

Oregon Department of **ENERGY**

Oregon Building Performance Standard EUI Target Tool

March 20, 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

Chat

Audio Options

Mic Microphone Off

Mic Microphone On

The image shows a Microsoft Teams meeting window. The top toolbar includes icons for Chat, People (2), Raise Hand, React, View, Controls, Notes, Rooms, Apps, More, Camera, Mic, Share, and Leave. The main content area displays a slide with the text "Oregon Department of ENERGY" and "Welcome!". A video thumbnail on the right shows a field of pink flowers. A callout box on the right shows "Audio Options" with "Microphone Off" (muted icon) and "Microphone On" (active icon). Other callouts point to the "Raise" button, "Reactions" (thumbs up, heart, etc.), "Video Options" (Camera On/Off), and "Chat".

OR BPS EUI Target Tool Agenda

- Target Tool Capabilities
- Accessing the Target Tool
- All about EUI Target
- Building Tier Matters
- To Group or Not to Group
- Special Situations

**Pauses to
demonstrate
Target Tool in
presentation**



Target Tool Capabilities

- Finds EUI target
- Determines Tier & Compliance Date
 - Tier 1
 - Tier 2 - Regular, Special, Extended
 - Not covered
- Handles Single Building or Grouped Buildings applications
- Gives guidance about special situations
 - Nontarget spaces
 - Data centers
 - Vacant spaces

Accessing the Target Tool

- [OR BPS EUI Target Tool](#)
- Or find link in right hand column of [OR BPS main webpage](#)
- Microsoft Excel .xlsx file, no fancy macros

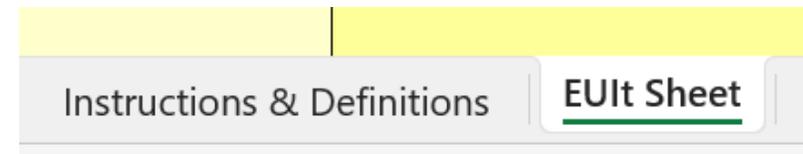
OR BPS
web:



Accessing the Target Tool

Downloadable Spreadsheet

- Currently on version 5 of the Target Tool
 - Improvements from earlier versions made to clarify, allow more entries, screen special cases, improve accessibility
 - This version is less forgiving and won't find EUIt if there are errors
 - Target tool may end up on the OR BPS online portal, eventually
- Once open, the tool has two tabs
 - Instructions & Definitions
 - EUIt Sheet
- Except for cells used for input, the spreadsheet is protected



Accessing the Target Tool Instructions & Definitions Tab

- Version/Date
- Definitions
(top rows of col D)
- Instructions
(start on row 19)
 - **Input**
(cols A-B)
 - **Calculations**
(cols C-D)
 - **Information**
(col E)
- Tier Determination Logic
(below Instructions, not shown here)

The screenshot shows the 'Instructions & Definitions' tab of the Excel spreadsheet. The spreadsheet is organized into several sections:

- DEFINITIONS (Column D, Rows 2-18):** This section provides definitions for key terms used in the tool, such as UBID, GFA, ESPM, EUI, Weekly Hours, Operating Factor, Grouped Buildings, Connected Buildings, and Contiguous Property.
- INSTRUCTIONS (Rows 19-20, Columns A-C):** This section provides instructions for using the tool, including a disclaimer and a table with columns for 'INPUT added to yellow cells', 'CALCULATED values in blue cells', and 'INFORMATION in green cells'.
- INPUT added to yellow cells (Rows 20-21, Columns A-B):** This section provides instructions for inputting data into the tool, including a table with columns for 'Building or Group' and 'EUI Target'.

Accessing the Target Tool EUI Sheet Tab

- **General Input**
(col G-J, row 1;
col C, rows 1-9)
- **Activity Types**
(start in row 11)
- **Input**
(cols B-F, rows 11-71)
- **Calculations**
(cols G-,J, rows 11-71)
- **Information**
(cols K-M, rows 11-71)
- **Errors**
No EUI found if
there are errors!

