Energy Management
 - Standard Incentives
 - Custom Incentives
 - Building Operator Certificate
- Next Steps

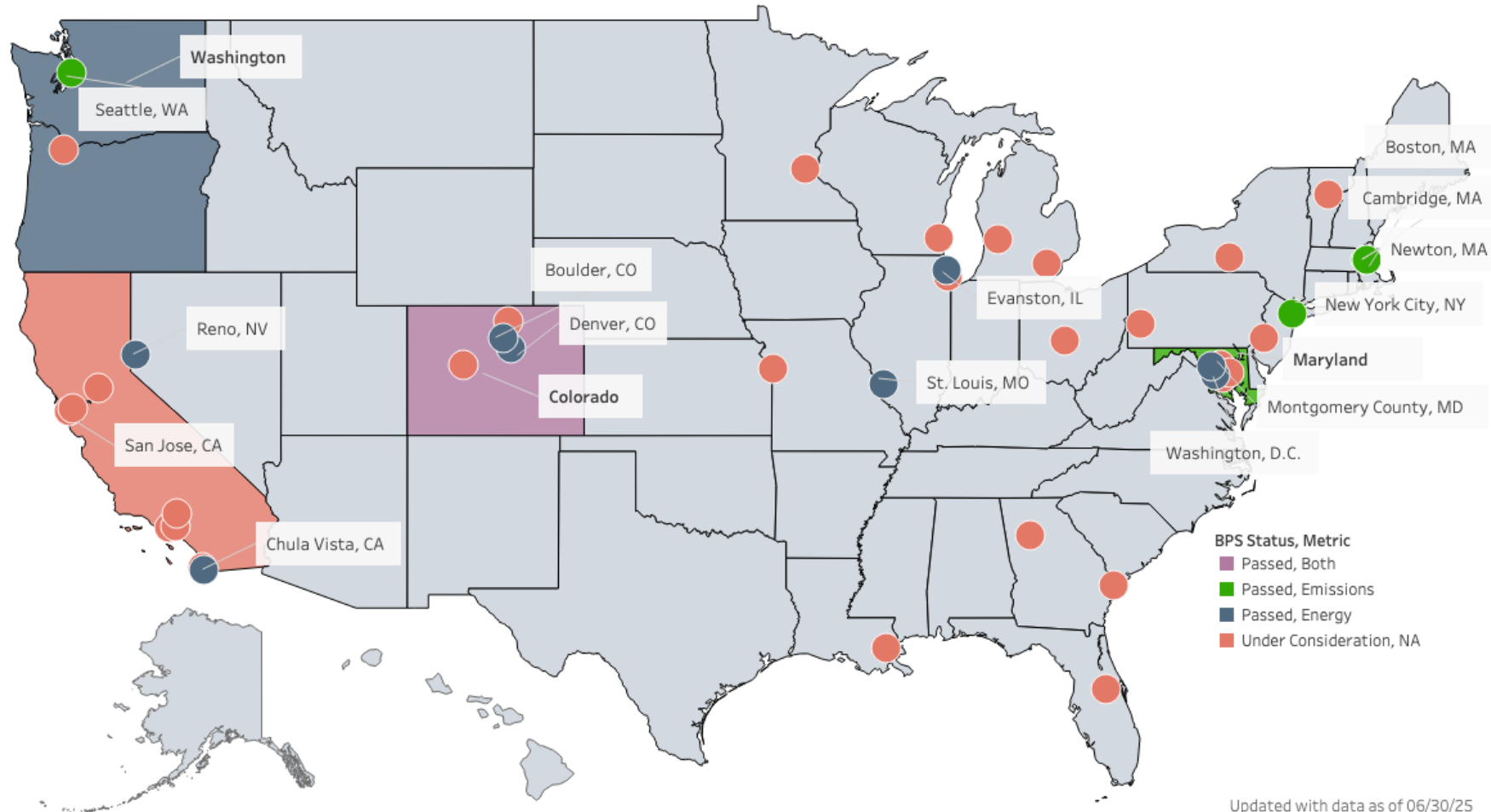
Building Performance Standards (BPS) Overview

Oregon House Bill 3409

- HB 3409 is a law passed: July 2023
- Rules finalized: December 2024
- Goal is emissions reductions for large buildings through meeting energy targets
- **Find BPS basics information on the ODOE Website**
 - [BPS 000 – BPS Basics](#)

