

1.5% FOR GREEN ENERGY TECHNOLOGY IN PUBLIC BUILDINGS

Projects Reported Calendar Year 2025



Solar on Raleigh Hills Elementary School, Beaverton



OREGON
DEPARTMENT OF
ENERGY

Submitted to the
OREGON LEGISLATURE

by the
**OREGON
DEPARTMENT OF
ENERGY**

January 2026

1.5% FOR GET IN PUBLIC BUILDINGS – 2026 REPORT (FOR CALENDAR YEAR 2025)

EXECUTIVE SUMMARY

Pursuant to ORS 279C.527 and 279C.528, the Oregon Department of Energy must deliver an annual report to the Legislative Assembly on or before the first date of the session that summarizes the compliance of contracting agencies required to incorporate green energy technology or an eligible alternative energy technology in public improvement projects.

Green energy technology, or GET, is defined as energy systems that employ:

- Solar technologies, which include photovoltaic, solar hot water, passive solar, and daylighting.
- Geothermal systems that use geothermal source temperatures of 140° F or higher to provide heating or make electricity, with the exception for K-12 school projects, which are allowed to use minimum geothermal source temperatures of 128° F. Ground source heat pumps do not comply.
- Battery storage equipment and technology paired with on-site solar or geothermal systems that generate electricity.

Eligible alternative energy technology includes:

- Woody biomass energy technology: A space or water heating system or a combined heat and power system that uses fuel material from trees and woody plants that are a by-product of forest management, agriculture, ecosystem restoration, or fire prevention or related activities. The system boiler must have a lower heating value combustion efficiency of at least 80 percent. Wood pieces that have been treated with certain chemicals, municipal solid waste, construction and demolition waste, or other industrial wood waste cannot be used as fuel.
- Energy use efficiency: Certain on-site energy efficiency improvements that reduce or offset energy consumption by a required percent beyond baseline code (20 percent for public buildings; 30 percent for state buildings). This alternative is only available where onsite Total Solar Resource Fraction, a measure of solar availability, is 75 percent or less.

The GET requirement applies to any new public building with a total contract price exceeding \$5 million. It also applies to buildings being renovated when the total contract price exceeds \$5 million and 50 percent of the insured value of the building. To be subject to the requirements, a public body must own or control the building and use it for conducting public business or as space for its employees.

ODOE Outreach Efforts to Public Bodies

The Oregon Department of Energy performs outreach to public bodies, architects, and engineers to increase familiarity with the GET requirement. ODOE conducts annual outreach via email to remind public bodies of the requirements. ODOE also maintains a program guide and resources on the agency's webpage and has developed an informational [brochure](#) to summarize program requirements. ODOE frequently fields calls to answer questions about the program requirements.

ODOE collaborates with other state agencies to benefit from program crossovers. Examples include working with the Oregon Building Codes Division to include a reference to the 1.5% GET program in the statewide energy code since 2019; this collaboration continues in the recently adopted 2025 energy code. This helps make architects, engineers, and the design community more aware of GET requirements. Additionally, ODOE has collaborated with the Oregon Bureau of Labor and Industries to utilize a public project database to identify and conduct targeted outreach for projects that may be subject to 1.5% GET requirements.

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Reported Green Energy Technology Projects

241 projects have been reported since the requirement came into effect, and of those, 26 projects were reported for calendar year 2025. The projects reported in 2025 are summarized below, and additional details can be found in the annual report and at the following site: [GET Maps 2025](#)

Public Body or Contracting Agency	Project Name	Estimated Annual Energy Generation (kWh electric)	GET Type	Array Size (kW)
Beaverton School District 48J	Raleigh Hills K-8	130,000	Active Solar (photovoltaics)	120
Beaverton School District 48J	Beaverton High School	115,000	Active Solar (photovoltaics)	112
Beaverton School District 48J	Arts & Communication Magnet Academy	130,000	Active Solar (photovoltaics)	133
Beaverton School District 48J	William Walker Elementary School	80,000	Active Solar (photovoltaics)	76
Beaverton School District 48J	Vose Elementary School	80,000	Active Solar (photovoltaics)	76
Beaverton School District 48J	Sato Elementary School	80,000	Active Solar (photovoltaics)	76
Beaverton School District 48J	Mountainside High School	160,000	Active Solar (photovoltaics)	173
City of Carlton	Carlton Civic Building	27,112	Active Solar (photovoltaics)	24
City of Hillsboro	SoHi Fire Station 9	70,557	Active Solar (photovoltaics)	66
City of Hillsboro	Hillsboro Shelter	68,889	Active Solar (photovoltaics)	62
City of Molalla	Molalla Police Station	91,769	Active Solar (photovoltaics)	86
City of North Plains	North Plains Public Works Facility	29,700	Active Solar (photovoltaics)	27
City of Redmond, Oregon	Redmond Public Safety Facility	92,537	Active Solar (photovoltaics)	70
Clackamas County	Clackamas County Circuit Courthouse	792,100	Active Solar (photovoltaics)	710
Deschutes County	Deschutes County Courthouse Expansion	446,219	Active Solar (photovoltaics)	310
Forest Grove School District	Cornelius Elementary School	324,476	Active Solar (photovoltaics)	271
Klamath County School District	Bonanza High School Gym Project	N/A	Public body determined GET to be inappropriate	N/A

