



Oregon Buildings Performance Standard Revisions

from original January 2025 Version, includes covered buildings Tier 1 and Tier 2

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Date of last update: Proposed Revisions 9-18-2026

Date of Update	Corrections (strickthrough of old text , <u>underline of new text</u> , highlight of both)	Reason for change
Proposed Revisions 9-18-2026	Z6.7 d Reason for exemption (based on exemptions listed in Section Z4.1(b) of this standard—a list all of documents enclosed and any facts in support of this application. Provide at least two one of the acceptable documents listed below:	Removing extra open parenthesis and requirement to have more than one document submitted
Proposed Revisions 9-18-2026	Z4.1 b Exemptions. Covered commercial buildings are not eligible for exemption from the standards unless they meet at least one of the following criteria, or a combination of multiple criteria (1 through 4) affecting more than 50% of the building square footage:	Additional opportunities for building exemptions to allow owners to stack exemptions

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Proposed Revisions 9-18-2026	3 Definitions 3.1 General <i>building</i>: a structure, including mobile homes, manufactured homes, and other factory-built buildings, wholly or partially enclosed within exterior walls, or within exterior and <u><i>party walls</i></u>, and a roof, that affords shelter to persons, animals, or property. ... <i>{participating campus</i>: a <i>campus</i> pursuing compliance through a <i>decarbonization plan</i> in accordance with Normative Appendix W.} <u><i>party wall</i>: any wall between adjacent buildings separating one building from another by creating a real property boundary as a common support to structures on both sides of the boundary, which are under different ownership. <i>Party walls</i> are constructed without openings and create separate buildings.</u> <i>performance</i>: manner in which an individual, a <i>building</i>, a system, or a component fulfills specified behavior.	Adding a definition for party wall.
Proposed Revisions 9-18-2026	4.4.2.4 Verification of Compliance. (Within 15 months after the completion of Section 4.4.2.3 of this standard, the <i>EUI</i> shall be recalculated by the <i>energy manager</i> from 12 consecutive months of measured energy use, and Form A: Application for Oregon BPS Compliance shall be resubmitted to the <i>AHJ</i>. If the <i>building's</i> postimplementation <i>EUI</i> is less than or equal to the <i>energy use intensity target</i>, the <i>building</i> complies with the standard. If the <i>building's</i> post implementation measured <i>EUI</i> is greater than the <i>energy use intensity target</i>, the <i>building</i> does not comply with the standard and the <i>conditional compliance</i> is suspended until either a. Additional <i>EEMs</i> have been implemented that reduce the subsequently measured <i>EUI</i> to less than or equal to the <i>energy use intensity target</i> and a new Form A: Application for Oregon BPS Compliance is submitted to the <i>AHJ</i> or b. The <i>AHJ</i> revokes <i>conditional compliance</i>.)	Striking this entire section, which only applies to Target buildings, and creating Section 4.4.4 (out of previous Section 4.4.3.4) as below to apply to both Target and Nontarget buildings.

