

# Oregon Department of **ENERGY**

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## Oregon Building Performance Standard 101

January 30, 2026





# OREGON DEPARTMENT OF ENERGY

Leading Oregon to a safe, equitable, clean, and sustainable energy future.

## Our Mission

The Oregon Department of Energy helps Oregonians make informed decisions and maintain a resilient and affordable energy system. We advance solutions to shape an equitable clean energy transition, protect the environment and public health, and responsibly balance energy needs and impacts for current and future generations.

## What We Do

On behalf of Oregonians across the state, the Oregon Department of Energy achieves its mission by providing:

- A Central Repository of Energy Data, Information, and Analysis
- A Venue for Problem-Solving Oregon's Energy Challenges
- Energy Education and Technical Assistance
- Regulation and Oversight
- Energy Programs and Activities

# Using Teams

Click to raise your hand.  
Click again to lower.

Reactions

Video Options

Webcam On

Webcam Off

Camera

Camera

Chat

01:12

Chat People Raise React View Controls Notes Rooms Apps More Camera Mic Share Leave

Oregon Department of ENERGY

Welcome!

OREGON DEPARTMENT OF ENERGY

Audio Options

Mic Microphone Off

Mic Microphone On

The image shows a Microsoft Teams meeting window. The title bar at the top says 'Microsoft Teams meeting'. Below it is a toolbar with icons for Chat, People (2), Raise (hand icon), React (smiley face), View (grid), Controls (gear), Notes (notepad), Rooms (cubes), Apps (+), More (...), Camera (with a dropdown arrow), Mic (with a dropdown arrow), Share (screen icon), and Leave (red phone icon). The main content area displays a presentation slide from the 'Oregon Department of ENERGY' with a 'Welcome!' message and the department's logo at the bottom left. On the right side of the screen, there is a video feed of a red flower. Below the video feed is a small thumbnail of the user's own video feed. Annotations with dashed lines point to various features: 'Click to raise your hand. Click again to lower.' points to the 'Raise' button; 'Reactions' points to the 'React' button; 'Video Options' points to the 'Camera' dropdown; 'Webcam On' and 'Webcam Off' point to the 'Camera' dropdown options; 'Camera' points to the 'Camera' icon in the toolbar; 'Audio Options' points to the 'Mic' dropdown; 'Microphone Off' and 'Microphone On' point to the 'Mic' dropdown options; and 'Chat' points to the 'Chat' button in the toolbar.

# Agenda

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1. BPS at a Glance
2. Energy Targets
3. Energy Professionals
4. Incentives





# OR BPS AT A GLANCE

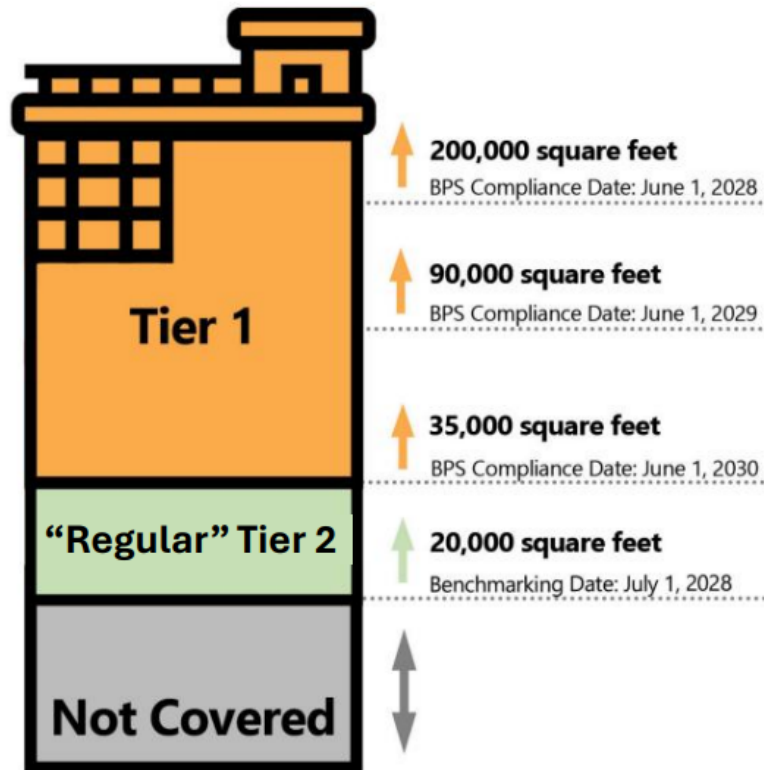
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- What buildings are covered and when must they comply?
- What does compliance entail?
- What buildings are exempt?
- Are there penalties for noncompliance?
- What should building owners do now?