#	Building Name	Activity Type (dropdown) Select ESPM Number: Type Subtype Details	GFA, ft ²	Weekly Hours	Months per Year	EUI	Operating Factor	Building EUI	Building Tier	ESPM Ac
1										
2										
3										
4										
5										
6										
7										
8										
9										

- Watch cells in top section which give information and request input under various scenarios

Accessing the Target Tool

Demonstration of Target Tool

- Pause to download and open the target tool
 - Review Instructions and Definitions tab
 - Review EUIt Sheet tab
 - Point out entry, calculation, information areas
 - Fill out general info section
- **Errors to avoid**
 - Fill out all fields accurately
 - Be sure to enter county, EUIt can't be found without CZ
 - Be sure to enter Building GFA, GFA check can't be made without it
 - Make sure QEM/QP can provide services for the building tier



All About EUI Target

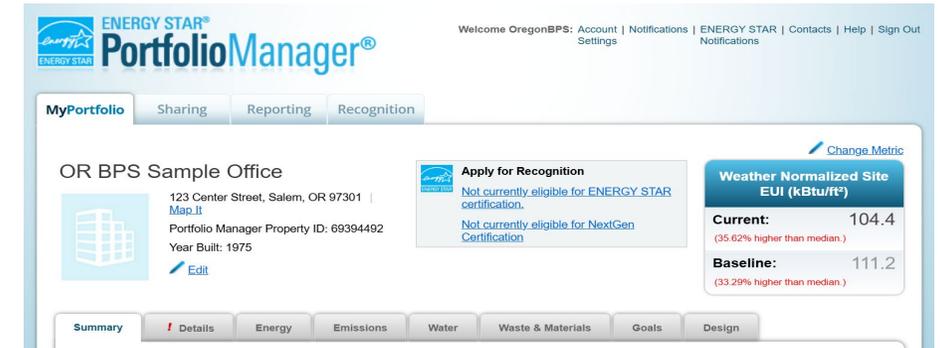
- Definitions of EUI and EUI_t
- EUI Target Calculation
- Base EUIs & Operating Factors
- Derivation of Overall EUI_t

All About EUI Target

Definitions of EUI and EUIt

- EUI targets are used to benchmark buildings
 - Benchmarking compares energy use of similar buildings
 - In OR BPS, we compare Energy Use Intensity (EUI) to Energy Use Intensity Targets (EUIt)

- EUI - Energy Use Intensity - kBtu/SF
 - 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 (ESPM)



OR BPS ENERGY USE INTENSITY TARGET (EUIt) TOOL		Energy Professional & Qualification:	Quinn Prophet	QP					
Determined for (dropdown):	Single Building								
UBID:	xxx 111 333 444	BUILDING EUI TARGET	TIER / SIZE CATEGORY / COMPLIANCE DATE						
Building Address:	123 Main St, Medium City, OR	53	Tier 1 / ≥ 35,000 SF and < 90,000 SF / June 1, 2030						
County:	Marion	Nontarget Area = 0%	No nontarget areas						
Climate Zone:	4C	Vacant Area = 0%	No vacant areas						
Building GFA, SF:	50,000	GFA Check = 50,000 SF	OK						
#	Area Name	Activity Type (dropdown) Select ESPM Number: Type Subtype Details	GFA, ft²	Weekly Hours	Months per Year	EUI	Operating Factor	Area EUI	Building Tier
1	office	2: Banking / financial services Financial office	50,000	60	12	53	1.0	53	Tier 1

- EUIt - Energy Use Intensity Target, aka Energy Target
 - Comparison value based on activity type and operation
 - Determined for each building using the OR BPS EUI Target Tool
 - Units of kBtu/SF

All About EUI Target Base Target Values and Operating Factors

- Base energy target depends on activity type, climate zone
 - Predetermined values for 113 activity types, but there's a lot of overlap
 - 2 climate zones (4C coastal, 5B inland), coded in by county
 - EUIt slightly higher in CZ 5B
 - Base EUIt from minimum of **23/29 kBtu/SF** (warehouse in 4C/5B)
to maximum of **325/340 kBtu/SF** (restaurant in 4C/5B)
- Operating Factor depends on activity type, weekly operating hours
 - Predetermined values for 113 activity types
 - Operating factors for weekly hours ranging from 0 to 40, 51 to 167, and 168
 - Operating factors from **0.5 to 1.0** (0 to 40 hours),
0.8 to 1.7 (51 to 167 hours),
1.0 to 1.9 (168 hours)