The National Landscape

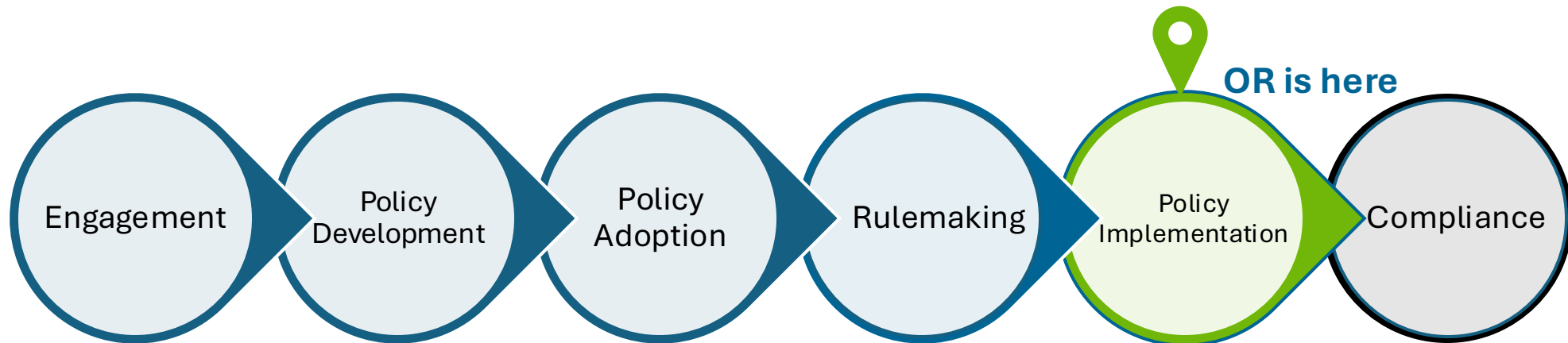
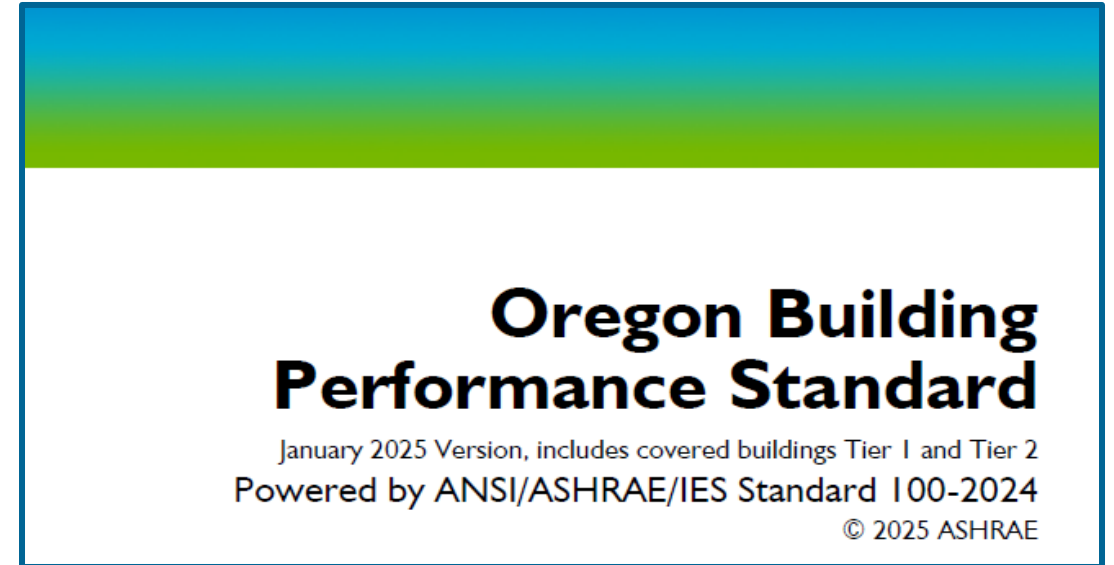
State and Local Building Performance Standards



Updated with data as of 06/30/25

ASHRAE Std 100, Energy Efficiency in Existing Buildings

- Adapted to meet the needs of Oregon
- Includes Energy Use Intensity Targets (EUIt's) by building type
- EUIt's were developed using national and regional data