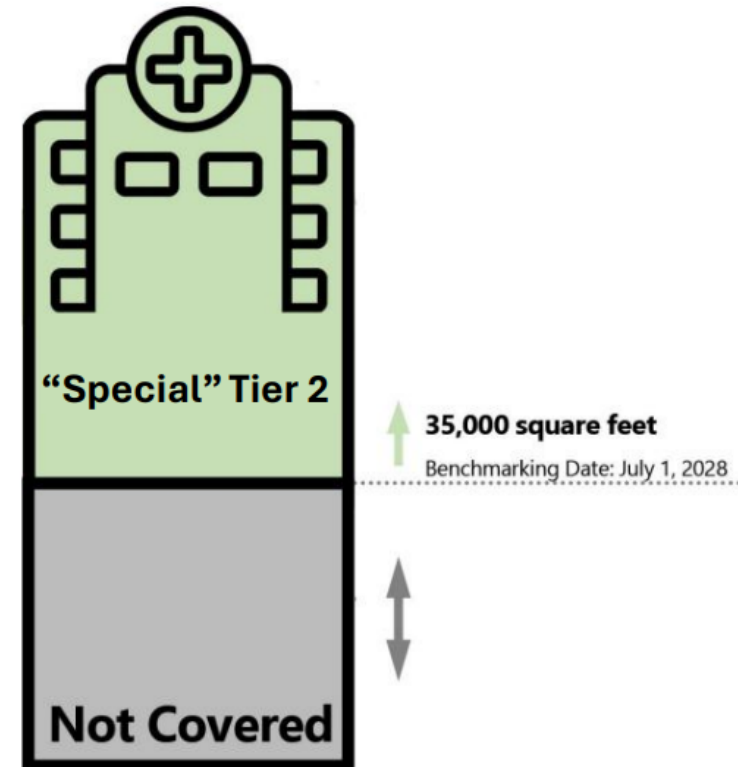


# Buildings Covered by OR BPS

**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*

# OR BPS Compliance Dates

<b>Gross Floor Area</b> <i>(excludes parking garage area)</i>	<b>Property Type</b>	<b>Tier / Compliance Date</b>
35,000 to 90,000 square feet	Nonresidential, Hotel, or Motel	Tier 1 / June 1, 2030
90,000 to 200,000 square feet	Nonresidential, Hotel, or Motel	Tier 1 / June 1, 2029
200,000 square feet and greater	Nonresidential, Hotel, or Motel	Tier 1 / June 1, 2028
20,000 to 35,000 square feet	Nonresidential, Hotel, or Motel	Regular Tier 2 / July 1, 2028
35,000 square feet and greater	Multifamily, Hospital, School, University, Dormitory, Barracks, Prison, Residential/Senior Care Facility	Special Tier 2 / July 1, 2028

# OR BPS Compliance

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- **Both Tier 1 and Tier 2 Buildings must benchmark**
  - Find Energy Use Intensity Target
  - Calculate Energy Use Intensity
- **Only Tier 1 Buildings must meet energy targets**
  - If  $EUI > EUI_t$ , they must take action to reduce energy use
    - Perform Energy Audit, Life Cycle Cost Assessment by compliance date
    - Implement cost-effective Energy Efficiency Measures
    - Tier 1 buildings must also attest to an Operations & Maintenance program and Energy Management Plan
- Energy professionals are needed to do benchmarking, perform energy audits & LCCAs, review O&M and EMP

**EUI =  
Net Building  
Energy Use /  
Gross Floor  
Area**

**EUI<sub>t</sub> =  
predetermined  
EUI targets  
based on  
activity type**



# OR BPS Exemptions

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- Manufacturing or Industrial Buildings
- Agricultural Buildings
- No Certificate of Occupancy
- Less than 50 percent Physical Occupancy
  - Depends on amount of leased space, not whether occupants or tenants work from home
- Large amount of unconditioned floor area
  - Brings conditioned GFA below OR BPS GFA limits
- Financial Hardship
- Historic Buildings
  - Are NOT exempt
  - But do not have to install EEMs that would compromise historic integrity

- **Form X – Exemption Application**
  - Ready Q2 2026
  - Must reapply each compliance cycle

# OR BPS Penalties

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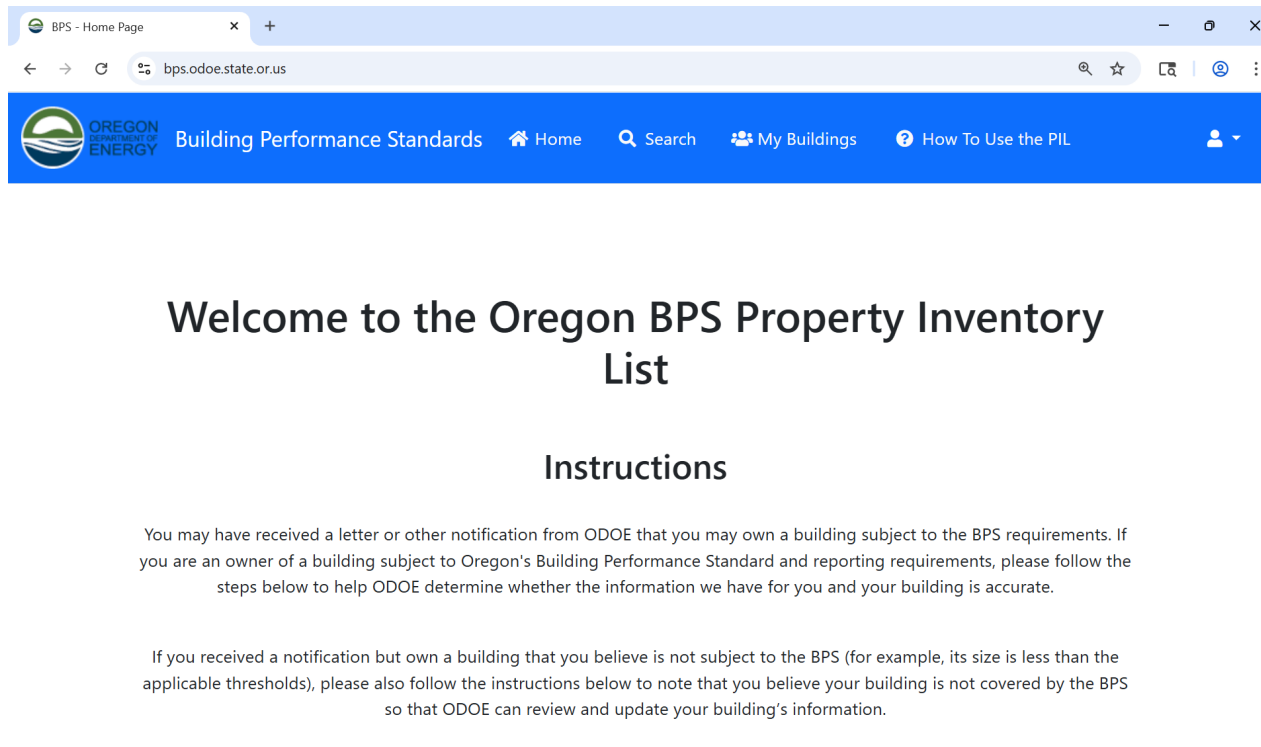
- Penalties are only assessed on Tier 1 buildings that have not complied with this standard
- Penalties are capped at a **maximum value of \$5,000, plus one dollar per square foot of Gross Floor Area per year**, based on the duration of any continuing violation
- Penalties may be assessed for each compliance period
- Before assessing penalties, BPS staff will notify the building owner about their noncompliance and follow the notification procedures outlined in the standard