All About EUI Target

Derivation of Overall EUI Target

- Area EUI_t = EUI_t x Operating Factor

- One activity type

#	Area Name	Activity Type (dropdown) Select ESPM Number: Type Subtype Details	GFA, ft ²	Weekly Hours	Months per Year	EUI _t	Operating Factor	Area EUI _t	Building Tier
1	office	2: Banking / financial services Financial office	50,000	45	12	53	0.8	42	Tier 1

- Overall EUI_t = [(GFA x Area EUI_t x Months)_{area 1} + (GFA x Area EUI_t x Months)_{area 2} + etc.] / (Total GFA x 12)

- Weighted average of multiple activity types
- Uses both area and time weighting

- For context:
overall min/max
EUI_t x Operating Factor

CZ 4C: 18 to 488
CZ 5B: 23 to 510

OR BPS ENERGY USE INTENSITY TARGET (EUI _t) TOOL			Energy Professional & Qualification:		Quinn Prophet		QP		
Determined for (dropdown):	Single Building								
UBID:	xxx 111 333 444		BUILDING EUI TARGET		TIER / SIZE CATEGORY / COMPLIANCE DATE				
			108		Tier 1 / ≥ 35,000 SF and < 90,000 SF / June 1, 2030				
Building Address:	123 Main St, Medium City, OR		Nontarget Area = 0%		No nontarget areas				
County:	Marion								
Climate Zone:	4C		Vacant Area = 0%		No vacant areas				
Building GFA, SF:	50,000		GFA Check = 50,000 SF		OK				
#	Area Name	Activity Type (dropdown) Select ESPM Number: Type Subtype Details	GFA, ft ²	Weekly Hours	Months per Year	EUI _t	Operating Factor	Area EUI _t	Building Tier
1	coffee shop	49: Food sales and service Other - restaurant / bar	5,000	90	12	325	1.1	358	Tier 1
2	fitness	15: Entertainment / public assembly Fitness center / health	20,000	168	12	82	1.6	131	Tier 1
3	office	69: Office Office Admin / professional office	25,000	49	12	50	0.8	40	Tier 1

All About EUI Target

Demonstration of Target Tool

- Pause to play with the Target Tool
 - Set up a Single Building with one activity type, then vary type and weekly hours
 - Set up a Single Building with three activity types, vary types and hours
 - Set up a Single Building with activity types that vary over the year
- **Errors to avoid**
 - Don't skip entry rows
 - Don't cut and paste
 - Be sure to enter weekly hours for each row
 - Be sure to enter months for each row, use 12 as default
 - Make sure $[(\text{GFA} \times \text{months})_{\text{row } 1} + (\text{GFA} \times \text{months})_{\text{row } 2} + \text{etc.}] / 12 = \text{Building GFA}$
 - For area with different uses over the year, use the same area name in consecutive rows





Building Tier Matters

- OR BPS Compliance
- OR BPS Compliance Dates
- Buildings Covered by OR BPS
- Building Tier Definitions
- Tier of Mixed-Use Buildings

Building Tier Matters OR BPS Compliance

- 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_t =
predetermined
EUI targets
based on
activity type**

Building Tier Matters OR BPS Compliance Dates

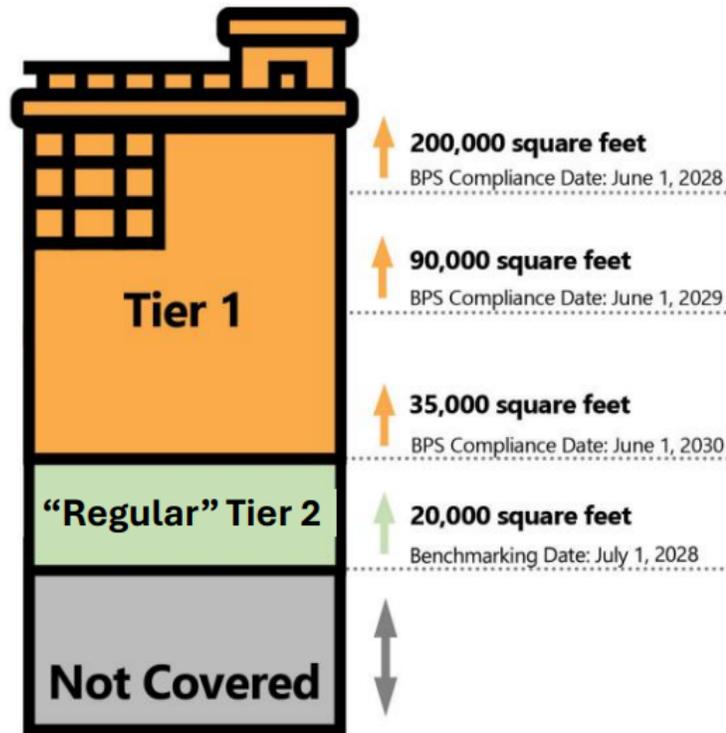
Gross Floor Area <i>excludes any parking garage area</i>	Property Type	Tier / Compliance Date
35,000 to 90,000 square feet	Nonresidential, Hotel, or Motel	Tier 1 / June 1, 2030
90,000 to 200,000 square feet	Nonresidential, Hotel, or Motel	Tier 1 / June 1, 2029
200,000 square feet and greater	Nonresidential, 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
35,000 square feet and greater	Nonresidential, Hotel, or Motel grouped with a Special Tier 2 building	Extended Tier 2 / July 1, 2028

