

# Oregon Building Energy and Performance Fellowship Project (OBEP)

Building Performance Standard

## The OBEP Project

**The Oregon Building Energy and Performance Project (OBEP)** is a collaborative initiative led by the Smart Buildings Center, Strategic Energy Innovations, San Timoteo Energy Associates, in coordination with the Oregon Department of Energy. This partnership supports under-resourced building owners in meeting the requirements of Oregon's Building Performance Standards (OR BPS).

The OBEP Fellow will provide free education, technical support, and compliance guidance to Tier 1 and Tier 2 building owners regarding OR BPS. This includes helping owners understand regulatory requirements, access relevant resources, and implement necessary measures to meet OR BPS obligations.

## OBEP fellow will provide the following support for:

- General BPS education
- Energy benchmarking
- Energy Management Plans
- Operations and Maintenance Plans
- Exemption and incentives

### **Request assistance**

To receive free assistance to support your building compliance complete this [interest form](#).

## Expectations for Support

The Fellow is not recognized as a Qualified Person or Qualified Energy Auditor under the OR BPS. However, the Fellow may provide support for benchmarking and compliance applications for Tier 1 and Tier 2 building. The Fellow is permitted to submit exemption applications for both Tier 1 and Tier 2 buildings, but may not be authorized to submit other compliance documentation unless designated as a Qualified Person.

# Building Performance Standard

The Oregon Building Performance Standard (OR BPS) was established through House Bill 3409, which was signed into law on July 27, 2023 to:

- Target energy use and emissions from existing commercial buildings, which currently account for nearly 20% of Oregon’s total energy consumption.
- Require large commercial buildings to improve energy management practices and implement efficiency measures to meet defined energy use targets.

Oregon’s BPS is built upon the ANSI/ASHRAE/IES Standard 100-2024, with Oregon-specific amendments. [The integrated document](#) – Oregon Building Performance Standard, Powered by ANSI/ASHRAE/IES Standard 100-2024 – outlines these modifications to align with the state’s program requirements.

## Tier 1 Buildings

- A building in which the sum of gross floor area for hotel, motel and nonresidential use equals or exceeds 35,000 square feet, excluding any parking garage.

## Tier 2 Buildings

- A building with gross floor area, excluding any parking garage, 35,000 square feet and greater and that is used as a multifamily residential building, a hospital, a school, a dormitory or university building; or
- A building in which the sum of gross floor area for hotel, motel and nonresidential use from 20,000 square feet up to 35,000 square feet, excluding any parking garage.

## Compliance Timeline

**June 1, 2028**

Tier 1 Buildings 200,000 square feet +

**June 1, 2029**

Tier 1 Buildings 90,000 - 200,000 square feet

**June 1, 2030**

Tier 1 Buildings 35,000 - 90,000 square feet

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**July 1, 2028**

Tier 2 Buildings 20,000 - 35,000 square feet

**July 1, 2028**

Tier 2 Buildings 35,000 square feet +

# OBEP Fellowship: Building Case Studies

## City of McMinnville Community Center

The Community Center is a municipal building maintained by a small facilities staff. As the oldest building I supported through the process, it presented distinct challenges related to managing energy use in an older municipal facility. I worked closely with staff to clarify what compliance with the Oregon Building Performance Standard (OR BPS) would require moving forward.

### Background

- Mixed-use community building offering classes, childcare, recreational programs, and gathering spaces for community
- Tier: 1 (above 35,000 sf)
- Size: 54,592 sf
- Built: 1924
- Compliance Date: June 1, 2030

### Building Systems Overview

The building is served by an electric boiler, chiller, cooling tower, and several air handling units (AHUs). An outdated pneumatic control system limits overall operational efficiency and system optimization. Interior lighting is in the process of being upgraded to LED, with improvements occurring incrementally.

### Low Cost Energy Efficiency Measures

- Adding time-clock controls to fan and pump motors
- Replacing pumps with premium-efficiency motors



### Fellowship Support Highlights

- Guided staff on OR BPS requirements and compliance pathways
- Calculated Energy Use Intensity (EUI) and Energy Use Intensity Target (EUI<sub>t</sub>)
- Initiated Energy Management Plan (EMP) and Operations and Maintenance Plan (O&M)
- Site walk through
- Recommended low-cost energy efficiency measures
- Supported data management and benchmarking
- Advised on compliance timelines and strategies

### BPS Compliance Pathway

Once we calculated the building's EUI and EUI<sub>t</sub>, we found it was performing below its energy target. With a compliance date of June 2030, ongoing benchmarking, efficiency upgrades, and regular performance reviews will be essential to maintain long-term compliance with the Building Performance Standard.

*"The City of McMinnville lacks capacity to manage BPS compliance. This fellowship was instrumental in building staff awareness, providing technical assistance, and guiding data management—support the City could not achieve on its own."*

*— David Renshaw, Public Works Operations Superintendent, City of McMinnville*

# OBEP Fellowship: Building Case Studies

## City of McMinnville Police Station

The police station is a municipal building among several facilities managed by a limited facilities staff. As one of the newer buildings, it provided insight into how more modern facilities manage energy use. I worked with staff to clarify what compliance with the Oregon Building Performance Standard (OR BPS) entails and to support planning efforts to meet its requirements.

### Background

- Police Station
- Tier: 1 (above 35,000 sf)
- Size: 35,400 sf
- Built: 2008
- Compliance Date: June 1, 2030

### Building Systems Overview

The police station is served by several air handling units (AHUs), gas boilers providing hot water heating through a Variable Air Volume (VAV) distribution system, and cooling delivered by Direct Expansion (DX) systems and Computer Room Air Conditioning (CRAC) units for the IT rooms. Interior lighting is gradually being upgraded to LED to improve efficiency and reduce energy use.

### Low Cost Energy Efficiency Measures

- HVAC scheduling improvements
- Controls tuning
- Finish LED retrofit



### Fellowship Support Highlights

- Guided staff on OR BPS requirements and compliance pathways
- Calculated Energy Use Intensity (EUI) and Energy Use Intensity Targets (EUI<sub>t</sub>)
- Site walk through
- Recommended low-cost energy efficiency measures
- Supported data management and benchmarking
- Advised on compliance timelines and strategies

### BPS Compliance Pathway

When we calculated the police station's EUI and EUI<sub>t</sub>, we found the building was 7 points above target. Despite being above target, because we identified this early, the station still has time to implement energy efficiency measures before their OR BPS compliance date and work toward closing the gap. Taking these steps can help reduce energy use, lower costs, and improve overall building performance.