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Public Body or Contracting Agency	Project Name	Estimated Annual Energy Generation (kWh electric)	GET Type	Array Size (kW)
Knappa School District	Knappa School District New Gym and Middle School	N/A	Public body determined GET to be inappropriate	N/A
Lebanon Rural Fire Protection District	Station 31 Construction Project	N/A	Public body determined GET to be inappropriate	N/A
Linn Benton community college	LBCC Agricultural Center Project	67,000	Active Solar (photovoltaics)	53
Multnomah County	LCBP - Albina Library	89,788	Active Solar (photovoltaics)	84
Multnomah County	LCBP - Operations Center	345,900	Active Solar (photovoltaics)	287
Multnomah County	Holgate Library	59,280	Active Solar (photovoltaics)	53
Oregon Department of Forestry	ODF Newport (ODF Toledo Relocation)	20,746	Active Solar (photovoltaics)	19
St. Helens School District	St. Helens School District - Addition and Renovation	N/A	Public body determined GET to be inappropriate	N/A
Tillamook Bay Community College	TBCC Health Education Building	10,379	Active Solar (photovoltaics)	12
Totals	-	3,311,452		2,900

The complete report is available online: <https://www.oregon.gov/energy/Data-and-Reports/Pages/Reports-to-the-Legislature.aspx>

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INTRODUCTION

Pursuant to ORS 279C.527 and 279C.528, the Oregon Department of Energy must deliver an annual report to the Legislative Assembly on or before the first date of the legislative session that summarizes the compliance of contracting agencies required to incorporate Green Energy Technology or an eligible alternative energy technology in public improvement projects.

HISTORY OF THE STATUTE

The 1.5% for Green Energy Technology program began with legislation in 2007 that provided new solar requirements in ORS 279C.527 – ORS 279C.528. Following initial adoption, the legislature has amended this statute several times:

- [House Bill 2620 \(2007\)](#) - established the requirement for a public body to spend 1.5 percent of the total contract price of a building on solar technology.
- [Senate Bill 1533 \(2012\)](#) - amended ORS 279C.527-528 to 1.5 percent for green energy technology, allowing geothermal technology to also meet the requirement.
- [House Bill 3169 \(2013\)](#) - further amended the law and updated the reporting requirements by the department to the legislature, making the reports due annually before the start of the session.
- [House Bill 2987 \(2015\)](#) - removed the requirement that public bodies identify an account where deferred funds were to be held but maintained the requirement to spend the equivalent funds on a future appropriate building project.
- [Senate Bill 3329 \(2015\)](#) - lowered the minimum water source temperature from 140°F to 128°F for geothermal technologies in K-12 school projects.
- [Senate Bill 634 \(2017\)](#) - added woody biomass energy technology as an alternative for meeting the GET requirement.
- [House Bill 2496 \(2019\)](#) - made a number of updates to the program, including the following: added battery storage as an eligible green energy technology, made certain energy use efficiency improvements eligible alternatives to GET, increased minimum total contract price threshold for buildings subject to the requirement to \$5 million, clarified the “total contract price” definition, excluded seismic costs from total contract price, and lowered passive solar and daylight systems energy use reduction from 20 percent to 10 percent.

GREEN ENERGY TECHNOLOGY REQUIREMENTS

The GET requirement applies to any new public building with a total contract price exceeding \$5 million. It also applies to buildings being renovated when the total contract price exceeds \$5 million and 50 percent of the insured value of the building. Prior to January 1, 2020, this threshold was \$1 million. To be subject to the requirements, a public body must own or control the building and use it for conducting public business or as space for its employees.

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Public bodies include state agencies, cities, counties, local service districts, special government bodies, school districts, education service districts, community college districts, and public corporations created by state statute, among others. Oregon's seven public universities, as listed in ORS 352.002, are exempt from the requirement. Also, after January 1, 2020, airports are exempt from the requirement as a result of House Bill 2496 (2019).

Public bodies must spend **1.5 percent** of a building's contract price on green energy technology, including solar PV, passive solar, or geothermal technologies.

GET is defined as energy systems that employ:

- Solar technologies, which include photovoltaic, solar hot water, passive solar, and daylighting.
- Battery storage technology that is paired with solar or geothermal systems that generate electricity.
- Geothermal systems that use geothermal source temperatures of 140° F or higher to provide heating or make electricity, with an exception for K-12 school projects, which are allowed to use minimum geothermal source temperatures of 128°F. Ground-source heat pumps do not comply with the definition.

Woody biomass energy technology is an allowable alternative to GET and is defined as a system for space or water heating, or a combined heat and power system, that:

- Uses a boiler with a lower heating value combustion efficiency of at least 80 percent.
- Uses, as fuel, material from trees and woody plants that is a by-product of forest management, agriculture, ecosystem restoration, or fire prevention or related activities.

Woody biomass does not include wood pieces that have been treated with specified chemicals, municipal solid waste, construction and demolition waste, or other industrial wood waste.

After passage of House Bill 2496 (2019) and subsequent agency administrative rulemaking, energy use efficiency is also an allowable alternative to GET if the site's Total Solar Resource Fraction (the fraction of usable solar energy that the panels should collect, based on shading and the tilt and orientation of the panels) is 75 percent or less. To be eligible, energy use efficiency requires measures that reduce energy consumption by 20 percent or greater when compared to an energy code baseline.

To accommodate geothermal technologies, SB 1533 (2012) allowed for off-site installation of green energy technologies if certain requirements are met. These include cost-effectiveness, proximity of location, and the provision of new generating capacity. As a result, the public body has the option to place a technology off site if it considers the technology inappropriate at the building site. The energy produced at either location must be used at the building site. The same off-site allowances and requirements apply to woody biomass energy technology.