Building Tier Matters

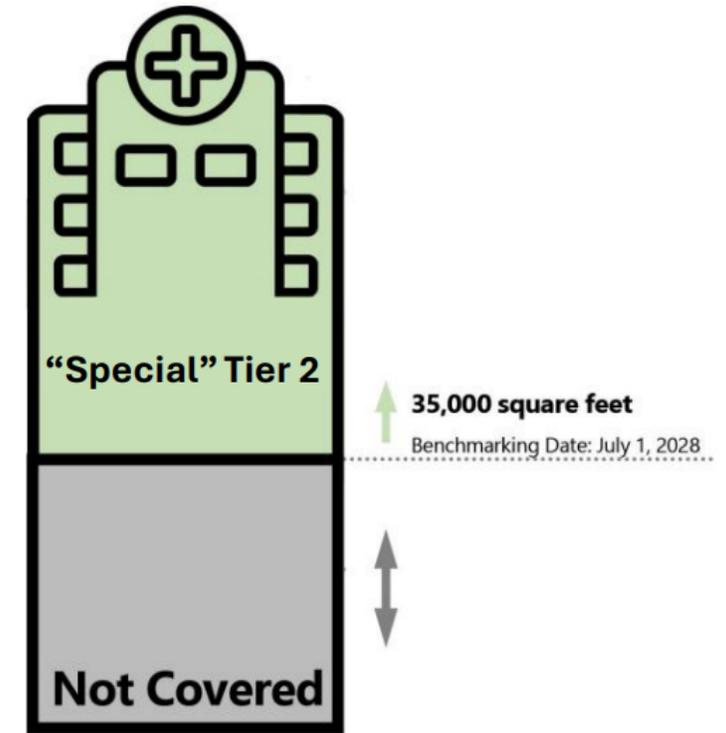
Buildings Covered by OR BPS

- Schematic of Building Tiers
 - Tier 1
 - Regular Tier 2
 - Special Tier 2
 - Not Covered
- Somewhat simplistic, doesn't address
 - Mixed-use Buildings
 - Grouped Buildings
 - Extended Tier 2 Buildings

**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*

Building Tier Matters

Regular and Special Definitions

Building Gross Floor Area (Building GFA): sum of a building's regular gross floor area and special gross floor area.

Regular Gross Floor Area (Regular GFA): sum of a building's gross floor area for hotel, motel, and nonresidential use, excluding any parking garage area or special gross floor area.

Special Gross Floor Area (Special GFA): sum of a building's gross floor area for multifamily, hospital, school, university, dormitory, barracks, prison, residential care, and senior care use, excluding any parking garage area.

Building Tier Matters

Building Tier Definitions

Tier 1 building: a building under ownership by a sole individual or entity, with regular gross floor area of at least 35,000 square feet, and that does not meet any Tier 2 building definition

Tier 2 building: a building under ownership by a sole individual or entity that is either:

- a. a **"regular"** Tier 2 building with regular gross floor area of at least 20,000 square feet and less than 35,000 square feet, and not a "special" Tier 2 building as in part b. of this definition; or
- b. a **"special"** Tier 2 building with building gross floor area of at least 35,000 square feet and either special gross floor area that equals or exceeds regular gross floor area if regular gross floor area is at least 20,000 square feet, or special gross floor area of at least 15,000 square feet if regular gross floor area is less than 20,000 square feet; or
- c. an **"extended"** Tier 2 building with regular gross floor area of at least 35,000 square feet, submitted as part of a set of grouped buildings that includes a "special" Tier 2 building as in part b. of this definition