Proposed Revisions 9-18-2026	4.4.4 3.4 {Verification of Compliance for Buildings with Building Energy Monitoring in Compliance with Section 5.2 of this Standard. If the <i>building</i> complies with Sections <u>Z4.3, Z 4.4, or Z4.5</u> of this standard, then within 15 months following the completion of implementation of <u>all the optimized bundle of EEMs</u>, building owners with conditional compliance or the qualified person representing the building owner shall submit verification via Form A: Application for Oregon BPS Compliance and the qualified person representing the building owner shall submit Form E: Energy Audit or Form L: Life Cycle Cost Assessment showing the actual implementation dates, and Form C: Calculation of Energy Use Intensity showing that measured post-implementation energy savings has met one of the following goals: <u>a. For buildings that will meet the EUI through Conditional Compliance as in Section Z4.4, the building post-implementation weather-normalized EUI must be at or below the building energy use intensity target; or</u> <u>b. For buildings that will meet the Building Investment Criteria Prior to the Compliance Date as in Section Z4.3, or the Investment Criteria through Conditional Compliance as in Section Z4.5, the building post-implementation energy savings must meet or exceed 75% of the energy savings projected in the energy audit with decarbonization assessment report to the AHJ; Energy savings shall be compared at the site level in common units for electricity, fossil fuels, and other sources.; or</u> <u>c. If the measured postimplementation energy savings of the implemented optimized bundle of EEMs do not meet the goals set in 4.4.4 a. or 4.4.4 b., or exceed 75% of the energy savings projected in the energy audit with decarbonization assessment, the conditional compliance is suspended until either:</u> <u>1a. Additional EEMs are implemented to meet the goals set in 4.4.4 a. or 4.4.4 b. and are reported in Form A: Application for Oregon BPS Compliance, Form C: Calculation of Energy Use Intensity, and Form E: Energy Audit or Form L: Life Cycle Cost Assessment; that reduce the subsequently measured energy savings of the optimized bundle of EEMs so that they meet or exceed 75% of the energy savings projected in the energy audit with decarbonization assessment; or</u> <u>2b. Verification of energy savings is done using the methods of the International Performance Measurement & Verification Protocol (IPMVP): Concepts and Options for Determining Energy and Water Savings, Volume I, Options A through D. Details of any IPMVP work, including which Option is chosen, must be submitted in a separate report within 15 months of complete implementation of all EEMs, with report and IPMVP methods subject to approval by the AHJ. If the measurement and verification protocol identified any outstanding performance issues, they shall be corrected and the verification protocol shall be repeated to ensure optimal performance.</u> <u>e. If none of the goals in a, b, or c are met, the AHJ revokes conditional compliance.}</u>	Renumbering this section, which only applied to Nontarget buildings, so it applies to Target and Nontarget buildings. Clarifying the goals under CC and IC/ IC w CC compliance paths and remediation needed if goals are not met. Requiring a new Form C be submitted along with a Form A, and a new Form E or L if new EEMs are implemented. Requiring IPMVP work to be submitted for approval.
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Proposed Revisions 9-18-2026	4.4.5 3-5 {Verification of Compliance for Buildings without Building Energy Monitoring in Compliance with Section 5.2 of this Standard. Within 15 months following the completion of implementation of all EEMs, verification of energy savings shall be done using the methods of the <i>International Performance Measurement & Verification Protocol (IPMVP): Concepts and Options for Determining Energy and Water Savings, Volume I</i>, Options A through D. Details of any IPMVP work, including which Option is chosen, shall be submitted in a separate report within 15 months of complete implementation of all EEMs, with report and IPMVP methods subject to approval by the AHJ. If the measurement and verification protocol identified any outstanding <i>performance issues</i>, they shall be corrected and the verification protocol shall be repeated to ensure savings estimated in the original audit are realized.}	Renumber this section so that it applies to both Target or Nontarget buildings without building energy monitoring. Add language that requires IPMVP work to be submitted for approval.
Proposed Revisions 9-18-2026	8.3.2 Buildings that Do not Meet Their Energy Use Intensity Targets Overall Process. {An energy audit ... in Informative Appendix H of this standard. After the completion of the energy audit with decarbonization assessment and the selection of EEMs to be implemented, the applicant must calculate an adjusted <i>EUI</i> according to Section 8.3.2.1 of this standard for the <i>building</i> based on the estimated energy savings from the selected EEMs and the historical energy use of the <i>building</i>. The adjusted <i>EUI</i> is compared to the energy use intensity target for the <i>building</i>. If the adjusted <i>EUI</i> is less than the <i>energy use intensity target</i>, the applicant shall proceed with implementation (see Section 9 of this standard). If the adjusted <i>EUI</i> is greater than the <i>energy use intensity target</i>, a more rigorous energy audit with decarbonization assessment investigation is required to identify additional EEMs. This process is repeated until the building's adjusted <i>EUI</i> is less than its energy use intensity target, and the qualified energy auditor shall verify the ASHRAE Level 2 rigor of the energy audit, list EEMs that were evaluated but rejected, and explain why any EEMs were rejected. Cost-effective EEMs for replacement of equipment with five or more years of remaining useful life shall be added to the building's energy management plan.}	Require QEA to attest to the quality of the audit, describe any rejected EEMs, and move any EEMS regarding equipment with five or more years left of EUL to be added to a building's energy management plan.