If the public body plans to install GET, woody biomass, or Energy Use Efficiency at an alternate site, it must have its plan reviewed by a technical review panel. The technical review panel includes a professional engineer or architect, a representative of a public body, a representative of a green energy technology industry, and a representative of the woody biomass technology industry. The technical review panel is chaired by ODOE staff. When submitting for review, the public body must provide information to the panel about the site and the cost of the GET/woody biomass/Energy Use Efficiency system at each location.

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If the public body considers GET or an alternative to be inappropriate both on and off site, the public body must also submit its reasoning to the technical review panel. The panel reviews the analysis and provides its written recommendation to the public body. The public body makes a final determination whether the GET or an alternative is appropriate for the project. A summary of both the public body's decision and the review panel's recommendation must be reported to ODOE's GET database.

If the public body determines GET or an alternative is inappropriate for the project, and any amount of state funds are included in the construction/renovation funding, the public body must spend an equivalent amount in a future project that it builds. This amount is *in addition* to any 1.5 percent of the future project cost that might be required for GET or an alternative. However, if no state funds are used (either directly or indirectly) for the construction/ renovation of the public building, there is no requirement to defer funds for a future project.

Reasons submitted for determining GET as inappropriate for a site include insufficient infrastructure, prohibitively costly upgrades for existing buildings, and poor solar access compared to other public agency upcoming projects. Net metering thresholds (25 kW in consumer-owned utility territories) that limit the capacity of solar PV that can be installed and interconnected to a utility grid can also be a barrier, and can reduce the utility cost offsets from onsite solar.

The law requires that all public bodies with a building project subject to the GET requirement report the project information to the Oregon Department of Energy. After a public body makes a final determination whether GET or an alternative is appropriate — when all the project information is known and generally before construction of the system begins — it is required to report the project electronically using a form located on the ODOE website. ODOE summarizes all reported projects and provides this report to the legislative assembly prior to the start of the session.

OUTREACH EFFORTS BY ODOE TO PUBLIC BODIES

To increase familiarity with the GET requirement, including the requirement to report GET projects to ODOE, the Oregon Department of Energy conducts outreach efforts to public bodies by providing information about the requirements stipulated in ORS 279C.527 through ORS

279C.528. ODOE conducts annual outreach via email to remind public bodies of the requirements. This outreach email is sent to the Association of Counties, League of Oregon Cities, community colleges, state agencies, counties, cities, and K-12 school districts, among others, and was most recently distributed in December 2025. ODOE has also developed an informational [brochure](#) for online posting and distribution at public body conferences and gatherings.

ODOE continues to **increase awareness and track projects** that may be subject to 1.5% GET requirements through public body outreach efforts and coordination with other state agencies.

Beginning with the 2019 Oregon commercial energy code, ODOE has worked with the Building Codes Division to include a reference to 1.5% GET requirements directly in the code document. The purpose of this is to help make architects, engineers, and others in the design community more aware of GET requirements, so that GET can be incorporated early in public project design. This 1.5% GET reference continues in the current *2025 Oregon Energy Efficiency Specialty Code* that became effective on January 1, 2025. ODOE appreciates the collaboration and efforts of the Building Codes Division to include this

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reference in the energy code, as it has been beneficial in supporting awareness of and compliance with the requirements. An excerpt from the current 2025 Oregon commercial energy code is included below.

Note: For reference only. Not adopted by the State of Oregon, Building Codes Division, as part of the state building code.

Green Energy Technology

The Oregon Department of Energy administers the 1.5% for Green Energy Technology program for public buildings. New construction and major renovation projects for public buildings are required to evaluate and install Green Energy Technology and report to the Oregon Department of Energy in accordance with Oregon Revised Statute (ORS) Chapter 279C, Section 279C.527-528 and Oregon Administrative Rule (OAR) Chapter 330, Division 135. See [Oregon.gov/energy](https://www.oregon.gov/energy)

<https://www.oregon.gov/bcd/codes-stand/Documents/25oeesc.pdf>

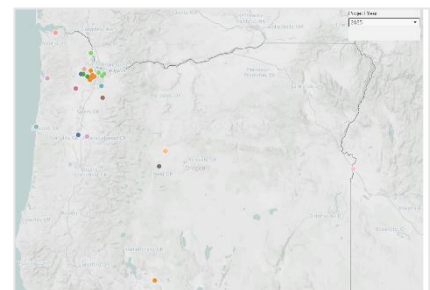
ODOE collaborates with the Oregon Bureau of Labor and Industries to leverage BOLI's data collection and reporting requirements. Separate from 1.5% GET requirements, there are other prevailing wage requirements for public agencies and public works projects to report BOLI. These requirements apply to a much broader list of public projects than do the 1.5% GET requirements, but in general encompass most or all of the projects that would also be subject to GET. Since 2019, BOLI has annually provided a compilation of construction projects by public agencies and works with ODOE to filter the dataset and identify projects for which the 1.5% GET requirements could potentially be applicable. ODOE then conducts targeted outreach to these public agencies regarding 1.5% GET applicability. Public projects that are subject to the requirements can occur across a wide array of public agencies (counties, cities, school districts, etc.), and ODOE is otherwise only aware of projects that report to the agency or contact the agency with questions. By working with BOLI and utilizing its database to identify other 1.5% GET subject projects, ODOE has made progress toward proactively identifying and communicating with more of the 1.5% GET subject projects and public agencies. ODOE continues to collaborate with BOLI to increase public agency awareness and improve agency outreach efforts.