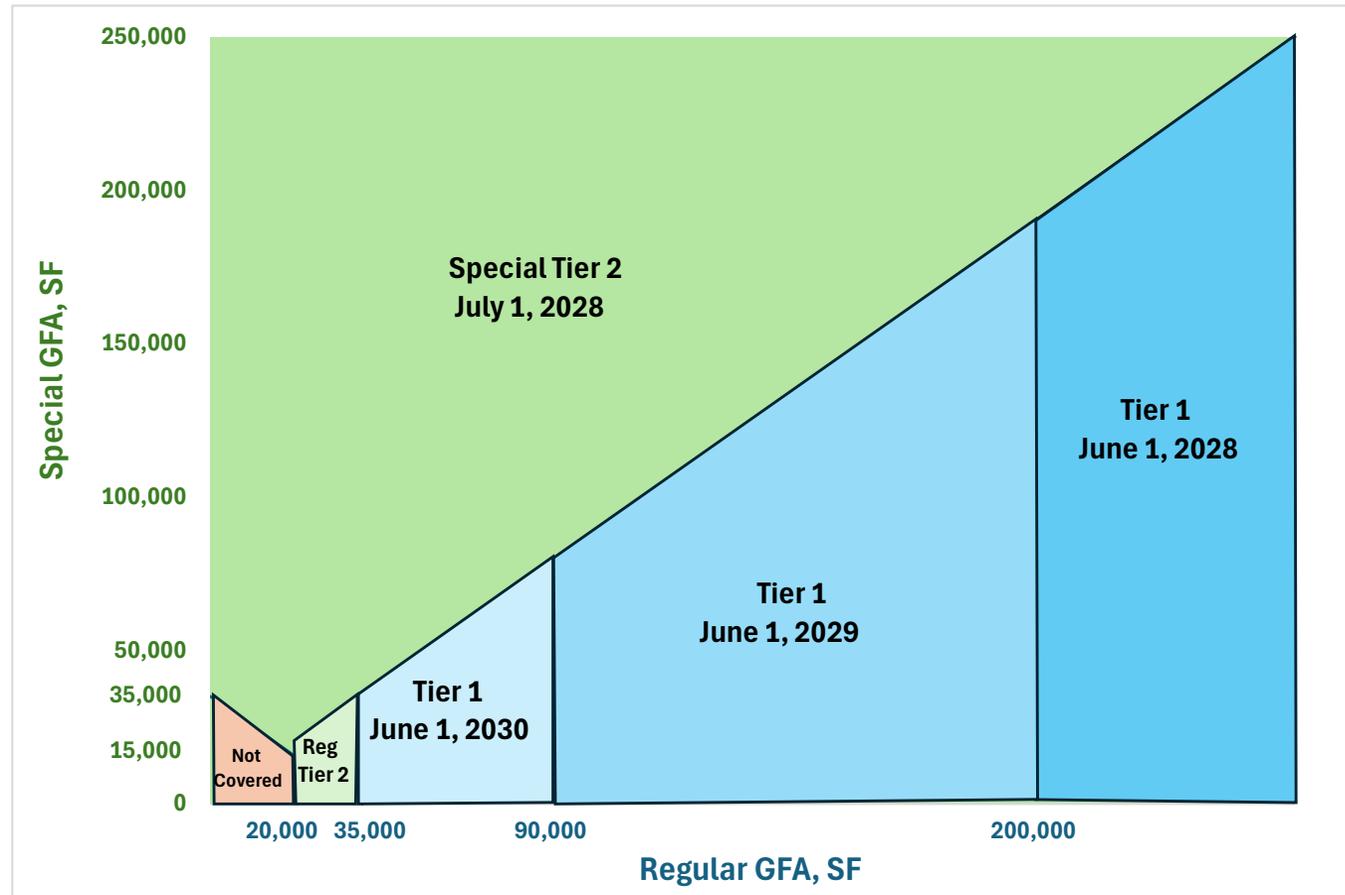
These definitions are hard-wired into the OR BPS EUI Target Tool

You can study these definitions, or look at the graph illustrating them on the next slide