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Proposed Revisions 9-18-2026	Exception to 8.3.2: <i>{Buildings</i> that have completed an ASHRAE Level 2 energy audit with decarbonization assessment within the previous five years may use the previous energy audit with decarbonization assessment to identify <i>EEMs</i> for implementation, provided that the scope of the energy audit with decarbonization assessment meets the requirements of this section and there have been minimal changes to the systems within the audit scope. In this case, the same comparison of adjusted <i>EUI</i> to energy use intensity target shall be made by the applicant. If the <i>EEMs</i> identified in the audit are still applicable, have not been implemented, and if implemented would result in the <i>building</i> meeting its <i>energy use intensity target</i>, these measures shall be implemented by the <i>building</i>, and the project shall follow the procedures in Section 9 of this standard. If the identified <i>EEMs</i> do not result in an adjusted <i>EUI</i> less than the <i>energy use intensity target</i>, a new energy audit with decarbonization assessment shall be conducted as described Section 8.3.2 of this standard. Any previous audits must be submitted by a <i>qualified energy auditor (QEA)</i>. The <i>QEA</i> could be the original auditor who was subsequently approved as a <i>QEA</i>, or a different <i>QEA</i> who is willing to attest to the ASHRAE Level 2 rigor and validity of the previous audit. Each previous audit submittal must also be accompanied by supplemental information that includes: a. which <i>EEMs</i> were implemented and when were they implemented; b. which <i>EEMs</i> were not implemented, why not, and what is their schedule for implementation going forward; c. what changes to <i>building</i> equipment, operations, occupancy, and costs have occurred since this audit, and what are their effects on total <i>building</i> energy use, end-use energy of heating, cooling, lighting, plug loads, water heating, or other significant end-uses, energy savings, and cost-effectiveness of <i>EEMs</i>.}	Require QEA to submit/attest to any previous audits. Require supplemental info to explain which <i>EEMs</i> were implemented and when; which were not, why not, and their new implementation schedule; what has changed in the building and how does it affect energy use and <i>EEM</i> savings?

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Proposed Revisions 9-18-2026	9.2.1 Verification of Energy Efficiency Measures and Emissions Reduction Measures for Buildings with Performance Targets. {Upon implementation of <i>EEMs</i>, the <i>building's EUI</i> shall be monitored until one full year's data demonstrate that <i>performance targets</i> have been met if the Conditional Compliance path is followed, or that at least 75% of the EUI reduction from the energy audit/LCCA are attained if an Investment Criteria or Investment Criteria through Conditional Compliance path is followed, and the implementation did not result in an increase in the <i>building's EUI</i>. If EUI cannot be monitored, performance shall be verified using the methods of the <i>International Performance Measurement & Verification Protocol (IPMVP): Concepts and Options for Determining Energy and Water Savings, Volume I</i>, Options A through D. Details of any IPMVP work, including which Option is chosen, must be submitted in a separate report within 15 months after completion of implementation of all <i>EEMs</i>, and this report and IPMVP methods are subject to approval by the AHJ.}	Update to be clear and consistent about verification goals.
Proposed Revisions 9-18-2026	9.2.2 Verification of Implemented Energy Efficiency Measures and Emissions Reduction Measures for Buildings without Performance Targets. {Upon implementation of <i>EEMs</i>, the <i>building's EUI</i>affected end-use systems shall be monitored for one year to verify <i>EEM</i> energy savings. The <i>qualified energy auditor</i> or <i>qualified person</i> shall ensure thatreview the results of the <i>EEM</i> energy EUI monitoring confirms and certify that at least 75% of the energy savings projected in the energy audit with decarbonization assessment are attained and the implementation did not result in an increase in the <i>building's EUI</i>. If the <i>building's EUI</i> cannot be monitored, performance shall be verified using the methods of the <i>International Performance Measurement & Verification Protocol (IPMVP): Concepts and Options for Determining Energy and Water Savings, Volume I</i>, Options A through D. Details of any IPMVP work, including which Option is chosen, must be submitted in a separate report within 15 months after completion of implementation of all <i>EEMs</i>, and this report and IPMVP methods are subject to approval by the AHJ.}	Update to be clear and consistent about verification goals.