[Download the Oregon Building Performance Standard](#)

Reporting Compliance for OR BPS

- Must use Energy Star Portfolio Manager (ESPM)
- Forms Submitted Electronically
 - Oregon Department of Energy (ODOE) will create a compliance portal.
- Compliance By Exemption – must apply



Oregon Department of Energy / Save Energy / Building Energy Performance Standards

Building Energy Performance Standards

► BUILDING ENERGY PERFORMANCE STANDARDS

RURAL & AGRICULTURAL ENERGY ASSISTANCE PROGRAM

RESOURCES FOR LOCAL GOVERNMENTS & MUNICIPALITIES

⊕ HOME ENERGY SCORING SYSTEMS

SCHOOLS & PUBLIC BUILDINGS

In 2023, the Oregon Legislature passed [House Bill 3409](#), establishing an Energy Performance Standard policy for commercial buildings, often referred to as a Building Performance Standard (BPS).

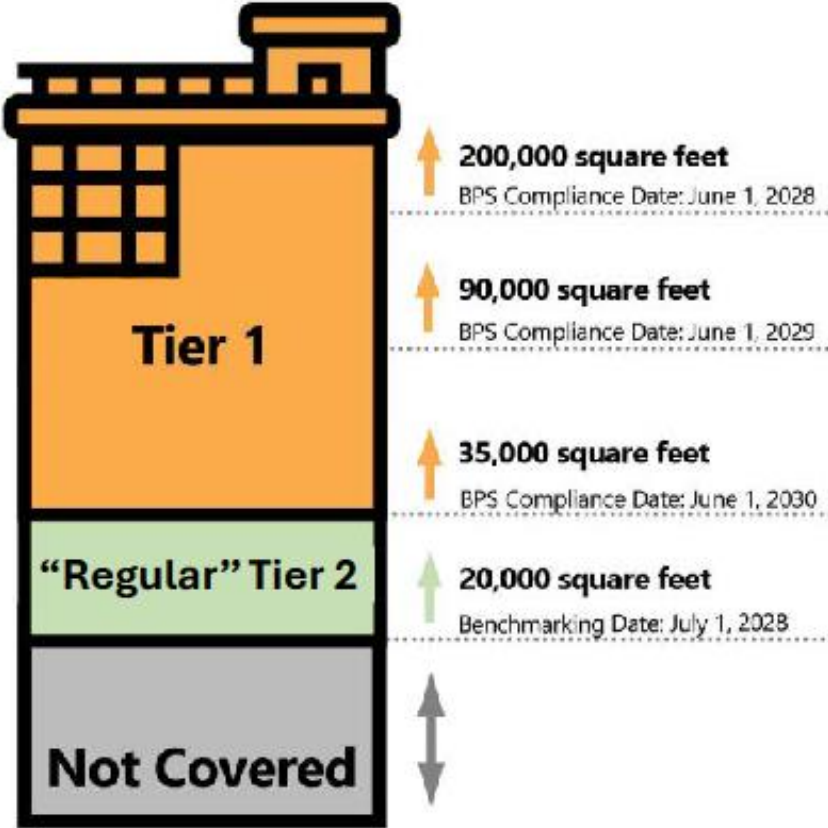
The Building Performance Standard policy for commercial buildings addresses energy use