Building Tier Matters

Tier of Mixed-Use Buildings

Special GFA: multifamily, hospital, school, university, dormitory, barracks, prison, residential and senior care, excluding parking garage GFA



Regular GFA: hotel, motel and nonresidential areas. excluding parking garage and special GFA

- Special Tier 2 if 50% or more of Building GFA is Special GFA
- Except when Regular GFA is less than 20,000 SF, then it's more complicated
- Extended Tier 2 addressed later in "To Group or Not to Group"

Building Tier Matters

Demonstration of Target Tool

- Pause to play with the Target Tool
 - Set up building with a single activity type, vary square footage & activity type
 - Set up building with two activity types, vary square footage & activity types
 - Set up “Mixed-Use” building, vary square footage of regular and special uses
- **Errors to avoid**
 - Don’t skip entry rows
 - Don’t copy and paste rows, delete entries and start over
 - Be sure to enter weekly hours for each row
 - Be sure to enter months for each row, use 12 as default
 - Make sure $[(\text{GFA} \times \text{Months})_{\text{area 1}} + (\text{GFA} \times \text{Months})_{\text{area 2}} + \text{etc.}] / (\text{Total GFA} \times 12) = \text{Building GFA}$





To Group or Not to Group

- Definitions for Grouped Buildings
- Grouped Buildings Requirements
- Grouped Buildings Benefits
- Per Building for Grouped Buildings vs Per Area for Single Buildings

To Group or Not to Group

Definitions for Grouped Buildings

- **Grouped Buildings:** set of Tier 1 and/or Tier 2 buildings that comply at the connected or campus-level, OR that comply at the **complex** level and have a **single** shared primary function, *along with any other connected buildings that are not covered buildings.*
- **Connected Buildings:** buildings with shared energy meter(s) on **contiguous** property
- **Campus:** a collection of buildings served by the same district heating, cooling, water or power system under the same owner
- **Complex:** a group of individual or connected buildings on **contiguous property**
- **Contiguous Property:** adjoining property sharing a common border under sole ownership

To Group or Not to Group

Grouped Buildings Requirements

- Grouped Buildings (must have same owner, same primary function, and be on contiguous property) AND/OR (must share meters or district system)

OK

OR BPS ENERGY USE INTENSITY TARGET (EUI _t) TOOL		Energy Professional & Qualification:	Quinn Prophet		QP
Determined for (dropdown):	Grouped Buildings	Buildings have same owner & primary function, are on contiguous property:	Yes	Buildings share meters or district system:	Yes

OK

OR BPS ENERGY USE INTENSITY TARGET (EUI _t) TOOL		Energy Professional & Qualification:	Quinn Prophet		QP
Determined for (dropdown):	Grouped Buildings	Buildings have same owner & primary function, are on contiguous property:	Yes	Buildings share meters or district system:	No

OK

OR BPS ENERGY USE INTENSITY TARGET (EUI _t) TOOL		Energy Professional & Qualification:	Quinn Prophet		QP
Determined for (dropdown):	Grouped Buildings	Buildings have same owner & primary function, are on contiguous property:	No	Buildings share meters or district system:	Yes

Not OK,
apply
as Single
Buildings

OR BPS ENERGY USE INTENSITY TARGET (EUI _t) TOOL		Energy Professional & Qualification:	Quinn Prophet		QP
Determined for (dropdown):	Grouped Buildings	Buildings have same owner & primary function, are on contiguous property:	No	Buildings share meters or district system:	No
All UBIDs:	xxx 111 333 444	GROUP EUI TARGET		MAX TIER / SIZE CATEGORY / COMPLIANCE DATE	
		Fix Errors		Special Tier 2 / ≥ 35,000 SF / July 1, 2028	
Address of Largest Building:	123 Main St, Medium City, OR	Nontarget Area = 0%		No nontarget buildings	
County:	Malheur	Vacant Area = 0%		No vacant buildings	
Climate Zone:	5B	GFA Check = 50,000 SF		OK	
Group GFA, SF:	50,000				

To Group or Not to Group Grouped Buildings Benefits

- When to group buildings:
 - Buildings **MUST** group if they share energy metering
 - Building **MAY** group if they don't share energy metering, but have same owner, primary function, are on contiguous property
- Why would you want to group buildings?
 - To reduce paperwork
 - To get “Extended Tier 2” status for any Tier 1 buildings in groups with “Special Tier 2” buildings
 - To meet overall EUI target by grouping high- and low-EUI buildings
 - Do not create multiple subsets
 - Do not include any building in more than one application/group
 - Do not include Not Covered buildings if they don't share metering