# What Should Building Owners Do Now?

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- **Verify building information in the [OR BPS Online Property Inventory List](#)**
  - Buildings are identified by a unique building ID (UBID)
  - Submit changes to contact information, property type, square footage
- **Gather energy-related information**
  - Accurate square footage and activity type for the building
  - Utility billing data for building (may need tenant bills or release forms)
- **Understand compliance paths**
  - What to do if a Tier 1 building doesn't meet its energy target
- **Identify energy professionals**
  - Qualified Person/Qualified Energy Manager must find EUI and EUI<sub>t</sub>
  - Qualified Energy Auditor must perform any energy audits

# Verify Building Information



- First go to the property inventory list (PIL) home page and register an account
- The PIL can be accessed via the OR BPS website or through the QR code on the notification mailer sent to building owners



# Verify Building Information (continued)

Building Information

84PRWXRF+RGG-15-18-14-16

UBID Location

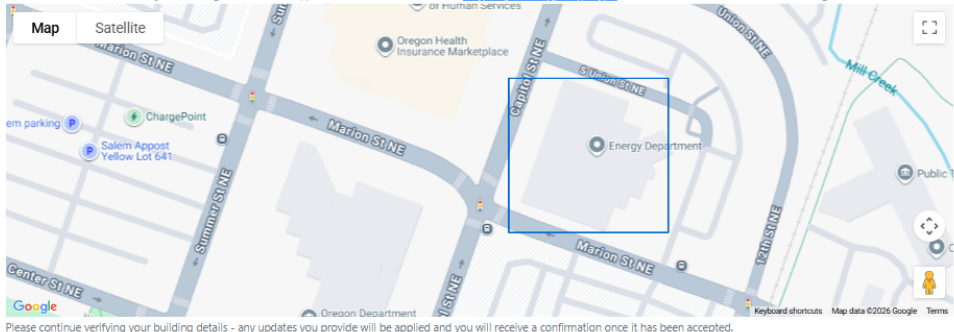
Please review the map below, which shows the location associated with the UBID.

If this location does not match your building's actual location, please add a note or email us at [oregonbips@energy.oregon.gov](mailto:oregonbips@energy.oregon.gov) so we can review the information and assign a new UBID if needed.

or mutual services

Map

Satellite



Please continue verifying your building details - any updates you provide will be applied and you will receive a confirmation once it has been accepted.

Name

Gross Floor Area (SqFt), excluding any parking garage \*

101208

Type

Unknown

Physical Address Information

Street \*

550 Capitol St NE

Unit/Suite

City \*

Salem

State \*

OR

Zip \*

97301

Country \*

- After you input your UBID or address, you are taken to your building's profile
  - You may need to enter a partial address to find your building
  - Let us know if your building isn't properly identified or located in the PIL
- Fill out all the required information
- The PIL includes instructions, how-to video, and info about typical errors

# Gather Energy-Related Information

- Building Property Type
  - “Special” property types: Multifamily, Hospital, School, University, Dormitory, Barracks, Prison, Residential/Senior Care
  - “Regular” property types: Hotel, Motel, Other Nonresidential
- Building Activity Type
  - More specific type of building use, such as retail, restaurant, medical office, etc.
  - 113 different activity types in OR BPS, although many overlap
- Building Gross Floor Area
  - Square footage of building, not including parking area
  - May want to break building into different areas / activity types

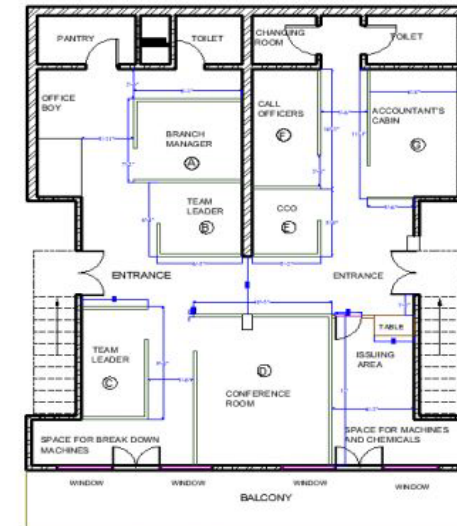
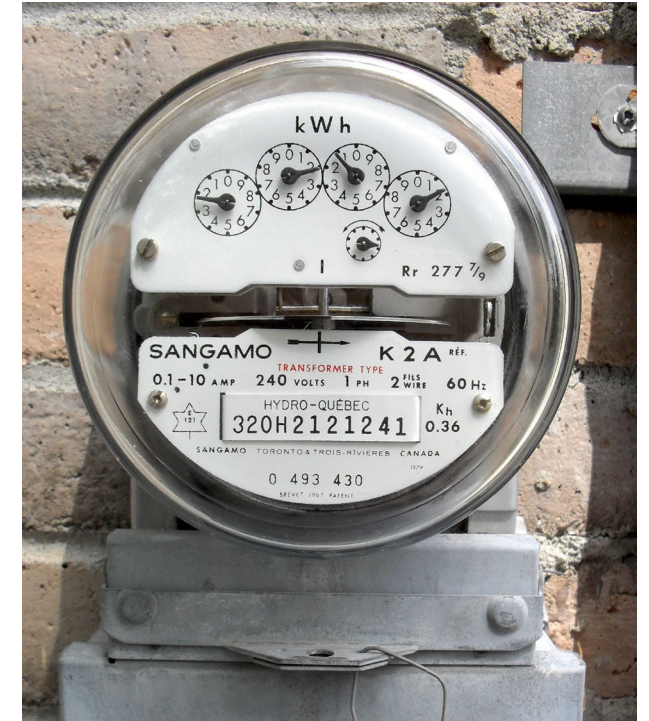