RESOURCES

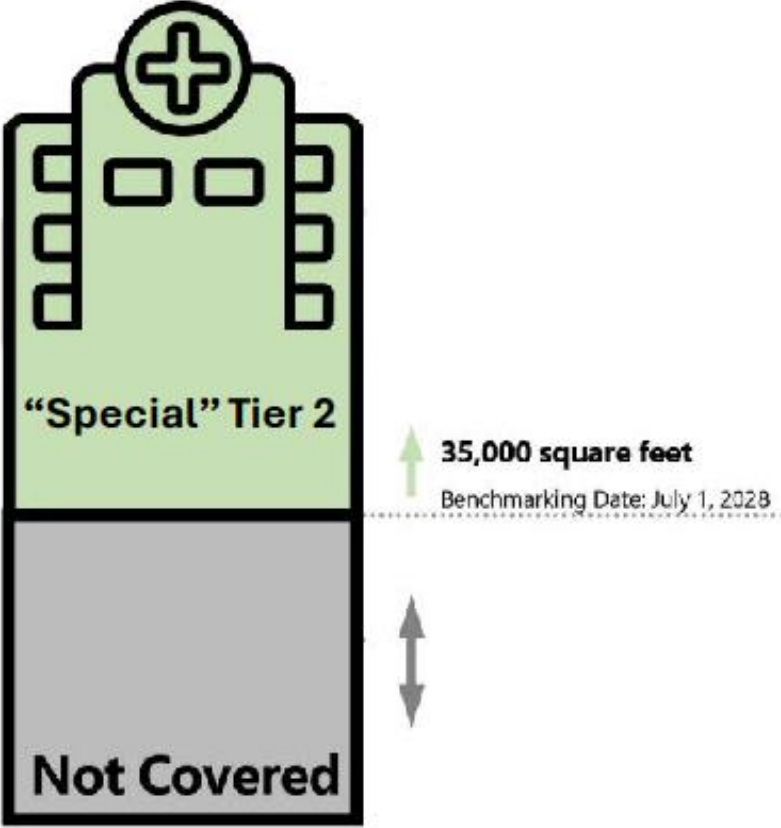
- 🔗 [House Bill 3409](#)
- 🔗 [Download the Oregon Building Performance Standard](#)
- 🔗 [ASHRAE Standard 100](#)
- 🔗 [Rulemaking](#)
- 🔗 [Building Performance Standard Coalition](#)
- 🔗 [Stakeholder Engagement](#)

Covered Buildings Have Two Tiers

**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*

How to determine a building's Tier

1. Start with the building type

- “Special” or “Regular”
- For mixed use, select the category that reflects the majority (50%+) of the buildings square footage

2. Compare the Gross Floor Area

- Below 20,000
- 20,000-35,000
- Over 35,000

3. Determine whether the building will be Grouped with others

- Shared meters or district system
- Contiguous property w/ shared primary function (e.g. hospital)
- Note, grouped buildings (including colleges) take a slightly different path

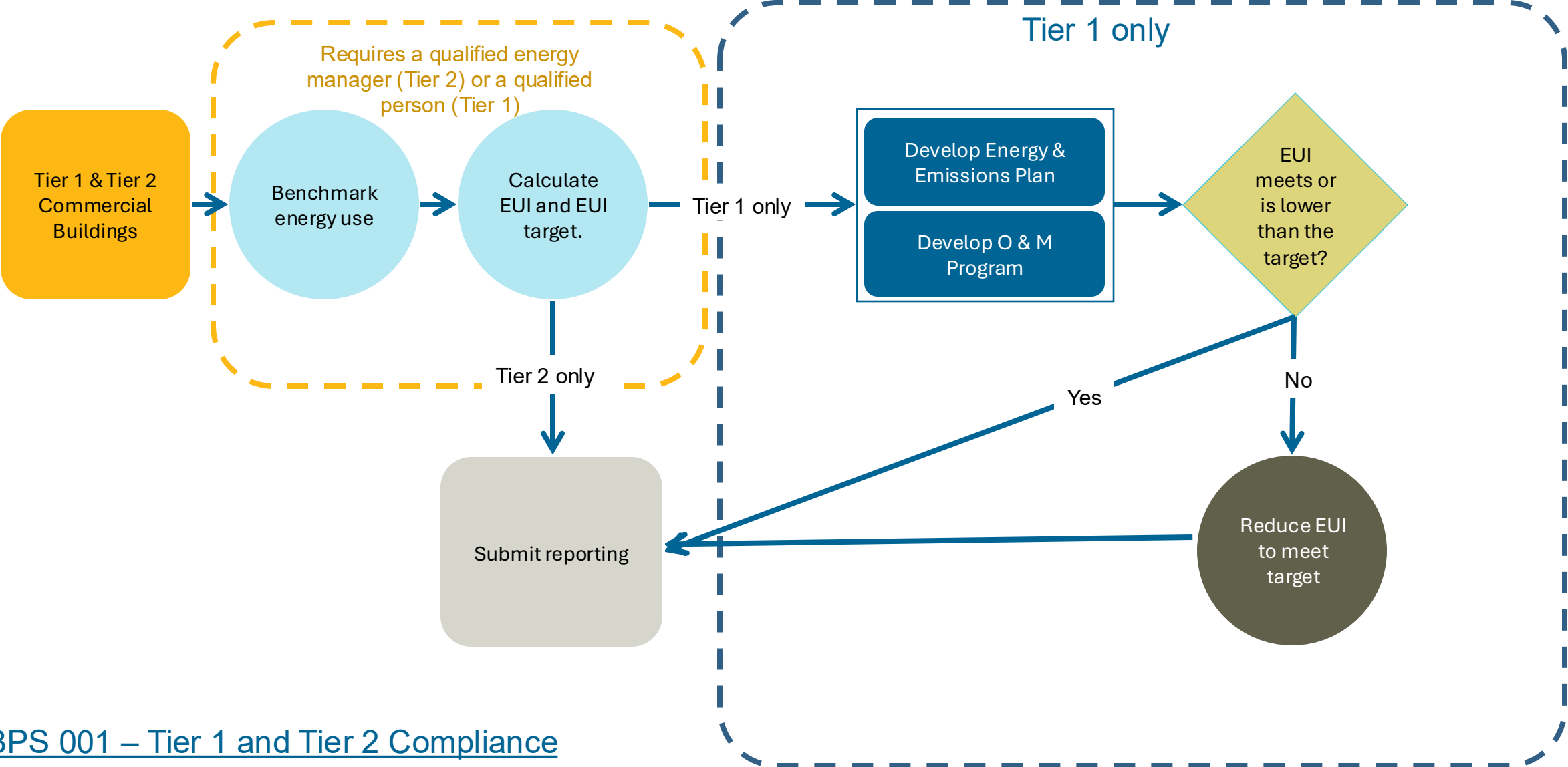
Oregon BPS Building Tiers - Quick Reference