**Each building
in a group
gets just ONE
activity type**

To Group or Not to Group

Demonstration of Target Tool

- Pause to play with the Target Tool
 - Set up Grouped Buildings of “Regular” activity type, vary square footage
 - Set up Grouped Buildings with a “Special” activity type, vary square footage
 - Different scenarios for “Extended Tier 2” status
- **Errors to avoid**
 - Must answer “Yes” to at least one of the grouped buildings questions
 - Enter building UBIDs in same order in rows below, enter address of largest building
 - Use only one activity type per building for any given time period
 - Same as before: don’t skip rows, enter all row info, make sure GFA adds up
 - Make sure info matches what’s in ESPM
 - Buildings should have same names, square footage, activity types
 - Create the same group of buildings in ESPM for calculating EUI





Special Situations

- Nontarget Areas
- Data Centers
- Vacant Areas

Special Situations

Nontarget Areas

- Nontarget Activity Types
 - No EUI values or Operating Factors are assigned to them due to lack of information about their energy use
 - They potentially use a lot of energy!
 - 100: Technology / science | Data center | NONTARGET
 - 108: Utility | Energy / power station | NONTARGET
 - 109: Utility | Other - utility | NONTARGET
- Nontarget areas are treated as though they don't meet EUI target
 - If they're over 10% of building area, nontarget areas must report their EUI separately and have an energy audit
 - If they're over 50% of the building area, the whole building becomes Nontarget and must have an energy audit
 - See next slide for complete requirements for handling nontarget areas

Special Situations

Nontarget Areas in Single Buildings

If Nontarget Area **Is** Metered Separately

Nontarget Area	EUI Reporting Requirement (Form C)	Tier 1 Energy Audit Requirement (Form E)
< 10% of Building GFA	Report EUI of Target Area only.	Energy audit of Target Area if its EUI > EUI _t .
10% to 50% of Building GFA	Report EUI of Target and Nontarget Areas separately.	Energy audit of Target Area if its EUI > EUI _t . Energy audit of Nontarget Area in all cases.

If Nontarget Area is **Not** Metered Separately

Nontarget Area	EUI Reporting Requirement (Form C)	Tier 1 Energy Audit Requirement (Form E)
< 50% of Building GFA	Report EUI of entire building based on all Target and Nontarget Areas and their energy use.	Energy audit of entire building if EUI > EUI _t .

Whether or not Nontarget Area is Metered Separately

Nontarget Area	EUI Reporting Requirement (Form C)	Tier 1 Energy Audit Requirement (Form E)
> 50% of Group GFA	Report EUI of entire building based on all Target and Nontarget Areas and energy use.	Assumed that building EUI > EUI _t . Energy audit of entire building in all cases.

Special Situations

Nontarget Areas in Grouped Buildings

If Nontarget Building Is Metered Separately

Nontarget Building	EUI Reporting Requirement (Form C)	Tier 1 Energy Audit Requirement (Form E)
< 10% of Group GFA	Report EUI of Target Buildings only.	Energy audit of Target Buildings if their EUI > EUI _t .
10% to 50% of Group GFA	Report EUI of Target and Nontarget Buildings separately.	Energy audit of Tier 1 Target Buildings if their EUI > EUI _t . Energy audit of Nontarget Buildings in all cases.

If Nontarget Building is Not Metered Separately

Nontarget Building	EUI Reporting Requirement (Form C)	Tier 1 Energy Audit Requirement (Form E)
< 50% of Group GFA	Report EUI of entire group based on all Target and Nontarget Buildings and their energy use.	Energy audit of Tier 1 buildings if group EUI > EUI _t .

Whether or not Nontarget Building is Metered Separately

Nontarget Area	EUI Reporting Requirement (Form C)	Tier 1 Energy Audit Requirement (Form E)
> 50% of Group GFA	Report EUI of entire group based on all Target and Nontarget Buildings and energy use.	Assumed that group EUI > EUI _t . Energy audit of Tier 1 buildings in all cases.