TABLE		
CABIN	AREA (sq feet)	DIMENSION (feet inches)
A	66.27	8'-3" X 7'-2"
B	41	6'-5" X 6'-4"
C	46.39	5' X 9'-8"
D	134.59	10'-5" X 13'
E	26.77	5'-9" X 5'-2"
F	52.56	5'-9" X 10'-3"
G	74.85	6'-11" X 11'-1"

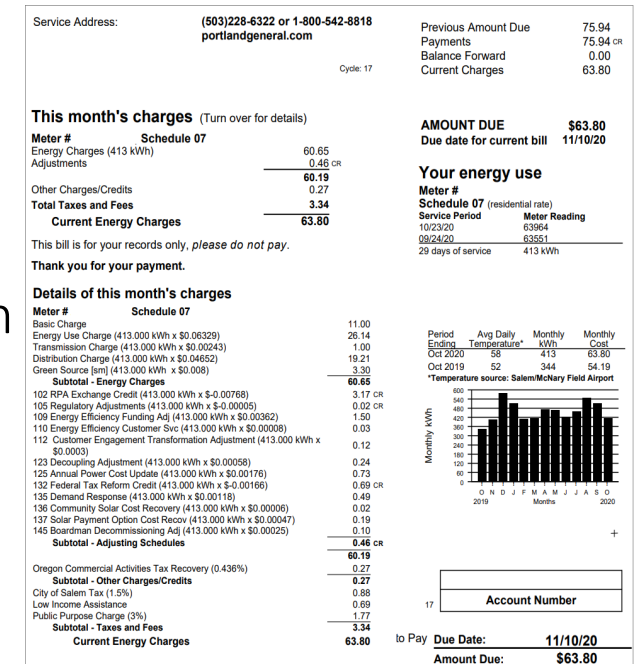
# Gather Energy-Related Information: Energy Use and Metering

- Understand building energy use and metering
  - Which fuels are used, from which energy companies? Includes electricity, natural gas, propane, oil, steam, hot water, chilled water, etc.
  - Who pays energy bills, the building owner or tenants?
  - Do buildings have their own energy meters, or are meters shared?
  - **Buildings with shared metering must benchmark as Grouped Buildings**



# Gather Energy-Related Information: Energy Bills

- Acquire all energy bills for at least 12 consecutive months within the two years prior to your OR BPS submittal
- May get bills directly from owner or tenants
- May get bills from utilities via release forms
- Buildings with multiple tenants (5+ multifamily, 3+ commercial) can get aggregated bills from PGE, Pacific Power (PacifiCorp), EWEB, Avista, Cascade Natural Gas, or NW Natural
- May install submeters, if it can be done early enough to collect sufficient energy data before the compliance date
- Buildings without complete energy use info are treated as though they don't meet their energy targets





# Understand Compliance Paths

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- Tier 2 Buildings only need to benchmark (report EUI and EUI<sub>t</sub>)
  - Form A or G: Application, Form B: EUI<sub>t</sub>, Form C: EUI
- Tier 1 Buildings must benchmark, attest to upkeep, AND meet their energy target
  - Form A or G: Application, Form B: EUI<sub>t</sub>, Form C: EUI
  - O&M and EMP checklists
- If a Tier 1 Building doesn't meet target ( $EUI > EUI_t$ ) its owner must take action:
  - Submit *Form A: Application for OR BPS Compliance* or *Form G: Grouped Buildings Application for OR BPS Compliance* at least **180 days before** the building's compliance date
  - Complete an **Energy Audit** before the building's compliance date
  - Also need to choose their compliance path (next slide)

# Understand Compliance Paths

- Tier 1 Buildings that don't meet their energy target
  - If they can meet target before their compliance date >>  
*based on 12 consecutive months of energy data*

## Compliance

Implement cost-effective energy efficiency measures far enough in advance for the building to meet its energy target by its compliance date.

- If they can't meet target before their compliance date, there are three options:

## Conditional Compliance

Cost-effective measures from the Energy Audit are implemented by the compliance date and the building IS expected to reach its energy target, but more time is needed to collect energy data for confirmation.