Building Type	Square Footage	OR-BPS Tier
<ul style="list-style-type: none"> • Multifamily • Hospitals • Schools • Dormitories • Universities • Prisons • Barracks • Residential care • Senior care 	Over 35,000 SF	<i>Special Tier 2</i>
<ul style="list-style-type: none"> • All other nonresidential • Hotel • Motel 	20,000-35,000 SF	<i>Regular Tier 2</i>
	Over 35,000 SF	Tier 1

Compliance by Building Tier

- BPS 001 – Tier 1 and Tier 2 Compliance
- Tier 1 and Tier 2 buildings must complete the following before their compliance date:
 1. Benchmark in Energy Star Portfolio Manager (ESPM)
 2. Calculate the EUI from 12 continuous months of data
 3. Determine the EUI_t based on building type and operation
- Tier 1 buildings must also:
 - Demonstrate that $EUI < EUI_t$ prior to compliance date or comply via ASHRAE Level II Audit and measure implementation (investment Criteria)
 - Develop an Operations and Maintenance (O&M) Program
 - Develop an Energy Management Plan (EMP)

Flow Chart: Required roles



Qualified Professionals

- Building owners are responsible for compliance and for assigning required roles
- Roles can be in-house or contracted.
- Review credentials here: [BPS 006 - Energy Professionals](#)

Role	Tier 2 Benchmarking & Reporting	Tier 1 Benchmarking & Reporting	Energy Audit*
Qualified Energy Manager (QEM) <i>Two years of experience</i>	✓		
Qualified Person (QP) <i>Specified credential (including BOC Level II)</i>	✓	✓	
Qualified Energy Auditor (QEA) <i>Three years experience plus specified credential</i>	✓	✓	✓

**Only required for buildings that do not meet their EUI in time for compliance*

Exemptions

- [BPS 002 – Exemptions and Historic Buildings](#)
- Some Tier 1 buildings may qualify for an exemption
- Buildings used for Industrial/Manufacturing: 50% or more of floor area
- Other exemptions
 - Buildings with low occupancy
 - Agricultural buildings
 - Building owners under financial hardship.
 - Unconditioned or semiheated space
 - Historic buildings are NOT exempt from BPS, although they are not required to do anything that would compromise the building's historic integrity.
- Buildings are not automatically exempted from compliance, they must apply for exemption

BPS Pathway Overview

BPS Pathway

- New Energy Trust program launched March 2026, with a new cohort every six months
- No-cost education program with participation incentives, like current SEM offering
- Designed to support building owners/managers who need to reduce their building's EUI to meet Oregon's BPS as early as 2028