Special Situations

Data Centers

Data Center Definition

- An activity space designed and equipped to meet the needs of high-density computing equipment, such as server racks, used for data storage and processing, including dedicated uninterruptible power supplies and cooling systems, and requiring a **constant power load of 75 kW or more**.
- Note that OEESC 2025 defines a data center for new construction with minimum ITE load of 100 kW and 20 W/SF (~ 600 kBtu/SF)
- Gross Floor Area **shall only include** space within the building, including raised floor computing space, server rack aisles, storage silos, control console areas, battery rooms, and mechanical rooms for dedicated cooling equipment, and **shall not include** a server closet, telecommunications equipment closet, computer training area, office, elevator, corridors, or other auxiliary space.



Special Situations

Data Centers (continued)

- Data Center must draw at least 75 kW
 - Power draw in kW = annual kW-hr / 8760 hours
 - From ITE/UPS continuous metering, not spot or short-term metering
 - 75 kW can also include dedicated cooling / lighting systems if properly metered

- If not a data center, use activity type 102 or 107 with EUI of $48 \times 1.3 = 62$ for 168 hrs

OR BPS ENERGY USE INTENSITY TARGET (EUI _t) TOOL			Energy Professional & Qualification:			Quinn Prophet		QP	
Determined for (dropdown):		Single Building							
UBID:			BUILDING EUI TARGET			TIER / SIZE CATEGORY / COMPLIANCE DATE			
			50			Tier 1 / ≥ 35,000 SF and < 90,000 SF / June 1, 2030			
Building Address:			Nontarget Area = 17%		Nontarget areas that are metered separately must report EUI separately				
County:		Multnomah	Metered separately?	Yes					
Climate Zone:		4C	Data center kW?	80	Qualified data center				
Building GFA, SF:		60,000	Vacant Area = 0%		No vacant areas				
			GFA Check = 60,000 SF		OK				
#	Area Name	Activity Type (dropdown) Select ESPM Number: Type Subtype Details	GFA, ft ²	Weekly Hours	Months per Year	EUI _t	Operating Factor	Area EUI _t	Building Tier
1	office	69: Office Office Admin / professional office	50,000	60	12	50	1.0	50	Tier 1
2	data center	100: Technology / science Data center NONTARGET	10,000	168	12	0	0.0	0	Tier 1

Special Situations

Vacant Areas

- Extra building activity type **V: Vacant**
 - Only for vacant areas with **no heating or cooling**
 - If there is HVAC use, use an activity type based on the previous occupancy
 - “Vacant” = no occupant or tenant, not an occupant where many people WFH

OR BPS ENERGY USE INTENSITY TARGET (EUIt) TOOL			Energy Professional & Qualification:			Quinn Prophet		QP	
Determined for (dropdown):		Single Building							
UBID:			BUILDING EUI TARGET			TIER / SIZE CATEGORY / COMPLIANCE DATE			
			50			Tier 1 / ≥ 35,000 SF and < 90,000 SF / June 1, 2030			
Building Address:			Nontarget Area = 0%			No nontarget areas			
County:		Multnomah							
Climate Zone:		4C	Vacant Area = 50%			Vacant area ≥ 50%, building may apply for exemption			
Building GFA, SF:		40,000	GFA Check = 40,000 SF			OK			
#	Area Name	Activity Type (dropdown) Select ESPM Number: Type Subtype Details	GFA, ft ²	Weekly Hours	Months per Year	EUIt	Operating Factor	Area EUIt	Building Tier
1	Vacant	V: Vacant Not heated or cooled	20,000	40	12	0	0.0	0	Tier 1
2	Office	69: Office Office Admin / professional office	20,000	60	12	50	1.0	50	Tier 1

Special Situations

Demonstration of Target Tool

- Pause to play with the Target Tool
 - Set up Single Building with Nontarget, Data Center, and Vacant activity types
 - Set up Grouped Buildings with Nontarget, Data Center, and Vacant activity types
- **Errors to avoid**
 - Be thoughtful about using Nontarget, Data Center or Vacant area designations
 - Be sure that any Nontarget or Data Center metering is delineated in ESPM



OR BPS Resources

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](#)
- [Form Q](#)
- [OR BPS EUI Target Tool](#)
- [O&M and EMP Tool](#)
- [Energy Star Portfolio Manager](#)
- [Incentive Opportunities](#)
- [Stakeholder Engagement](#)

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**Thank you
for helping to make
OR BPS a success**

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