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Proposed Revisions 9-18-2026	5.2.1.1 {End Use Deductions. Where submetered from a <i>building's</i> meter, the following end use energy consumption may be deducted from the <i>building's</i> measured <i>net energy use</i>, a. Electric vehicle charging equipment that transfers electricity to batteries or other energy storage devices in electric vehicles b. Electric loads related to broadcast antennas, on-site cell phone towers, or other communications equipment that is unrelated to the primary purpose of the <i>building</i> c. The <i>AHJ</i> may add additional end use deductions based on technological advancements Exceptions to 5.2.1.1: 1. Where electric vehicle charging equipment is not submetered, the building owner may estimate annual energy consumption <u>may be estimated</u> using a methodology that is acceptable to the <i>AHJ</i> <u>and deducted from the <i>building's</i> measured <i>net energy use</i>.</u> 2. <u>Where parking garages or parking lots are not submetered, annual energy consumption may be estimated using a methodology that is acceptable to the <i>AHJ</i> and deducted from the <i>building's</i> measured <i>net energy use</i>.</u> 3. <u>Manufacturing or agricultural energy use may be deducted from the <i>building's</i> measured <i>net energy use</i> if submetered, or if metered on a short term basis and annual energy consumption is estimated using engineering methodology that is acceptable to the <i>AHJ</i>. <i>Energy use intensity of buildings</i> with manufacturing or agricultural use may be based on their non-manufacturing and non-agricultural <i>gross floor area</i>.</u> 4. <u>Energy use of equipment used outside the building envelope may be deducted from the <i>building's</i> measured <i>net energy use</i> if submetered, or if metered on a short term basis and annual energy consumption is estimated using engineering methodology that is acceptable to the <i>AHJ</i>.</u>	Add more end use deductions, clarify that they're to be subtracted from the measured net building energy use
Proposed Revisions 9-18-2026	5.1.1 {The <i>Tier 1 building owner</i> shall designate an <u>qualified <i>person (QP)</i></u> <i>energy manager (QEM)</i> to <u>develop or update, as needed,</u> develop and maintain an energy and emissions management plan for the <i>building</i>. The emissions portion of the plan shall consider <i>greenhouse gas (GHG) emissions</i> associated with the <i>building's</i> energy consumption.}	Designates a QP for any Tier 1 work. Changes to develop or update, but not maintain.
Proposed Revisions 9-18-2026	5.1.4 {The <u><i>QP/QEM</i></u> shall provide notification and access to a copy of the energy and emissions management plan to the <i>building</i> occupants and other stakeholders annually.}	Change responsibility to QP from QEM.
Proposed Revisions 9-18-2026	5.3 Qualified Energy Manager <u>or Qualified Person</u>. {The <i>QEM</i> <u>(for <i>Tier 2 buildings</i>) or the <i>QP</i> (for <i>Tier 1 buildings</i>)</u> may be responsible for the following.}	Specify QEM for Tier 2 and QP for Tier 1.

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Proposed Revisions 9-18-2026	6.2 Operations and Maintenance Program. <u>The Tier 1 building owner shall designate a qualified person (QP) to review and update or develop, as needed, a</u> A formal operations and maintenance (O&M) program, shall be established and implemented in order that the <i>building</i> energy-using systems achieve their intended energy efficiency throughout their service life.	Designates a QP to review O&M procedures, as for any Tier 1 work.
Proposed Revisions 9-18-2026	7.2.1 {The <i>qualified energy manager (QEM)</i> <u>for Tier 2 buildings</u> or <i>qualified person (QP) for Tier 1 buildings</i> shall determine the <i>EUI target</i> according to Section 7.2.2 of this standard for single-type/activity <i>buildings</i> and Section 7.2.3 of this standard for mixed-use <i>buildings</i> , and shall complete Form B: Building Activity and Energy Use Intensity Target (EUI_t) .	Specify QEM for Tier 2 and QP for Tier 1.
Proposed Revisions 9-18-2026	11.1.1 {The <i>qualified person (QP)</i> energy manager (QEM) should verify that a <i>building</i> envelope inspection is per formed at least once every three years. Corrective action should be taken as needed, including addressing all of the following items.}	Change responsibility to QP from QEM.
Proposed Revisions 9-18-2026	11.1.2 {The <u>QPQEM</u> should develop, document, and distribute procedures to building personnel for energy efficient operation of exterior doors, loading docks, and operable windows.}	Change responsibility to QP from QEM.
Proposed Revisions 9-18-2026	13.2.1.6 {The <u>QPQEM</u> and/or building operator should schedule, verify, and record O&M evaluations of the HVAC systems, taking corrective action where indicated. Such evaluations should include the following.}	Change responsibility to QP from QEM.
Proposed Revisions 9-18-2026	14.3.2 {The <u>QPQEM</u> should work with staff to ensure they know correct product loading practices for display refrigerators. Avoid uneven loading, overloading, blocked air curtains, or blocked return air paths.}	Change responsibility to QP from QEM.
Proposed Revisions 9-18-2026	14.6.2 {The <u>QPQEM</u> should work with users so that product is located to permit air circulation, particularly near walls and ceiling.}	Change responsibility to QP from QEM.
Proposed Revisions 9-18-2026	15.2 {Lighting Controls. The <u>QPQEM</u> should inventory and verify correct operation, programming, and placement of all lighting controls. Lighting controls that have been disabled should be repaired and made functional. Functional testing should be performed on <i>dimmers</i> , <i>multiscene controls</i> , <i>occupancy sensors</i> , time switches, or <i>photosensors</i> , if present, in accordance with the requirements of ANSI/ASHRAE/IES Standard 90.1 N2, Section 9.4.4.}	Change responsibility to QP from QEM.