Pathway Components

- 12-month engagement period
- 1:1 coaching calls
- 3 Workshops
- Office Hours
- Incentive opportunities – up to \$3,000 per organization



How it Works



Workshop Curriculum and Tools

- Workshop Topics
 - Benchmarking & EUIt Calculation
 - Energy Assessments
 - O&M Program
 - Energy Management Plan (EMP)
- Tools & Templates
 - Action Plan
 - O&M Program Tool/Template
 - EMP Tool/Template
 - Energy Assessment Checklists



Energy Assessment Curriculum

- Learn how to identify energy efficiency measures (EEMs)
- Understand the different energy assessment methodologies
- Attend a coach facilitated treasure hunt
- Conduct a self-directed treasure hunt and/or BMS review
- Connect with an Energy Advisor to identify Capital Projects



Supported Outcomes

BPS Pathway will support efforts to....

- ✓ Reduce the building's EUI
- ✓ Benchmark buildings in ESPM
- ✓ Develop a draft Energy Management Plan
- ✓ Develop a draft O&M Program
- ✓ Leverage Energy Trust incentive opportunities
- ✓ Define a path to compliance

BPS Pathway will provide tools & training on O&M Program and EMP but will not review drafts or confirm compliance

Pathway Participation Details

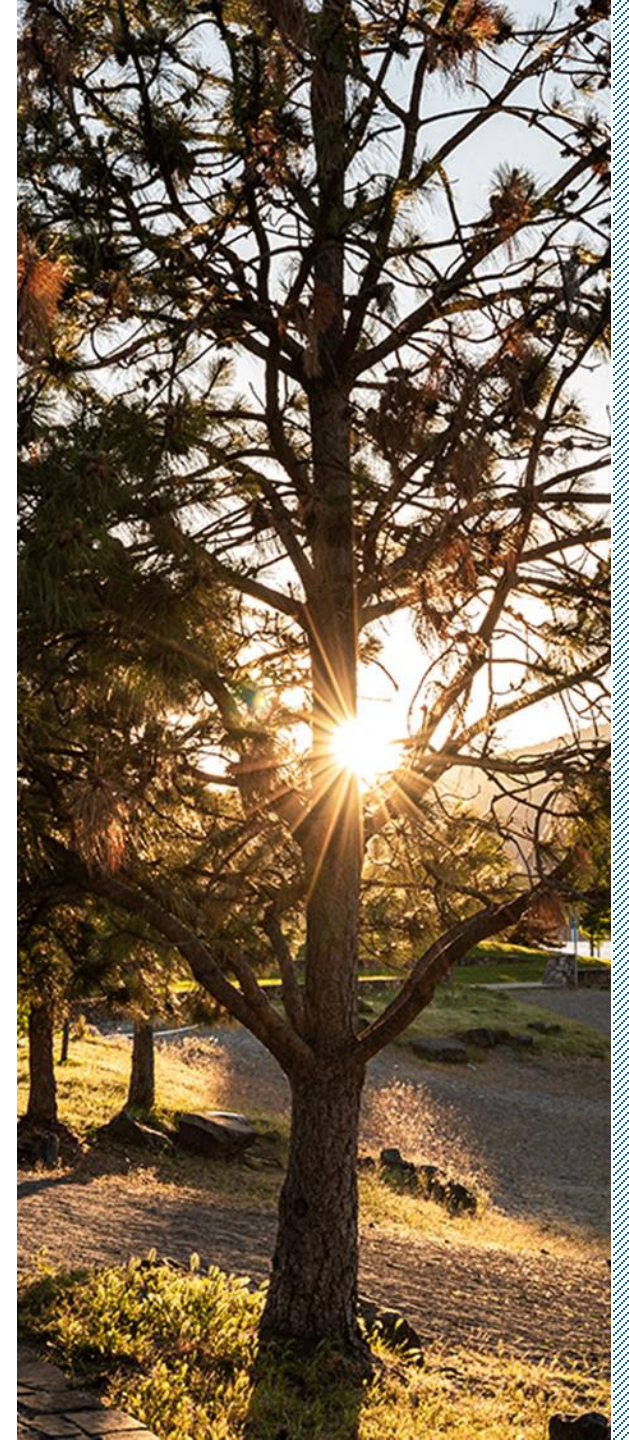
Key Roles

- Site Contact
 - Our main point of contact
 - Recommended to be the same individual filling QP or QEM role if in-house
- Qualified Person (QP) – **Tier 1 buildings**
 - Executes most BPS requirements for Tier 1 buildings
 - Must have training/expertise and a listed certification*
- Qualified Energy Manager (QEM) – **Tier 2 buildings**
 - Executes most BPS requirements for Tier 2 buildings
 - Must have two years of experience in buildings or meet QP qualifications