Since the GET requirement came into effect, a total of 241 projects have been reported — including 26 projects for calendar year 2025.ⁱ

PROJECTS REPORTED TO ODOE IN 2025

Twenty-six GET projects were reported to ODOE in 2025. Of those, 22 projects reported that GET was determined to be appropriate by the public agency, while in four projects the public agency determined that GET was inappropriate.

An interactive map of reported projects is available on the Oregon Department of Energy website: [GET Maps 2025](#)



ⁱ Historic project counts may differ from previous program reports due to data review, organization, and clean up.

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This online summary includes projects as reported by public bodies. Key fields from the information that public bodies are required to report include:

Key Field	Description
GET Category	The category of Green Energy Technology (GET) installed for a particular project. The options include active solar (photovoltaics), passive solar, solar thermal (water heating), geothermal, and battery storage.
GET Description	A brief description of the GET system as entered by the contracting agency.
Total Contract Price	This term has the definition given in Oregon Revised Statute 279C.527. Total Contract Price generally means all of the costs a contracting agency anticipates incurring in all contracts and subcontracts involved in constructing, reconstructing or performing a major renovation of a public building, with certain exemptions as detailed in the statutory definition.
Minimum GET Budget	This is the minimum spending obligation that the contracting agency must dedicate towards Green Energy Technology. This is a simple calculation of the Total Contract Price multiplied by 1.5 percent.
Total GET Expenditures	This value represents the total amount actually spent on Green Energy Technology, as reported by the contracting agency.
Est. Annual Production	Estimated annual energy production (or savings) of a Green Energy Technology system. This is reported in units of kilowatt-hours for electricity production or savings, and in units of Million Btu for thermal production or savings. For all projects reported in 2022 calendar year, the units are kilowatt-hours.
Est. Annual Value	This is the estimated monetary value of the energy produced or saved from the Green Energy Technology.
Solar Array Capacity	This is the size, in kW, of the installed solar array (if applicable).

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Reported Projects for Which GET (or an Eligible Alternative) was Determined Appropriate

Public Body or Contracting Agency	Project Name	City	Estimated Annual Energy Generation (kWh electric)	GET Type	Array Size (kW)
Beaverton School District 48J	Raleigh Hills K-8	Portland	130,000	Active Solar (photovoltaics)	120
Beaverton School District 48J	Beaverton High School	Beaverton	115,000	Active Solar (photovoltaics)	112
Beaverton School District 48J	Arts & Communication Magnet Academy	Beaverton	130,000	Active Solar (photovoltaics)	133
Beaverton School District 48J	William Walker Elementary School	Beaverton	80,000	Active Solar (photovoltaics)	76
Beaverton School District 48J	Vose Elementary School	Beaverton	80,000	Active Solar (photovoltaics)	76
Beaverton School District 48J	Sato Elementary School	Portland	80,000	Active Solar (photovoltaics)	76
Beaverton School District 48J	Mountainside High School	Beaverton	160,000	Active Solar (photovoltaics)	173
City of Carlton	Carlton Civic Building	Carlton	27,112	Active Solar (photovoltaics)	24
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City of Hillsboro	Hillsboro Shelter	Hillsboro	68,889	Active Solar (photovoltaics)	62
City of Molalla	Molalla Police Station	Molalla	91,769	Active Solar (photovoltaics)	86
City of North Plains	North Plains Public Works Facility	North Plains	29,700	Active Solar (photovoltaics)	27
City of Redmond, Oregon	Redmond Public Safety Facility	Redmond	92,537	Active Solar (photovoltaics)	70

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Clackamas County	Clackamas County Circuit Courthouse	Oregon City	792,100	Active Solar (photovoltaics)	710
Deschutes County	Deschutes County Courthouse Expansion	Bend	446,219	Active Solar (photovoltaics)	310
Forest Grove School District	Cornelius Elementary School	Cornelus	324,476	Active Solar (photovoltaics)	271
Linn Benton community college	LBCC Agricultural Center Project	Tangent	67,000	Active Solar (photovoltaics)	53
Multnomah County	LCBP - Albina Library	Portland	89,788	Active Solar (photovoltaics)	84
Multnomah County	LCBP - Operations Center	Portland	345,900	Active Solar (photovoltaics)	287
Multnomah County	Holgate Library	Portland	59,280	Active Solar (photovoltaics)	53
Oregon Department of Forestry	ODF Newport (ODF Toledo Relocation)	Newport	20,746	Active Solar (photovoltaics)	19
Tillamook Bay Community College	TBCC Health Education Building	Tillamook	10,379	Active Solar (photovoltaics)	12
Totals	-	-	3,311,452	-	2,900

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Reported Projects for Which GET was Determined to be Inappropriate

The Oregon Department of Energy's role includes writing program rules, conducting outreach to public bodies, and summarizing the public bodies' reporting efforts in the annual report to the legislature. Determination as to whether GET is appropriate or inappropriate remains with the public body; however, there are no "exemptions" for projects that are otherwise subject to GET requirements. Public bodies that determine GET to be inappropriate are directed by rule to submit their reasoning to ODOE for a Technical Panel Review. The public agency is expected to review the technical panel's recommendation and take it under advisement; however, it is the ultimate responsibility of the public agency to make the final determination on whether GET is appropriate. This process helps ensure that proper consideration is given to GET and eligible alternatives. If GET is still determined to be inappropriate by the public agency after following this process, then the public agency is required to defer the GET spending obligation to a future public building project. However, if no state funds are used in the project, deferral is not required.