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Proposed Revisions 9-18-2026	15.3 {Luminaire Integrity. The <u>QPQEM</u> should survey all existing <i>luminaires</i> and create an as-built <i>lighting schedule</i> . This <i>lighting schedule</i> may be developed using a lighting survey tool. The <u>QPQEM</u> should calculate and document the <i>lighting power density</i> and compare with any previous <i>lighting power density</i> calculation, such as those from original design documents or from previous <i>lighting schedules</i> . Continued compliance with this section requires that the <i>lighting power density</i> does not increase with time unless there is a corresponding, documented change in use of the <i>space</i> .}	Change responsibility to QP from QEM.
Proposed Revisions 9-18-2026	16.2.3 {The <u>QPQEM</u> and/or building operator should schedule and perform evaluations of the control systems twice per year. System evaluations should include the following.}	Change responsibility to QP from QEM.
Proposed Revisions 9-18-2026	26.1 g. Have the energy management requirements of Section 5 of this standard been met? [] Yes [] No • Upload energy management <u>plan checklist</u> as specified by the <i>AHJ</i> and note filename here.	OR BPS only requires EMP checklist, not entire energy management plan.
Proposed Revisions 9-18-2026	26.1 h. Have the operation and maintenance requirements of Section 6 of this standard been met? [] Yes [] No • Upload operation and maintenance implementation <u>documentation checklist</u> as specified by the <i>AHJ</i> and note filename here.	OR BPS only requires O&M checklist, not all O&M program documentation.
Proposed Revisions 9-18-2026	W1.1 Notification to the AHJ by Participating Campus Owners with a District Energy System. By <u>January 1, 2028, June 30, 2026</u> , owner or owner's designated representative of a state <i>campus district energy system</i> shall notify the <i>AHJ</i> that they are developing a <i>decarbonization plan</i> .	Push the decarbonization plan notification date out by 1 ½ years, to 6 months before the plan due date.
Proposed Revisions 9-18-2026	W2.1.1 District Energy System Decarbonization Plan Requirements. By <u>July 1, 2028, June 30, 2027</u> , the owner of a <i>participating campus</i> must develop a <i>district energy system decarbonization plan</i> to provide a strategy for up to 15 years and submit it to the <i>AHJ</i> . The <i>AHJ</i> may approve a <i>decarbonization plan</i> that is based on an implementation schedule longer than 15 years.	Push the decarbonization plan due date plan out by a year.

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Proposed Revisions 9-18-2026	W5.1 a. Grouped buildings identification: 1. Oregon grouped buildings ID 2. County 3. County parcel number(s) 4.3. Portfolio manager property ID number 5.4. Property name 6.5. Parent property name 7.6. Address 1 (street) 8.7. Address 2 9.8. City 10.9. State/province 11.10. Country 12.11. Postal code Also remove item 3. County parcel number(s) from the following lists and renumber: Y6.1 a. Building identification: Y6.2 a. Building Identification: Z6.1 a. Building identification: Z6.2 a. Building Identification: Z6.7 a. Building identification: Z6.8 a. Grouped Buildings Identification:	Remove county parcel numbers as input from all forms (did not re-number list items from all sections of OR Standard 100 here)
Proposed Revisions 9-18-2026	24.1(b)(2) Physical Occupancy. The <i>Tier 1</i> or <i>Tier 2 building</i> did not have an actual average rate of occupancy that exceeded 50 percent of the <i>Tier 1</i> or <i>Tier 2 building's</i> capacity during all of the 12 months that preceded the date on which the eligible building owner's report is due, preceding the date when exemption applications are due, which is 180 days before a building's compliance date.	Clarification of timing over which to determine eligibility for a physical occupancy exemption.