*See [ODOE guidance document](#) for full list of eligible certifications

Qualified Person (QP)

- Required role for Tier 1 Buildings
- Identify an in-house candidate or hire a 3rd party
- Energy Trust can provide incentives for BOC
Level II Training
- Read about qualifications here: [ODOE guidance](#)



Building Characteristics

Covered building per OR-BPS

In Energy Trust territory

Building Type	Square Footage	OR-BPS Tier
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	Over 35,000 SF	Tier 1

Tier 1 buildings with high EUI (recommended)

Organizations may enroll multiple buildings

**Want more extended energy management support? Consider SEM!
 Already in SEM? Great – you’re already getting BPS support!**

Examples of Good Pathway Candidates

The following if over 35,000 SF

- Convention Center
- Indoor Arena
- Stadium
- Casino
- Aquarium
- Wholesale Club/Supercenter
- Places of Worship
- Hotel
- Mixed-Use Property*
 - *only if 50% or more of square footage is not multifamily, hospitals, schools, dormitories, universities, prisons, barracks, residential care or senior care.
- Transportation Terminal/Station
- Enclosed Mall
- Lifestyle Center
- Large Strip Mall
- Distribution Center
- Warehouse
- Large Office Building
- Large Fitness Center
- Large Movie Theater

Participation Expectations

- To be eligible for incentives, each enrolled building must:
 - Benchmark in ESPM and determine EUI and EUIt
 - Share ESPM Profile with Energy Coach
 - Conduct Energy Assessment to identify EEM's
 - Execute EEM's to reduce EUI
 - Provide completed project list to Energy Coach



BPS Pathway FAQ's

I am a current TA/ATAC – how do I engage with Pathway?

As a contractor, you can:

- Function as the Qualified Professional for a building that is enrolled
- Recommend Pathway to customers you engage with that are worried about BPS as a customer service (if you don't provide that service)
- Recommend Pathway to customers you are working with to begin the benchmarking process, then return to you for additional work that is needed: form submittal, benchmarking, energy audits, project implementation, etc.

BPS Pathway FAQ's

Is Pathway going to limit my opportunity to serve customers?

In Energy Trust territory alone, there are 5,400 Tier 1 buildings and 9,600 Tier 2 buildings covered by BPS. Energy Trust is not anticipating being able to serve more than 150 buildings in 2026 through Pathway.

Pathway is focused on Tier 1 customers who need to lower their EUI, but Energy Trust won't be able to serve all ~2,700 buildings.

We need your help!

BPS Pathway FAQ's

Pathway sounds like it conflicts with what I would offer a customer – is this true?

No - Opportunities to engage alongside Pathway:

- Function as the Qualified Professional to perform audits/submit documents for customers enrolled in Pathway (or otherwise)
- Function as the contractor completing projects identified by Pathway (or otherwise)
- Educate customers outside of Energy Trust service territory on BPS requirements

Other Energy Trust Support Options

Other Programs that Support BPS

- **Strategic Energy Management (SEM)**

- Coaches can help participants understand requirements and answer benchmarking questions
- Several SEM fundamentals overlap with BPS requirements

- **Standard & Custom Incentives**

- Customers may be eligible for incentives to support energy efficiency measure (EEM) implementation for EUI reduction (aka energy savings)
- Energy Trust offers a BPS TAS template for TAs/ATACs supporting projects for customers interested in submitting for incentives
 - Note, the BPS TAS does not count as an ASHRAE Level II audit

- **Building Operator Certificate (BOC)**

- Level II is a path to become a Qualified Professional



Strategic Energy Management

- Like Pathway, SEM will help participants to:
 - Report in Energy Star Portfolio Manager (ESPM)
 - Meet an Energy Use Intensity Target (EUIt)*
- Develop an Operations & Maintenance (O&M) Program and Energy Management Plan (EMP)*
- SEM workshops on BPS steps offered

**Only required for Tier 1 buildings*

Standard Projects

What are the incentives?