## Investment Criteria

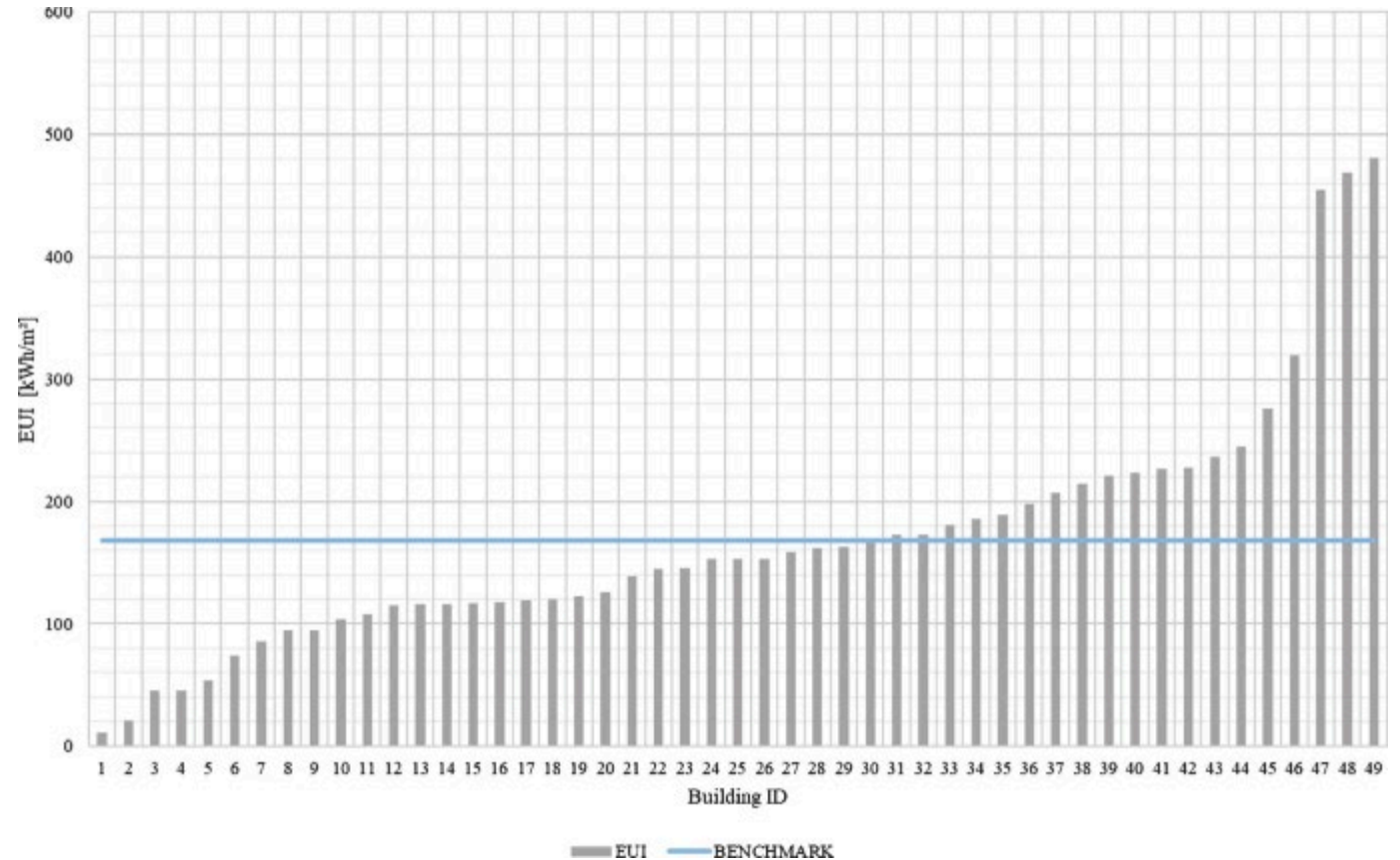
Measures from the Energy Audit are implemented by the compliance date, but the building is NOT expected to reach its energy target, or its EUI cannot be determined due to unavailability of energy use data.

## Investment Criteria through Conditional Compliance

Measures from the Energy Audit are NOT implemented before the compliance date because they are being phased in over time. This path requires a Life Cycle Cost Assessment.

# OR BPS ENERGY TARGETS

- What are energy targets?
- How are energy targets found for each building?
- How were base target values determined?
- How realistic are energy target values?



# What are Energy Targets?

- Energy targets are used to benchmark buildings
  - Benchmarking compares energy use of similar buildings
  - In OR BPS, we compare Energy Use Intensity to Energy Use Intensity Targets
- EUI - Energy Use Intensity
  - Actual energy use of the building divided by its gross floor area (not including parking area)
  - Determined for each building using U.S. EPA's free online tool, Energy Star Portfolio Manager
- EUI<sub>t</sub> - Energy Use Intensity Target, aka Energy Target
  - Comparison value based on activity type and operation
  - Predetermined values based on best available information
  - Determined for each building using the OR BPS EUI Target Tool

The screenshot displays the Energy Star Portfolio Manager interface for the 'OR BPS Sample Office'. The top navigation bar includes 'MyPortfolio', 'Sharing', 'Reporting', and 'Recognition'. The main content area shows the office's address (123 Center Street, Salem, OR 97301), Portfolio Manager Property ID (69394492), and Year Built (1975). A 'Weather Normalized Site EUI (kBtu/ft²)' box shows a 'Current' value of 104.4 (35.62% higher than median) and a 'Baseline' value of 111.2 (33.29% higher than median). Below this, the 'OR BPS ENERGY USE INTENSITY TARGET (EUI<sub>t</sub>) TOOL' is shown, which is determined for a 'Single Building'. The tool fields include 'Energy Professional' (Qualified Person Name), 'Qual Level' (QP), 'UBID' (long string of numbers and letters), 'Building Address', 'County' (Marion), 'Climate Zone' (4C), and 'Building GFA, SF' (101,208). The results show 'Nontarget Area = 0%', 'Vacant Area = 0%', and 'GFA Check = 101,208 SF'. The 'Building EUI Target' is 40, with a note 'Tier 1 / ≥ 90,000 SF and < 200,000 SF / June 1, 2029'. The 'OK' status is confirmed. A table at the bottom provides a detailed breakdown of the building's energy performance.