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Updated 10-10-2025	Z3.2 Compliance Schedule. The building owner of a covered commercial building must report the building owner’s compliance with the standard to the AHJ in accordance with the appropriate initial compliance date as follows and every five years thereafter. a. For a building with a gross floor area of 220,000200,000 square feet or more: June 1, 2028 b. For a building with a gross floor area of 90,000 square feet or more but less than 200,000 square feet: June 1, 2029 c. For a building with a gross floor area of 35,000 square feet or more but less than 90,000 square feet: June 1, 2030	Correction of typo.
Updated 10-10-2025	3. DEFINITIONS, 3.1 General, page 8 {<i>qualified energy manager (QEM)</i>: the individual, identified by the <i>building owner</i>, who has responsibility for ensuring that energy use in the <i>building</i> is minimized without compromising the indoor environmental quality (building indoor air quality, thermal comfort, visual acuity and comfort, sound quality). The QEM may be the <i>building owner</i>, a tenant, an employee of the building owner or tenant, a contractor retained by the <i>building owner</i> or tenant, or an individual designated by the <i>building owner</i> who: a. Has at least two years of experience, including educational and/or professional experience, with commercial <i>building</i> operations and/or <i>building</i> energy management, in addition to successful completion of training as specified by the <i>AHJ</i>, or b) meets the definition of a <i>qualified person</i>.}	Addition of comma to clarify qualification requirements.
Updated 10-10-2025	3. DEFINITIONS 3.1 General. Certain terms, abbreviations, and acronyms are defined in this section for the purposes of this standard. Additional definitions of building activity types are included in Table 7-4. These Section 3.1 and Table 7-4 definitions are applicable to all sections of this standard.	Calling out the Table 7-4 definitions so they are more apparent.
Updated 10-10-2025	3. DEFINITIONS 3.1 General <i>nonresidential building</i>: as used in this standard, any building that does not match one of the types of lodging/residential buildings listed in Table 7-1 of this standard.	Adding the word “lodging” to be more consistent with Table 7-1 listings.

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Updated 10-10-2025	3. DEFINITIONS 3.1 General grouped buildings: <u>a 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, as set forth in footnote #9 of Tables 7-2a and 7-4 of this standard, for campuses and connected buildings.</u>	More clearly states that grouped buildings can include Tier 1, Tier 2, and not-covered buildings, adds that buildings must share a primary function, and can be complexes to allow buildings that don't share metering.
Updated 10-10-2025	complex: a group of individual or inter <u>connected buildings</u> on contiguous property.	Corrects to connected buildings, a defined term.
Updated 10-10-2025	3. DEFINITIONS 3.1 General building gross floor area: <u>sum of a building's regular gross floor area and special gross floor area.</u> regular gross floor area: <u>sum of a building's gross floor area for hotel, motel, and nonresidential use, excluding any parking garage area or special gross floor area.</u> special gross floor area: <u>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.</u>	Added to simplify the Tier 1 building and Tier 2 building definitions. Added special building lodging/residential listings in Table 7-1 (except hotel & motel, which are Tier 1 uses).
Updated 10-10-2025	3. DEFINITIONS 3.1 General Tier 1 building: a building <u>under ownership by a sole individual or entity in which the sum of with regular gross floor area for hotel, motel, and nonresidential use that equals or exceeds of at least 35,000 square feet, and that does not meet any Tier 2 building definition.</u>	Simplified text that refers to added definitions. Last clause allows mixed use tier definitions.