ODOE continues to inform public bodies that they must request a review when making a determination that GET is inappropriate and that regardless of which determination they make, all subject projects must be reported to the 1.5% GET/alternative [reporting form](#).

There were four projects reported into the 1.5% GET database in 2025 for which GET was determined to be inappropriate by the contracting agency. Of these projects, one project (Lebanon Rural Fire Protection District) submitted for technical review. The other projects did not follow the technical review procedures.

Projects for which GET was determined to be inappropriate that were submitted for technical review

1. Lebanon Rural Fire Protection District, Station 31 Construction Project: This project submitted a memo with reasoning and conclusion that no green energy technology systems were viable options for the building. See Appendix A for a copy of this memo and note that this memo was intended for submittal in 2022, and the public agency attempted to submit at that time. However, it was not received by ODOE until 2025, which was revealed through ODOE targeted project outreach and follow-up. ODOE worked with Lebanon Rural Fire Protection District in 2025 to report and close out the project for 1.5% GET program purposes.

Projects for which GET was determined to be inappropriate but no technical review requests were submitted

1. Klamath County School District, Bonanza High School Gym Project: Project reported to ODOE with information that GET was not installed but that the energy use efficiency was installed as an alternative. However, no request for Technical Review was submitted to ensure that energy use efficiency eligibility criteria were met. ODOE is working to communicate these requirements to the public agency.
2. Knappa School District, Knappa School District New Gym and Middle School: Project reported to ODOE with information that GET was not installed but that the energy use efficiency was installed as an alternative. However, no request for Technical Review was submitted to ensure that energy use efficiency eligibility criteria were met. ODOE is working to communicate these requirements to the public agency.

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3. St Helens School District, St Helens School District Addition and Renovation: Project reported to ODOE that GET was inappropriate and that the 1.5% GET obligation would be deferred to a future project. However, no request for Technical Review was submitted. ODOE is working to communicate these requirements to the public agency.

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APPENDIX A: TECHNICAL REVIEW PANEL DOCUMENTATION

Four projects were submitted for technical review for a recommendation in 2025.

A summary of review panel correspondence and determination is included in this appendix.

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ASTORIA PUBLIC LIBRARY TECHNICAL REVIEW PANEL COMMUNICATIONS

Note: this project was submitted for technical review in 2025 but has not yet been reported into the online 1.5 GET database.

Public Body Submittal:



CITY OF ASTORIA
Founded 1811 • Incorporated 1856

MEMORANDUM • CITY MANAGER

DATE: MARCH 8, 2024
TO: ROBERT DEL MAR
robert.delmar@energy.oregon.gov
FROM: SCOTT SPENCE, CITY MANAGER
sspence@astoria.or.us
SUBJECT: 1.5% FOR GREEN ENERGY TECHNOLOGY DEFERMENT
ASTORIA PUBLIC LIBRARY RENOVATION

This memo is regarding the Astoria Public Library Renovation and a proposed deferment of the 1.5% for Green Energy Technology (GET) requirements.

The Astoria Public Library Renovation project meets the definition of a major renovation and is subject to Oregon's 1.5% GET requirements. Of the allowable green energy technology options, engineers on the design team determined that the only suitable option for the project would be solar energy via photovoltaic (PV) arrays. A solar feasibility study was conducted by a third-party solar trade ally, and the findings of that report support a deferment of the 1.5% GET requirements to another project or off-site installation. The report has been included with this memo for reference. The feasibility study explored the possibility of roof-mounted PV arrays as well as PV arrays mounted to a freestanding steel canopy:

Option 1: Rooftop PV Arrays at Low Roof

The library building has four separate flat roofs: one lower central roof surrounded by three higher roofs. The total solar resource fraction (TSRF) for the lower central roof is 73%, which falls short of the 1.5% GET requirements for minimum exposure/solar energy. For this reason, rooftop PV arrays on the lower roof have been determined not to be feasible.

Option 2: Rooftop PV Arrays at High Roof

Absent of structural and historic implications, PV arrays at the upper roof(s) would technically be possible. However, per the project team's structural engineer, the added weight of panels would almost certainly require structural strengthening of the existing roof(s). The installation of new steel members would involve demolition of historic ceilings inside the library, which would be detrimental to the character of the existing building. This project is subject to State Historic Preservation Office (SHPO) review and approval, and the existing ceiling grids have been identified as character-defining features to be retained.

Strengthening of the existing upper roof structure(s) would involve new steel members that would need to span upwards of 42ft, adding significant cost and work to the project. For this reason and the adverse effects of the historic ceiling demolition, rooftop PV arrays on the upper roofs have been determined not to be feasible.

Option 3: New Freestanding Canopy Structure

Discussions with City of Astoria planners have indicated that a new freestanding canopy for PV panels would be prohibited on the library's property because it's located within a historic district. The standard for historic review is that PV panels cannot be visible from the street, therefore this option has been determined not to be feasible.

For the reasons listed above, eligible green energy technologies have been found to be inappropriate for this project, and we kindly request that the 1.5% GET requirements be deferred to a future City of Astoria project and/or installed off-site.

Summary of Staff/Technical Review Response:

The Technical Review Committee agrees that it is appropriate to defer the 1.5% GET funds due to the limited solar resource, structural limitations, and historic status of the building and district.

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CITY OF PORTLAND FLEET GARAGE TECHNICAL REVIEW PANEL COMMUNICATIONS

Note: this project was submitted for technical review in 2025 but has not yet been reported into the online 1.5% GET database.