#	Area Name	Activity Type (dropdown) Select ESPM Number: Type   Subtype   Details	GFA, ft²	Weekly Hours	Months per Year	EUI <sub>t</sub>	Operating Factor	Area EUI <sub>t</sub>	Building Tier
1	office	69: Office   Office   Admin / professional office	101,208	50	12	50	0.8	40	Tier 1



# How are Energy Targets Found for each Building?

- OR BPS EUI Target Tool
  - Excel spreadsheet calculator developed by OR BPS
  - Downloadable for use by QEMs or QPs
  - Calculates energy target, also determines tier and compliance date
- $EUI_t = \text{Base EUI}_t \times \text{Operating Factor}$ 
  - Simplest form, for a building with one activity type
  - Weighted average used for multiple activity types
- Base energy target depends on activity type, climate zone
  - Predetermined values for 113 activity types, 2 climate zones (4C, 5B)
- Operating Factor depends on activity type, weekly operating hours
  - Predetermined for 113 activity types
  - Operating hour ranges from 0 to 40, 51 to 167, and 168
- Separate seminar devoted to EUI Target calculation – coming soon!

GFA, ft <sup>2</sup>	Weekly Hours	Months per Year	EUI <sub>t</sub>	Operating Factor	Area EUI <sub>t</sub>
75,000	60	12	50	1.0	50
25,000	40	12	63	0.6	38

# How were Base Target Values Determined?

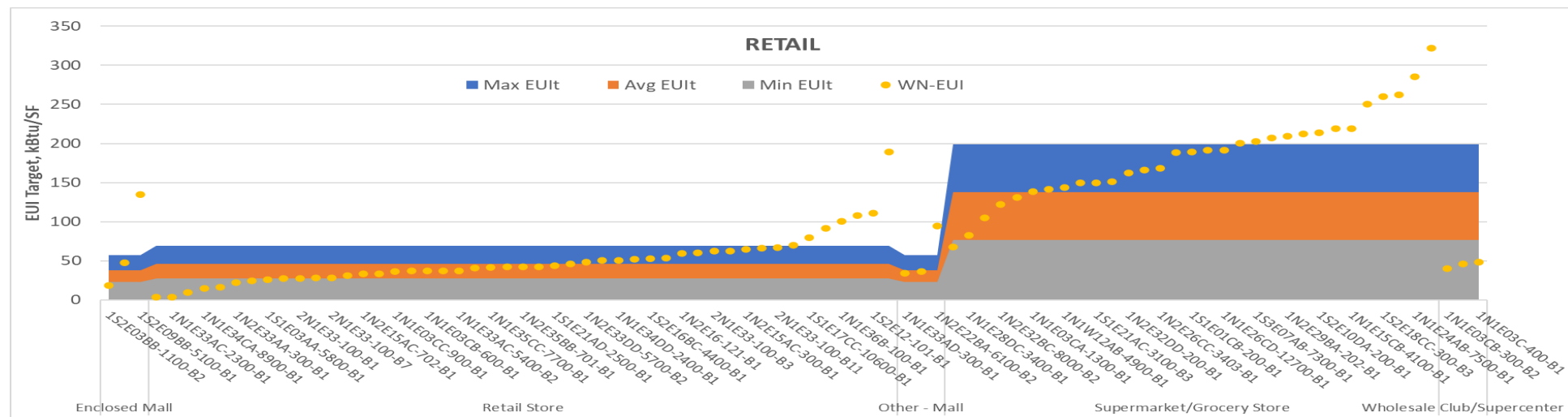
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- Base Target values came from analysis of best available data
- **National Data**
  - 2012 and 2018 Commercial Buildings Energy Consumption Survey
- **Regional Data**
  - 2009, 2014, and 2019 Commercial Building Stock Assessment
  - 2018, 2019, and 2022 City of Seattle benchmarking program data
- **Local Data**
  - 2021 and 2022 Oregon State-Owned Buildings data
  - 2011-2021 Oregon public school data
  - 2019 and 2023 City of Portland benchmarking program data
- **The aim was for 50% of Oregon's buildings to already meet their EUI target**



# How Realistic are Energy Target Values?

- House Bill 3409
  - Develop energy use intensity targets that are not more stringent than the **average energy use intensity** for each covered commercial building occupancy classification, adjusting as necessary for a covered commercial building's unique energy-using features
- Comparison of OR BPS EUI targets with latest Portland data
  - Portland Commercial Building Energy Reporting (September 2025)
  - Looks like targets are set at about average for most building types
- We will analyze OR BPS building information as its collected



# Or Bps Energy Professionals

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- What types of energy professionals are needed?
- What are energy professional responsibilities?
- How do you become an OR BPS energy professional?
- How can building owners find a qualified energy professional?



# OR BPS Energy Professionals Types

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What types of energy professionals are needed in OR BPS?



- Qualified Energy Manager (QEM)  
or
- Qualified Person (QP)
- Qualified Energy Auditor (QEA)





# Energy Professional Responsibilities

Energy professionals must prepare many OR BPS submittals

Submittal	Tier 1 Buildings	Tier 2 Buildings
Form A: Application for Oregon BPS Compliance	Building Owner	Building Owner
Form G: Grouped Buildings Application for Oregon BPS Compliance	Building Owner	Building Owner
Form X: Exemption Application	Building Owner	Building Owner
Form H: Historic Building Documentation	Building Owner	Building Owner
Form B: Building Activity and Energy Use Intensity Target (EUI <sub>t</sub> )	Qualified Person	Qualified Energy Manager or Qualified Person
Form C: Calculation of Energy Use Intensity (EUI)	Qualified Person	Qualified Energy Manager or Qualified Person
Operations and Maintenance Program (O&M)	Qualified Person	n/a
Energy Management Plan (EMP)	Qualified Person	n/a
Form D: Decarbonization Plan	Qualified Person	n/a
Form E: Energy Audit	Qualified Energy Auditor	n/a
Form L: Life Cycle Cost Analysis	Qualified Energy Auditor	n/a

# Qualified Energy Manager

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Either a Qualified Person or a **Qualified Energy Manager** must be identified for all **Tier 2 buildings**, and must complete Form B and Form C for those buildings

A Qualified Energy Manager must **submit a Form Q** documenting:

- At least two years of educational and/or professional experience with commercial building operations or building energy management, *OR*
- Must meet the definition of a Qualified Person

Owners or managers of Tier 2 buildings often have the experience to serve as the Qualified Energy Manager for their building but must submit their quals first!