- Pre-determined cash incentives for upgrading old, inefficient equipment and making common building improvements
 - “I need to replace equipment/add insulation/etc.”
- Many types of equipment qualify including heating and cooling systems, water heating, insulation and lighting

What is an example of a project?

- A hotel replaced 20 Packaged Terminal Heat Pumps and a received \$200 per PTHP for a total incentive of \$4,000
- As a result, a project that would have cost the customer \$14,300 was reduced to \$10,300, and it is estimated to save them 26,100 kWh per year

What types of buildings typically utilize this offering?

- Everything from Small Multifamily (side by side “plexes”) to Large Multifamily (stacked structures with 5+ levels) to large commercial spaces



Custom Projects

What are the incentives?

- Cash incentives for larger projects that are beyond standard equipment replacement
 - “The proposed upgrades don’t match with any of the Standard measures, but I believe the customer will save on energy.”
- A custom report is created that the customer can use to collect bids from contractors, and then receive the incentive once the work is finished
- Incentive amounts will vary from project to project and must pass cost effectiveness. Capped at 90% of eligible project cost and can receive up to \$750,000 per project

What is an example of a project?

- A pool AHU was not operating efficiently. Custom study: Fix AHU thermostat and add DCV with an override to keep RH at a max of 60%. In addition, add an air to water heat recovery system to preheat spa water with AHU exhaust.
- Study resulted in saving 487-kWhs and 8,476-therms. \$12,331 estimated incentive to help cover the project cost, and the upgrades are estimated to save the site an additional \$14,124 a year on energy bills.

What types of buildings typically utilize this offering?

- Same types of buildings as standard incentive pathway, but typically seen in larger commercial spaces



Building Operator Certificate (BOC)

- Benefits
 - Career Development and Training
 - Enhanced knowledge and efficiency
 - Increased credibility/Collaboration with colleagues
 - Energy savings
 - Reduced operational costs
- Incentives
 - Up to \$1,800 each for both Level I and II
 - Must be served by a participating Energy Trust utility
 - Level II meets ODOE BPS QP



Next Steps

Where to Find Program Information and Specifics

- **ODOE Building Performance Standards Website**

- <https://www.oregon.gov/energy/save-energy/Pages/BPS.aspx>
- This site includes extensive FAQ resource

- **Energy Trust BPS Website**

- <https://www.energytrust.org/incentives/oregons-building-performance-standard/>

ODOE Guidance Documents

[BPS 000 – BPS Basics](#)

[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 Life Cycle Cost Assessments](#)

[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](#)

Where to Find Program Information and Specifics

Building owners and energy professionals can follow the steps below to comply with BPS, or go straight to the BPS resources listed in the column to the right.

Step 1. Check the Property Inventory List

Step 2. Determine Oregon BPS Status

Step 3. Incentives and Penalties

Step 4. Gather Building Information

Step 5. Identify Energy Professionals

Step 6. Determine Energy Use Intensity Target (EUI_T)

Step 7. Calculate Energy Use Intensity Target (EUI)

Step 8. Document O&M and EMP

Step 9. Perform Energy Audit with Optional LCCA

Step 10. Continued Reporting

ODOE Downloads

- [ASHRAE Standard 100 with Oregon Amendments](#)
- [Revisions to ASHRAE Standard 100](#)
- [Early Compliance Incentive Application](#)
- [Oregon BPS EUI Target Tool \(3/12/26\)](#)
- [Form Q: Energy Professional Qualifications](#)
- [Oregon BPS O&M and EMP Tool](#)

Resources



Portfolio Manager

- [ODOE BPS website & guidance documents](#)
 - Subscribe to ODOE email updates
- [Oregon BPS document](#) (Oregon revision of ASHRAE 100)
- [Energy Star Portfolio Manager video on benchmarking for ordinances](#) (13 min)
- [Energy Star Portfolio Manager Benchmarking Guide](#) (pdf)
- [Oregon BPS EUI calculator](#)
- SEM BPS compliance tracker (Energy Coach developed- we can share this)



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Thank you

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