Bureau of Fleet & Facilities
Randi Selleck, MAC Manager

 @PortlandGov
 PortlandORGov
 portlandgov

October 16, 2025

Randi Selleck, MAC Manager
City of Portland – Bureau of Fleet & Facilities
1120 SW Fifth Avenue, Suite 1044
Portland, OR 97204

Technical Review Panel, Green Energy Technology Program
Oregon Department of Energy
550 Capitol St NE, 1st Floor
Salem, OR 97301

Subject: Feasibility Determination – Green Energy Technology Installation for CityFleet Maintenance Facility

To the members of the Technical Review Panel,

This letter is submitted to document the City of Portland's evaluation of multiple renewable energy technologies for the CityFleet Maintenance Facility project and to explain why these technologies are not feasible for implementation at this site. Specifically, we have assessed the potential for solar photovoltaic (PV) systems, geothermal systems, passive solar design, woody biomass, and battery storage tied to on-site generation.

The City does not hold a ground lease or ownership interest in the building. As a tenant, the City's ability to modify building systems in order to install rooftop solar and other renewable energy sources is limited by the terms of the lease and the owner's restrictions.

Solar Photovoltaic Systems

After a thorough evaluation of the project site and existing conditions, we have determined that installation of a solar photovoltaic (PV) system is not feasible for the following reasons:

- Insufficient Roof Structural Capacity**
The existing facility roof lacks the structural capacity to support a ballasted photovoltaic system. Retrofitting the roof to meet the additional load requirements would introduce significant cost and design complexity. This modification would exceed the current project scope and budget, making it an impractical solution.

 1120 SW 5th Avenue, Suite 1044
Portland, OR 97204

 503-823-8839

 randi.selleck@portlandoregon.gov

 Portland.gov/omf

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2. Roof Penetration Concerns

As previously noted, the City does not own the building and owner and has expressed strong objections to any solar mounting system that would require roof penetrations. Their concerns focus on the increased risk of leaks, water intrusion, and the resulting long-term maintenance liabilities. The City's own insurance provider has expressed similar concerns with potential roof-top PV. As a result, non-ballasted, penetrating PV systems are not permitted for this facility

3. Lack of Site Area for Ground-Mounted PV

A review of the property layout confirms that there is no available space to accommodate a ground-mounted solar array. The site is fully utilized for critical operational functions, including vehicle circulation, parking, and equipment staging. Dedicating space for solar infrastructure would interfere with core CityFleet operations and is therefore not a viable option.

Geothermal Systems – Site and Subsurface Limitations

The site lacks the land area and subsurface access required for a geothermal heat exchange system. Closed-loop horizontal systems require substantial surface area that is not available due to the urban, paved nature of the facility. Vertical boreholes would require extensive and disruptive drilling, which is cost-prohibitive and may conflict with existing underground utilities and environmental considerations. The site was not originally designed to accommodate geothermal infrastructure, and retrofitting would exceed the project's budget and scope.

Passive Solar Design – Existing Building Constraints

Passive solar strategies (e.g., solar orientation, thermal mass, daylighting) are most effective when integrated into new construction from the outset. The CityFleet Maintenance Facility is an existing structure, and its orientation, window placement, insulation, and wall/roof assembly were not designed with passive solar in mind. Retrofitting the building to achieve meaningful passive solar gains is not feasible without major reconstruction and would not yield significant energy savings compared to the cost.

Woody Biomass – Operational and Environmental Incompatibility

Woody biomass systems are not appropriate for the CityFleet site due to fuel sourcing, storage, and emissions concerns. This is an active vehicle maintenance facility in an urban setting, and there is no space to store biomass fuel or ash byproducts. Additionally, biomass combustion systems raise air quality and emissions issues that conflict with the City's broader sustainability and carbon reduction goals. These systems also require frequent maintenance and monitoring, which is not aligned with the site's operational priorities.

Battery Storage – No On-Site Renewable Generation to Support System

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Battery energy storage systems are typically used to store electricity generated by on-site renewable sources, such as solar PV. However, as described above, the CityFleet site cannot accommodate a photovoltaic array due to structural and spatial constraints. Without an on-site renewable generation source, battery storage would not serve a meaningful purpose. Furthermore, utility rate structures in this area do not currently provide sufficient economic incentive to justify standalone battery installation for peak shaving or backup purposes.

Additional Considerations

In addition, the project's focus on adaptive reuse of the existing facility—rather than constructing a new building—provides significant sustainability benefits. Reusing the existing structure reduces life-cycle costs, and minimizes embodied carbon associated with new construction materials. This approach aligns with the City's broader climate goals by extending the useful life of existing assets and reducing overall environmental impact.

Deferral not required

We would also like to clarify that no state funds are being used, either directly or indirectly, to support the design, construction, or renovation activities associated with this project. As such, we respectfully request confirmation that deferral is not required under ORS 279C.527 or ORS 279C.528 for this project.

Given these limitations, we respectfully request acknowledgment from the Green Energy Technology Technical Review Panel that integration of the identified renewable energy technologies is not feasible for the CityFleet Maintenance Facility project, and that no deferral is required based on the absence of state funding.

We appreciate your time and consideration, and we remain committed to advancing energy-efficient and sustainable practices wherever feasible across City operations.

Sincerely,

K. Randi Selleck, MAC Manager

City of Portland – Bureau of Fleet & Facilities

Summary of Staff/Technical Review Response:

Due to several technical challenges, including the lease agreement, structural issues, and site conditions, it is appropriate to forego 1.5% GET investments when costly structural repairs are required. Your determinations of the inappropriateness of ground mounted solar, geothermal, passive solar, biomass, and battery storage are also reasonable.