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Updated 10-10-2025	3. DEFINITIONS 3.1 General <i>Tier 2 building:</i> <u>a building under ownership by a sole individual or entity that is either:</u> <u>a. A building with gross floor area, excluding any parking garage, that equals or exceeds 35,000 square feet and that is used as a multifamily residential building, a hospital, a school, a dormitory, or a university building; or</u> <u>b. A building in which the sum of gross floor area for hotel, motel, and nonresidential use exceeds 20,000 square feet but does not exceed 35,000 square feet, excluding any parking garage.</u> “Tier 2 building” does not include a covered commercial building that is classified as a Tier 1 building. <u>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</u> <u>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</u> <u>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.</u>	Simplified text that refers to added definitions. Sets out three Tier 2 categories, regular, special, and extended. Allows tier definition for mixed use buildings. Adding ownership clause to allow residential and commercial condominiums to be considered individually. Part a. defines regular Tier 2, and adds it’s not special Tier 2 for certain mixed use buildings. Part b. defines special Tier 2, with specific minimum special GFAs needed for mixed use buildings. Part c. allows any Tier 1 building in set of grouped buildings with a special Tier 2 building to downgrade to Tier 2.

Date of Update	Corrections (strike through of old text , <u>underline of new text</u> , highlight of both)	Reason for change
10-10-2025	Table 7-4 Oregon Building Performance Standard Definitions No. 51 Healthcare Hospital ... The definition of Hospital does not accounts for all building activity types owned by the hospital that are located within the Hospital building/complex, including nonclinical spaces such as administrative offices, food service, retail, hotels, and power plant.	Changed so other buildings in a hospital complex specify EULT and EUI to the extent possible. Special Tier 2 definition has also been amended to allow Tier 2 status to be extended to grouped buildings with a special Tier 2 building in the group.
Updated 10-10-2025	Table 7-4 Oregon Building Performance Standard Definitions No. 61 Lodging/Residential Multifamily Housing Multifamily Housing refers to a covered multifamily building containing sleeping units or more than five (5) or more dwelling or sleeping units where occupants are primarily permanent in nature and do not own the units.	Five or more units is consistent with utility aggregation minimum. Added “do not own” clause to distinguish multifamily from condominium that is not covered by OR BPS.
Updated 10-10-2025	Y6.7 Form X: Exemption Application for Oregon BPS Compliance. Not applicable for Tier 2 buildings See Section Z6.7 of this standard.	Removes this clause, refers to form, as Tier 2 buildings can get exemptions.
Updated 10-10-2025	Y6.8 Form G: Grouped Buildings Application for Oregon BPS Compliance. Not applicable for Tier 2 buildings See Section Z6.8 of this standard.	Removes this clause, refers to form, as Tier 2 buildings can be grouped.
Updated 10-10-2025	4.4.1.3 For grouped buildings, the <i>qualified person</i> (for groups with Tier 1 buildings) or qualified energy manager (for groups without Tier 1 buildings) submitting compliance documents shall calculate the <i>grouped buildings’ measured energy use intensity (EUI)</i> by completing Form C: Calculation of Energy Use Intensity according to Section 5.2 of this standard.	Clarifies QP/QEM roles for grouped buildings.

Date of Update	Corrections (strikethrough of old text , <u>underline of new text</u> , highlight of both)	Reason for change
Updated 10-10-2025	7.2.4 Energy Use Intensity Targets for Vacant and Partially Vacant Buildings Exception to 7.2.4: {If the Tier 1 or Tier 2 building did not have <i>physical occupancy</i> by owner or tenant for at least 50% of the conditioned floor area throughout the consecutive 12-month period prior to the building compliance date, the <i>building owner</i> may apply for an exemption as specified in Normative Appendix Z.}	Correction for Tier 2 to qualify for same exemptions as Tier 1.
Updated 10-10-2025	W3.3 Documentation of Exempt Buildings Connected to a District Energy System. There are no exemptions for a whole campus. <i>Participating campus</i> owners seeking approval of building exemption shall submit to the AHJ Form X: Exemption Application, in accordance with Section Z6.7 of this standard for <i>Tier 1 and Tier 2</i> buildings.	Correction for Tier 2 to qualify for same exemptions as Tier 1.
Updated 10-10-2025	W5.7 Form X: Exemption Application. See Section Z6.7 of this standard for Tier 1 buildings .	Correction for Tier 2 to qualify for same exemptions as Tier 1.

