

Oregon State Buildings Performance Standard Revisions

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

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Date of Update	Corrections (strikethrough of old text , <u>underline of new text</u> , highlight of both)	Reason for change
10-10-2025	<p>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.</p> <p>a. For a building with a gross floor area of 220,000<u>200,000</u> square feet or more: June 1, 2028</p> <p>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</p> <p>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</p>	Correction of typo
10-10-2025	<p>3. DEFINITIONS, 3.1 General, page 8</p> <p>{qualified energy manager (QEM): the individual, identified by the building owner, who has responsibility for ensuring that energy use in the building 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 building owner, a tenant, an employee of the building owner or tenant, a contractor retained by the building owner or tenant, or an individual designated by the building owner who a. Has at least two years of experience, including educational and/or professional experience, with commercial building operations and/or building energy management, in addition to successful completion of training as specified by the AHJ, or b. Meets the definition of a qualified person.}</p>	Addition of comma to clarify qualification requirements

10-10-2025	<p>3. DEFINITIONS</p> <p>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.</p>	Calling out the Table 7-4 definitions so they are more apparent.
10-10-2025	<p>3. DEFINITIONS 3.1 General</p> <p>nonresidential building: 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.</p>	Adding the word “lodging” to be more consistent with Table 7-1 listings.
10-10-2025	<p>3. DEFINITIONS 3.1 General</p> <p>grouped buildings: 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.}</p>	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.
10-10-2025	<p>complex: a group of individual or interconnected buildings on contiguous property.</p>	Corrects to connected buildings, a defined term.
10-10-2025	<p>3. DEFINITIONS 3.1 General</p> <p>building gross floor area: sum of a building’s regular gross floor area and special gross floor area.</p> <p>regular gross floor area: sum of a building’s gross floor area for hotel, motel, and nonresidential use, excluding any parking garage area or special gross floor area.</p> <p>special gross floor area: 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.</p>	<p>Added to simplify the Tier 1 building and Tier 2 building definitions.</p> <p>Added special building lodging/residential listings in Table 7-1 (except hotel & motel, which are Tier 1 uses).</p>

10-10-2025	<p>3. DEFINITIONS 3.1 General</p> <p>Tier 1 building: a building 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.</p>	<p>Simplified text that refers to added definitions.</p> <p>Last clause allows mixed use tier definitions.</p>
10-10-2025	<p>3. DEFINITIONS 3.1 General</p> <p>Tier 2 building: a building under ownership by a sole individual or entity that is either:</p> <p>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</p> <p>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.</p> <p>“Tier 2 building” does not include a covered commercial building that is classified as a Tier 1 building.</p> <p>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</p> <p>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</p> <p>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.</p>	<p>Simplified text that refers to added definitions.</p> <p>Sets out three Tier 2 categories, regular, special, and extended.</p> <p>Allows tier definition for mixed use buildings.</p> <p>Adding ownership clause to allow residential and commercial condominiums to be considered individually.</p> <p>Part a. defines regular Tier 2, and adds it’s not special Tier 2 for certain mixed use buildings.</p> <p>Part b. defines special Tier 2, with specific minimum special GFAs needed for mixed use buildings.</p> <p>Part c. allows any Tier 1 building in set of grouped buildings with a special Tier 2 building to downgrade to Tier 2.</p>

10-10-2025	<p>Table 7-4 Oregon Building Performance Standard Definitions No. 51 Healthcare Hospital</p> <p>...</p> <p>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.</p>	<p>Changed so other buildings in a hospital complex specify EUI and EUI to the extent possible.</p> <p>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.</p>
10-10-2025	<p>Table 7-4 Oregon Building Performance Standard Definitions No. 61 Lodging/Residential Multifamily Housing</p> <p>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.</p>	<p>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.</p>
10-10-2025	<p>Y6.7 Form X: Exemption Application for Oregon BPS Compliance. Not applicable for Tier 2 buildings See Section Z6.7 of this standard.</p>	<p>Removes this clause, refers to form, as Tier 2 buildings can get exemptions.</p>
10-10-2025	<p>Y6.8 Form G: Grouped Buildings Application for Oregon BPS Compliance. Not applicable for Tier 2 buildings See Section Z6.8 of this standard.</p>	<p>Removes this clause, refers to form, as Tier 2 buildings can be grouped.</p>
10-10-2025	<p>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.</p>	<p>Clarifies QP/QEM roles for grouped buildings.</p>

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.
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 <i>AHJ Form X: Exemption Application</i> , in accordance with Section Z6.7 of this standard for Tier 1 and Tier 2 buildings .	Correction for Tier 2 to qualify for same exemptions as Tier 1.
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.
10-10-2025	24.1 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 Tier 1 or Tier 2 building 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 Tier 1 or Tier 2 building did not have an actual rate of occupancy that exceeded 50 percent of the Tier 1 or Tier 2 building's capacity during all of the 12 months that preceded the date on which the eligible <i>building owner's</i> report is due. 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. 3. Unconditioned and Semi-heated Space. The sum of the Tier 1 or Tier 2 building's gross floor area 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 requirements</i> of this standard.	Correction for Tier 2 to qualify for same exemptions as Tier 1.

	<p>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:</p> <p>i. Factory group F, or ii. High hazard group H</p> <p>5. Agricultural. The <i>Tier 1 or Tier 2 building</i> is an <i>agricultural building</i>.</p> <p>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:</p> <p>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;</p> <p>ii. A court-appointed receiver controls the <i>Tier 1 or Tier 2 building</i> because of financial distress;</p> <p>iii. A financial institution owns the <i>Tier 1 or Tier 2 building</i> because of a borrower's default;</p> <p>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</p> <p>v. The <i>Tier 1 or Tier 2 building</i> has a senior mortgage that is subject to a notice of default.</p>	
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.
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
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

10-10-2025	3. DEFINITIONS 3.1 General decarbonization plan: a plan to comply with the Oregon clean building performance standard in accordance with Normative Appendix W	Clarify the title of Oregon's building performance standard.
10-10-2025	Table 7-4 column heading on pp 105-127 Oregon Clean Building Performance Standard Definition	Clarify the title of Oregon's building performance standard.