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POLK COUNTY BEHAVIORAL HEALTH CENTER TECHNICAL REVIEW PANEL COMMUNICATIONS

Note: this project was submitted for technical review in 2025 but has not yet been reported into the online 1.5 GET database.

March 11, 2025

Oregon Department of Energy
Attn: Robert DelMar
550 Capital St SE
Salem, OR 97301
GreenEnergy.Technology@energy.oregon.gov



RE: Green Energy Technology (GET) Program
Polk County Behavioral Health Building
Site Address: 543 Main St. Dallas, OR 97338
Project No.: 2022.0079.000

Mr. DelMar:

AC + Co Architecture would like to submit to the department a request for technical review of the determination that solar energy panels, green energy technology, as per OAR 330-135-0031(1)(b), the county believes this project is not appropriate at the public building site address above. We recommend omitting the Solar Application in its entirety for the Polk County Behavioral Health Building, and requesting a deferral to a future building project, for the following reasons:

- 1.5% of Construction Cost.
 - Total Construction Cost: \$5,484,749.00
 - $\$5,484,749.00 \times 1.5\% = \$82,271.24$
 - Solar System Cost: \$62,640.00
 - This is cost prohibitive to the amount of power generated, see below.
- Only a 15kW system can be achieved with the limited roof area available – the amount of power generated greatly extends the payback period for the initial installation.
- Ongoing maintenance costs, 18-year replacement cost, etc., makes the system cost prohibitive.
 - 15.4kW Producing Array.
 - Cost of \$62,640.00 to install with an 18-Year payback Timeframe.
 - After Year 18 – Annual Savings of \$5,000-\$7,000 is minimal compared to the installed costs.
 - Array Lifespan set for 30 Years and then would need to be replaced at a greater cost than original system and installation.
- Deferral request to a future project.
 - The county, in conjunction with the state of Oregon, will be developing a new Justice Center.
 - The future Justice Center will be better suited for a solar energy array.
 - Larger roof area for solar array.

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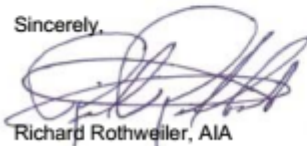
Oregon Department of Energy
Attn: Robert DelMar
Green Energy Technology (GET) Program
Polk County Behavioral Health Building
March 11, 2025
Page 2

- Increased energy production.
- Decreased payback timeframe.
- Increased annual energy savings.

- Requirement Report: See Following Pages.

Based on this analysis, we are respectfully requesting a deferral of the solar energy array to the future project listed above. Please feel free to reach out to me with any questions regarding the information above.

Sincerely,



Richard Rothweiler, AIA
Partner | Senior Architect

Summary of Staff/Technical Review Response:

The letter provided by AC + Co Architecture Community dated March 11, 2025, describes a future Justice Center project that will include a larger roof and better solar production than the Behavioral Health Center. This request is similar to other requests that we've seen in the program and the Technical Review Panel agrees that it is appropriate to defer the 1.5% GET funds to the future Justice Center project.

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LEBANON RURAL FIRE PROTECTION DISTRICT, STATION 31 CONSTRUCTION PROJECT TECHNICAL REVIEW PANEL COMMUNICATIONS

Note: this project was originally submitted for technical review in 2022 but was reported into the 1.5% GET database in 2025. The original review request letter is included here for reference.



Lebanon Fire District
1050 West Oak Street
Lebanon, OR 97355

Phone: (541) 451-1901

Fax: (541) 451-6101

www.lebanonfire.org

October 24, 2022

Oregon Department of Energy Technical Review Panel
625 Marion St. NE.
Salem, OR 97301

RE: Lebanon Fire District, Station #31 – Green Energy Technology

Dear Blake Shelide and Robert Del Mar:

I am writing this letter on behalf of Lebanon Fire District as we are seeking a waiver of the 1.5% green energy requirement for the Lebanon Fire Headquarters, Station #31. This building is new construction located at 1050 W Oak Street, Lebanon, OR, with a valuation of \$11,609,304.00.

Lebanon Fire understands that state law requires public entities spend 1.5% of public building construction costs on green energy technology. The operational and functional requirements of fire stations, which are operational on a 24/7 basis does not warrant costs on green energy technology, though the District strives to include it.

Through the course of design development, the District reached the conclusion that no green technology systems were viable options for this building.

Lebanon Fire has planned for several efficiency improvements and several components exceed current code requirements:

- General Improvements:
 - The appliances to be provided will be Energy Star certified.
 - The aluminum storefront and entry system are thermally broken, has insulating glazing with a Low-E coating, instead of just clear glazing, and the space between the two glass panes is filled with Argon gas instead of simply air, all of which improve the system's energy efficiency. The overall U-value of assembly with glazing is 0.40 max.
 - The fixed and casement fiberglass windows are triple 6 laminated glass with SHGC of 0.68 and U-value of 0.25.
 - The glazing in the exterior overhead doors at all 12 apparatus bay openings have an R-value of 3.0 minimum for increased efficiency.
- Electrical:
 - The interior lighting design utilized only 78% of the allowed wattage under that 2018 Oregon Energy Efficiency Specialty Code.