# Qualified Person

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A **Qualified Person** must be identified for all **Tier 1 Buildings**, and must complete Form B and Form C and submit O&M and EMP checklists for those buildings

A **Qualified Person** must **submit a Form Q** documenting:

- Training and expertise in building energy use analysis, **AND**
- At least one (1) of the following certifications:
  - Professional architect's or engineer's license in the state of Oregon
  - Qualified as an energy auditor (see next slide)
  - Certified Energy Manager in current standing, through the Association of Energy Engineers
  - Building Operator Certification Level II by Building Potential
  - Energy Management Professional through the Energy Management Association
  - Degree from the Building Controls program at Lane Community College Energy Management, or an equivalent degree approved by ODOE
  - Building commissioning professional certified by an ANSI/ISO/IEC 17024:2012 accredited organization

# Qualified Energy Auditor

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A **Qualified Energy Auditor** must be identified for any **Tier 1 buildings** that don't meet their energy target, and must perform any Energy Audits and Life Cycle Cost Assessments for those buildings

A **Qualified Energy Auditor** must **submit a Form Q** documenting:

- At least three years of professional experience in building energy auditing, *AND*
- At least **one** (1) of the following certifications:
  - Professional architect's or engineer's license in the state of Oregon
  - Building Energy Assessment Professional certified from ASHRAE
  - Certified Energy Auditor via the Association of Energy Engineers
  - Certified Energy Manager in current standing, via AEE
  - Energy Management Professional via the Energy Management Association

# Become an OR BPS Energy Professional

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- Qualified Energy Professional/Person/Energy Auditor may be either
  - Employees of the building owner or owner organization, OR
  - Third-party contractors
- **Either way, they must meet the criteria and submit a Form Q**
  - Form Q is a fillable pdf form to download from the OR BPS website
  - Must submit Form Q **before doing any OR BPS work**
  - Form Q Includes an option to be added to the public list
  - OR BPS reviews all Form Qs and verifies licenses and certifications
- We encourage all to register as OR BPS energy professionals
  - Register at your current level
  - Upgrade as you gain more experience and earn certifications



# Find a Qualified Energy Professional

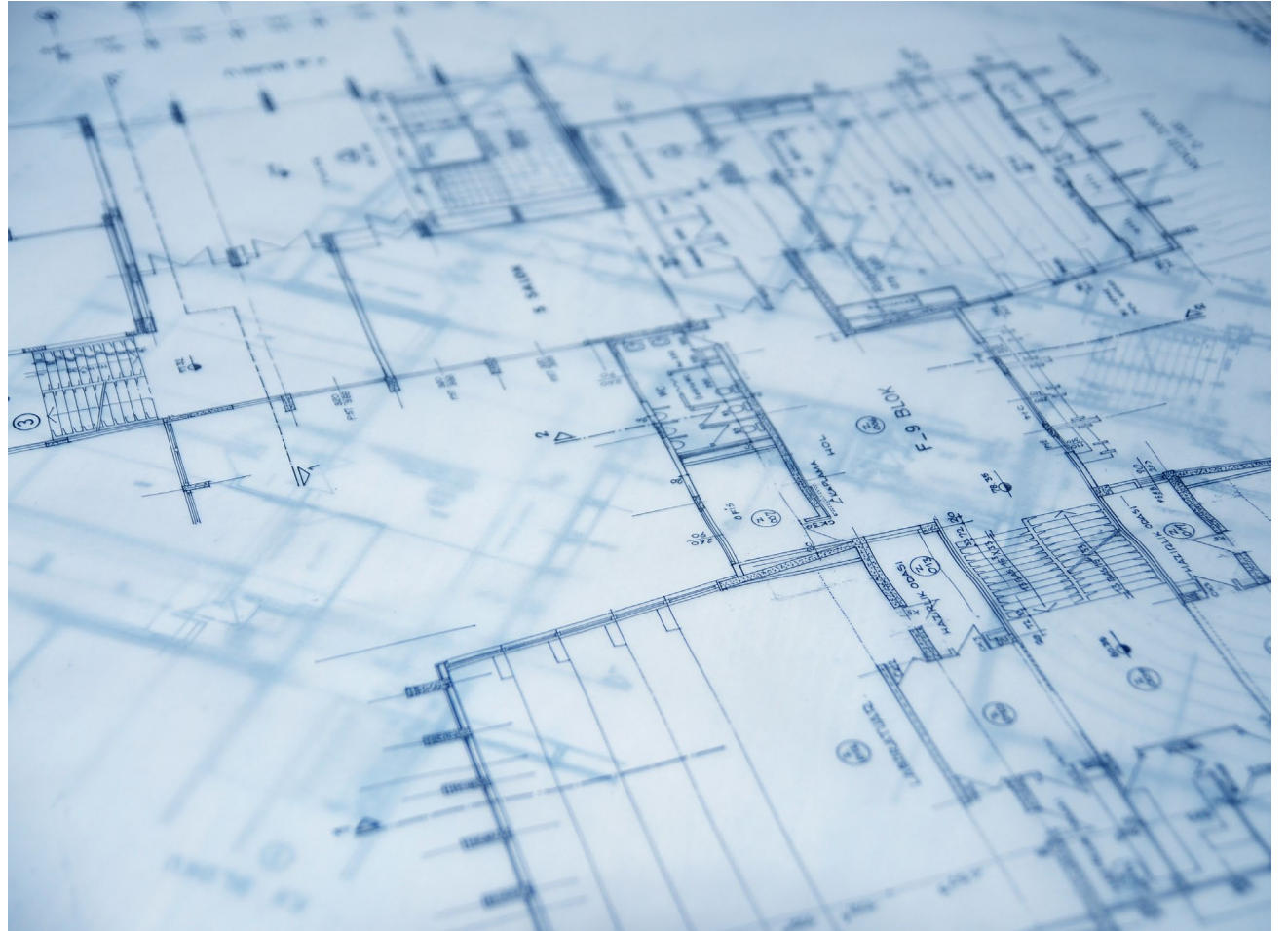
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- There is a list of QEMs, QPs, and QEAs on the OR BPS website
  - Downloadable spreadsheet with tabs for each category
  - These people are energy professionals who submitted a Form Q to OR BPS and agreed to be listed publicly
  - This list is updated frequently, every one to two weeks
  - Although OR BPS has reviewed their qualifications, we do not endorse any of the listed energy professionals
- Can be used to find a third party Qualified Energy Professional
  - Many professionals with great depth of experience
  - Most are from Oregon, some from Washington, a few from outside the region

