

Oregon Building Performance Standard

Compliance Requirements for Large Commercial & Multifamily Buildings

What is Oregon BPS?

Oregon's Building Performance Standard requires commercial and multifamily buildings **35,000 square feet and larger** to meet energy efficiency targets or implement improvements. The standard is administered by the Oregon Department of Energy (ODOE) with compliance every 5 years after initial deadlines.

Tier Requirements

TIER 1 — Must Meet Energy Targets	TIER 2 — Benchmarking Only
Non-residential, Hotels, Motels: <ul style="list-style-type: none"> 35,000+ square feet Compliance Dates: <ul style="list-style-type: none"> 200,000+ SF: June 1, 2028 90,000–200,000 SF: June 1, 2029 35,000–90,000 SF: June 1, 2030 	Regular Tier 2: July 1, 2028 <ul style="list-style-type: none"> Non-residential 20,000–35,000 SF Special Tier 2 (35,000+ SF): July 1, 2028 <ul style="list-style-type: none"> Multifamily, Hospitals, Schools Universities, Dormitories, Prisons

Compliance Pathways

EUI Target Pathway

- Meet site EUI target for your building type
- Submit benchmarking data via Portfolio Manager
- Third-party verification required
- Best for efficient buildings already near targets

Investment Pathway

- For buildings that cannot meet EUI targets
- Complete ASHRAE Level II energy audit
- Implement cost-effective efficiency measures
- Document investments made

Exemptions & Special Cases

- ENERGY STAR certified (score 75+)
- Agricultural buildings
- Manufacturing/industrial process buildings
- Buildings scheduled for demolition
- Financial hardship demonstration
- New construction (<3 years)
- Major renovation underway

Penalties for Non-Compliance

Violation Type	Penalty
Base penalty (maximum)	Up to \$5,000
Per square foot of Gross Floor Area per year	Up to \$1/SF/year

Penalties are based on the duration of any continuing violation. A new set of penalties may be assessed for each compliance period.

Example: A 100,000 SF Tier 1 building out of compliance for 2 years could face $\$5,000 + (100,000 \times \$1 \times 2) = \$205,000$ in penalties.

How Insight Energy Consulting Helps

You Provide	Insight Handles
<ul style="list-style-type: none"> Building(s) address and fill out a survey Utility account access Building access Equipment documentation Signature on submittals 	<ul style="list-style-type: none"> Portfolio Manager setup & annual data entry EUI target analysis & optimal pathway selection ASHRAE Level II energy audits (investment pathway) Third-party verification and compliance documentation ODOE portal submissions & deadline tracking 5-year compliance cycle management

Financial Incentives Available

ECAPP (State): Up to \$50,000 for planning activities **BERI (Federal):** Up to \$100,000 for energy efficiency measures

We can help you apply for and secure these competitive incentives.

Your nationwide one-stop Partner for Energy, Emissions, and Building Performance Standards

Oregon-specific expertise with licensed professionals

Focus on running your building — we'll handle Oregon BPS compliance.

(877) 892-0217 | 11400 West Olympic Blvd., Suite 200, Los Angeles, CA 90064

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