"Dedicated to Serving and Protecting You"

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- The exterior lighting design employed only 26% of the allowed wattage under that 2018 Oregon Energy Efficiency Specialty Code.
- All interior lighting not controlled by local occupancy sensors is tied to the lighting control panel system allowing for timed control.
- Plumbing:
 - A central, condensing, gas-fired water heater was selected for this project to save energy. The water heater is 96% thermal efficient.
 - The low flow plumbing fixtures selected for this project exceed the Green Building Initiative for water conservation.
- Heating, ventilation, air conditioning:
 - Air-to-air heat exchangers (a.k.a. energy recovery ventilators (ERV)) employed for energy recovery from exhaust air stream serving restrooms/shower rooms and workspaces to pre-condition ventilation air to sleeping rooms and workspaces, providing increased energy efficiency.
 - Rooftop units were selected with a high EER rating. Basis of design rooftop units provided with EER of 11.7 as compared to required EER of 10.8 per 2019 Oregon Zero Energy Ready Commercial Code/2019 ASHRAE 90.1.
 - Radiant heat in the service bays for personnel comfort in lieu of total space heating.

It should also be noted that no state funds are being used for construction on this project, and it is the District's understanding that there is no further requirement.

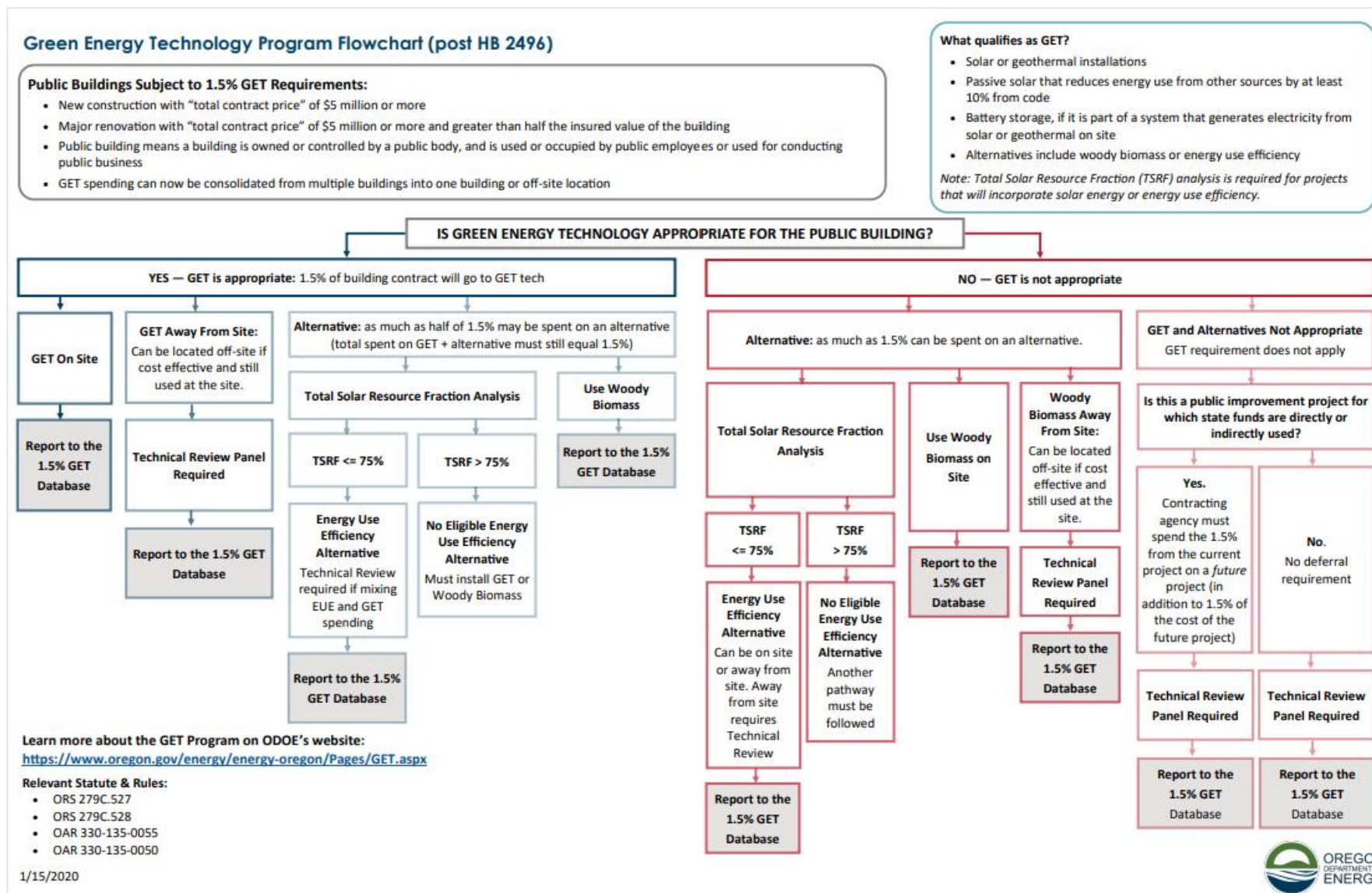
For this particular project, the District respectfully requests that the Technical Review Panel find that Lebanon Fire District is not required to allocate 1.5% of the construction cost to this project. Please do not hesitate to reach out if more information is needed.

Sincerely,

Joseph Rodondi
Fire Chief

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APPENDIX B: 1.5% GREEN ENERGY TECHNOLOGY PROGRAM PATH FLOWCHART

<https://www.oregon.gov/energy/energy-oregon/Documents/GET-Flowchart-2020.pdf>



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FOR MORE INFORMATION

Oregon Department of Energy
550 NE Capitol Street NE
Salem, OR 97301
503-378-4040 | 800-221-8035
askenergy@oregon.gov
www.oregon.gov/energy