Date of Update	Corrections (strikethrough of old text , <u>underline of new text</u> , highlight of both)	Reason for change
Updated 10-10-2025	Z4.1 Documentation of Compliance through Exemption. b. Exemptions. <i>Covered commercial buildings</i> are not eligible for exemption from the standards unless they meet at least one of the following criteria: 1. Certificate of Occupancy. The <i>Tier 1 or Tier 2 building</i> did not have a certificate of occupancy or temporary certificate of occupancy during all of the 12 months that preceded the date on which the eligible <i>building owner's</i> report is due. 2. Physical Occupancy. The <i>Tier 1 or Tier 2 building</i> did not have an actual rate of occupancy that exceeded 50 percent of the <i>Tier 1 or Tier 2 building's</i> capacity during all of the 12 months that preceded the date on which the eligible <i>building owner's</i> report is due. <i>Buildings approved for this exemption that have a gross floor area with greater than 20,000 square feet of occupied floor area shall comply with Tier 2 building requirements for the occupied floor area.</i> 3. Unconditioned and Semi-heated Space. The sum of the <i>Tier 1 or Tier 2 building's gross floor area</i> minus <i>unconditioned spaces</i> and <i>semi-heated spaces</i> is less than 35,000 square feet. Buildings approved for this exemption with gross floor area minus <i>unconditioned</i> and <i>semi-heated spaces</i> greater than 20,000 square feet but less than 35,000 square feet shall comply with <i>Tier 2 building</i> requirements of this standard. 4. Manufacturing or Industrial. The primary use (greater than 50% of the <i>gross floor area</i> of the building) for the <i>Tier 1 or Tier 2 building</i> is manufacturing or another industrial use, as defined in accordance with the following use designations of the state of Oregon adoption of the International Building Code: i. Factory group F, or ii. High hazard group H 5. Agricultural. The <i>Tier 1 or Tier 2 building</i> is an <i>agricultural building</i>. 6. Financial Hardship. The eligible building owner or the <i>Tier 1 or Tier 2 building</i> has undergone or is undergoing financial hardship, as measured in accordance with the following criteria: i. Within the 24 months that precede the date on which the eligible <i>building owner's</i> report is due, a city or county listed the <i>Tier 1 or Tier 2 building</i> on the city's or county's annual tax lien sale list because of arrears in property taxes or water or wastewater charges; ii. A court-appointed receiver controls the <i>Tier 1 or Tier 2 building</i> because of financial distress; iii. A financial institution owns the <i>Tier 1 or Tier 2 building</i> because of a borrower's default; iv. Within the 24 months that precede the date on which the eligible <i>building owner's</i> report is due, the eligible <i>building owner</i> acquired the <i>Tier 1 or Tier 2 building</i> by means of a deed in lieu of foreclosure; or v. The <i>Tier 1 or Tier 2 building</i> has a senior mortgage that is subject to a notice of default.	Correction for Tier 2 to qualify for same exemptions as Tier 1.

Date of Update	Corrections (strikethrough of old text , <u>underline of new text</u> , highlight of both)	Reason for change
Updated 10-10-2025	W5.8 Incorporation of industrial symbiosis projects or networks as described in chapter 308, Laws of 2021	Remove unnecessary reference to WA state laws.
Updated 10-10-2025	Z1.4 By July 1, 2021, the AHJ must provide notifications to the building owners of multifamily residential building where the floor area exceeds 50,000 gross square feet, excluding the parking garage area.	Remove inaccurate reference from WA state
Updated 10-10-2025	We state that these grouped buildings comply with ANSI/ASHRAE/IES Standard 100 as amended by the AHJ to conform with RCW 19.27A.210:	Remove inaccurate reference from WA state
Updated 10-10-2025	3. DEFINITIONS 3.1 General decarbonization plan: a plan to comply with <u>the Oregon clean</u> building performance standard in accordance with Normative Appendix W	Clarify the title of Oregon's building performance standard.
Updated 10-10-2025	Table 7-4 column heading on pp 105-127 <u>OregonClean</u> Building Performance Standard Definition	Clarify the title of Oregon's building performance standard.
Updated 01-07-2025	Z1.4 By July 1, 2021, the AHJ must provide notifications to the building owners of multifamily residential building where the floor area exceeds 50,000 gross square feet, excluding the parking garage area.	Remove Z1.4 due to wrong date and wrong sq footage. Redundant since mailers are mentioned in Z1.2