



Oregon

John A. Kitzhaber, MD, Governor

Housing and Community Services

North Mall Office Building
725 Summer St NE, Suite B

Salem, OR 97301-1266

PHONE: (503) 986-2000

FAX: (503) 986-2020

TTY: (503) 986-2100

www.ohcs.oregon.gov



Technical Advisory

February 23, 2012

To: Prospective respondents

From: Heather Pate, Multifamily Programs Manager
Housing Division
heather.pate@hcs.state.or.us
503.986.6757

Subject: Meeting Energy Ratings Under Green Building Programs for 2012 CFC
Revisions for New Construction and Rehabilitation Projects

Green Building Path for Rehabilitation Projects with 25 or more units

With the change in Oregon Energy Code, rehabilitation projects with 25 or more units are having difficulty meeting the energy efficiency HERS score under the Enterprise Green Communities green building program. For the 2012 CFC, OHCS expanded its green building path to accommodate acquisition/rehabilitation projects that cannot qualify under the Enterprise Green Communities path. An additional worksheet titled: *OHCS Path Worksheet(25+)*, has been added to the Part 5 Self-Score section of the CFC. This worksheet outlines the green building criteria for acquisition or rehabilitation projects with 25 or more units. Please note there are additional components in both the mandatory and optional prescriptive areas of this worksheet than the OHCS path for developments with fewer units.

Energy Efficiency Component of Earth Advantage New Construction 2012 Multifamily Pathway

The Earth Advantage pathway describes specific types of heating systems that are acceptable under its program. Please note that the use of zonal heating units may be approved if the applicant requests an exception from OHCS. Exceptions will be considered only for the following reasons:

- Applicant demonstrates project is located in an area where there is no need for air conditioning.
- Applicant demonstrates cost to upgrade heating /cooling systems represents a financial hardship.

Exception requests are due at OHCS by March 9, 2012 and must be submitted through your RAD. Applicants receiving an exception will be required to meet alternative energy efficiency components as listed below and titled: *Earth Advantage/OHCS Electric Zonal Heating Prescriptive Requirements*. Consult with Earth Advantage for more information on these energy efficiency components.

Update on Enterprise Green Communities Program for New Construction

For the 2012 CFC, Enterprise Green Communities will allow low-rise multifamily new construction projects that are required to meet the NW ENERGY STAR standards under the 2011 Criteria, to certify by substituting the energy efficiency requirement of Earth Advantage New Construction 2012 Multifamily pathway for Criterion 5.1a.

Projects will still be required to follow all of the other mandatory requirements of the Enterprise Green Communities program including the rest of the energy efficiency components.

If you have questions regarding the Green Building pathways, please contact your [Regional Advisor to the Department](#) or Dan Elliott at dan.elliott@hcs.state.or.us

Please Note: These green building accommodations are only for the 2012 CFC.

Earth Advantage/OHCS Electric Zonal Heating Prescriptive Requirements

Wall Insulation	R-23 blown-in fibrous or spray foam insulation
Below Grade Walls Insulation	R-19
Attic Insulation	R-49 Flat Ceiling R-38 Vaulted Ceiling
Floors Insulation	R-38 (over unconditioned space)
Slab Insulation	R-10 full slab R-15 perimeter
Windows	.30 U-value average
Doors	Energy Star qualified
Framing	Intermediate framing required where structurally possible
Appliances	All appliances must be ENERGY STAR rated
Lighting	80% of all lighting must be CFL's either bulb or pin based
Water heating	Electric 60 gal or less 0.93 EF Gas 60 gal or less 0.61 EF Boiler 0.82 AFUE Tankless WH 0.82 EF
Ventilation	Mechanical ventilation must be ENERGY STAR qualified fans and meet ASHRE 62.2 or Oregon Residential Energy Code
Building air tightness	Air leakage to 4 ACH average or less at 50 Pascals
Water saving features	1.75 GPM shower heads 1.5 GPM kitchen faucets 1.5 GPM Bathroom faucets