# OR BPS INCENTIVES

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- What is available?  
ECAPP and BERI
- What's the difference  
between the two  
programs?
- What are the incentive  
timelines?



# OR BPS Incentive Programs

State-funded program (\$2m) (HB 3409)	Federally-funded program (\$12m) (CERTA)
<ul style="list-style-type: none"><li>• Incentivizes early compliance</li><li>• Incentives for planning activities required for compliance</li><li>• Tier 1 and Tier 2 buildings</li><li>• Up to \$0.85 per sq ft (with caps)</li><li>• Incentive awards are competitive</li><li>• 2 funding rounds - \$1m each round</li></ul>	<ul style="list-style-type: none"><li>• Incentivizes early compliance</li><li>• Incentives for energy efficiency measures that reduce energy use and GHG emissions</li><li>• Tier 1, Tier 2, and Tribal buildings</li><li>• Caps of \$50k and \$100k</li><li>• Incentive awards are competitive</li><li>• 2-3 funding rounds</li></ul>

# Early Compliance Action and Planning Program

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- Must be Tier 1 or Tier 2 covered commercial building
- Tier 1: Must have Energy Use Intensity that exceeds the Energy Use Intensity Target by at least 15 EUI units
- To receive an incentive payment, a building owner must demonstrate completion of the early compliance action at least one year before the building's compliance date
- Priority will be given to:
  - Highest Energy Use Intensity percentage over Energy Use Intensity Target (Tier 1 only); Multi-tenant not in a Qualified Utility Territory; Located in a rural area; Smaller buildings; Multifamily residential and affordable housing (Tier 2 only)

# Early Compliance Action and Planning Program

## Maximum Amounts and Incentives

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- \$50,000 for Tier 1 buildings equal to or greater than 200,000 square feet
- \$35,000 for Tier 1 buildings equal to or greater than 35,000 square feet but less than 200,000 square feet
- \$10,000 for all Tier 2 buildings

Compliance Action	Incentive per Square Foot
Energy Benchmarking and Reporting	\$0.35
EMP and O&M Program	\$0.05
Energy Audit	\$0.35
Achieving Compliance	\$0.10
<b>Maximum Incentive</b>	<b>\$0.85</b>



# Early Compliance Action and Planning Program Update

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- 81 applications submitted in Round 1:
  - 27 Tier 1 applications submitted; \$995k requested
  - 54 Tier 2 applications submitted; \$527k requested
- Competitive review process ongoing
- Applicants notified soon
- Round 2 opportunity spring 2026

# Building Energy Reduction Incentive

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- Must be a Tier 1 or Tier 2 covered building or
- Must be a tribal owner of a building with similar size and building activity type as a Tier 1 or Tier 2 covered building
- Must have a baseline energy use intensity that exceeds energy use intensity target
- Incentives must be used for energy efficiency measures (e.g. HVAC, lighting upgrades)

# Building Energy Reduction Incentive

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- To receive an incentive, a building must:
  - Install EEMs to achieve compliance before the early compliance date (i.e. reduce the building's energy use intensity at or below the target)
  - Maximum incentives: Tier 1 - \$100,000; Tier 2 - \$50,000
  - All funds must be claimed by the end of 2028

# Building Energy Reduction Incentive Applications

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- Priority will be given to:
  - Cost-effectiveness of Energy Efficiency Measures
  - Strength of project plan (e.g. timeliness, project feasibility)
  - Buildings located in a rural area, multifamily residential, affordable housing
- Applications will be fillable PDF documents requesting:
  - General building, building owner information and incentive amount requested
  - Building Energy Use Intensity, Energy Target, and copy of Energy Star Portfolio Manager report
  - A completed **energy audit** with decarbonization assessment including the proposed EEMs, cost of EEMs and estimated energy savings and GHG reductions
- Applications available in February 2026

# OR BPS Guidance Documents

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## Guidance Documents:

- 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 LCCAs
- 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

## Additional Resources:

- [Property Inventory List](#)
- [Energy Professional Listing](#)
- [BPS EUI Target Tool](#)
- [Form Q](#)
- [Incentives page](#)
- [BPS Stakeholder Engagement \(for notes and video\)](#)
- [Energy Star Portfolio Manager](#)
- [O&M and EMP Tool](#)

Email: [oregonbps@energy.oregon.gov](mailto:oregonbps@energy.oregon.gov)

Phone: 503-378-4040





Questions?

General line:  
[OregonBPS@energy.Oregon.gov](mailto:OregonBPS@energy.Oregon.gov)