



## Reduce Energy Costs in New Buildings, Save Owners and Renters Millions

### House Bill 2710 - A Pathway to Net Zero Energy Buildings

Oregon has the opportunity to move toward homes and buildings that are so energy efficient they produce as much energy as they use: net zero energy. Developers in Bend, Hillsboro, Philomath, Portland, and Prineville are already building residential and multi-family housing to net zero. By gradually increasing the energy efficiency of Oregon buildings, HB 2710 will produce huge benefits for owners and renters.

#### Benefits of House Bill 2710

##### Cuts energy bills dramatically

- The energy costs for Oregon homeowners and renters in new buildings will decrease by 65 percent in the next 15 years.
- With an estimated 700,000 new homes and apartments and 800 million new square feet of commercial building space in Oregon by 2050, **owners and renters will save over a billion dollars per year on energy bills by 2050.**<sup>1</sup>
- A 20% increase in energy efficiency only adds approximately 2% to the cost of a new home – less than the added financing costs of a typical 30-year mortgage.<sup>2</sup>



##### Promotes cleaner air and more comfortable buildings

- Improved ventilation results in cleaner indoor air and consistent, comfortable temperatures.

##### Significantly reduces carbon pollution

- Passing this bill would be a major climate action by Oregon, equivalent to eliminating the energy use of 665,000 homes for a year.<sup>3</sup>

<sup>1</sup> Based on Earth Advantage analysis that 40% of Oregon's building and housing stock will be new construction by 2050.

<sup>2</sup> "Cost Analysis of Potential Energy Code Improvements", Earth Advantage, December 2016.

<sup>3</sup> Savings of 6.3 million metric tons of carbon pollution by 2050, analysis by New Buildings Institute and Earth Advantage.

## How House Bill 2710 Works

HB 2710 calls for the Department of Consumer and Business Services to develop and adopt policies regarding energy efficiency standards that ensure reductions in energy use in newly constructed buildings.

- In 15 years, newly constructed buildings in Oregon will, on average, use 35% of the energy that they do today.
- HB 2710 sets a clear goal for advisory boards and stakeholders, but does not change the process for updating Oregon's building codes or mandate energy efficiency increases by a specific amount each code cycle.
- All new houses and 20% of parking spaces for commercial and multi-family developments will be ready to charge electric vehicles.

## Reestablishes Oregon's leadership in energy efficient building



Orchards at Orenco Station, Hillsboro  
*photo: Randy Rasmussen, Oregonian*

- Oregon has long maintained a reputation as a national and international leader in energy efficient green building, such as LEED certification.
- While Washington and California have developed a pathway for new buildings to reach net zero energy over the next 15 years, Oregon has fallen behind and is struggling to keep up with federal standards.
- While some developers in Oregon are constructing energy efficient buildings, the market forces driving the transition are haphazard and uncertain. HB 2710 will provide consistent standards and accelerate progress.

## Net Zero Successes in Oregon

- A multi-family housing project for low income seniors in Prineville, the IronHorse Lodge, was built in 2016 to net zero. Energy use is 75% below average, and its renters pay no energy bills and below market rent.
- SolAire in Bend, Green Hammer in Portland, and other residential developers have been building homes at or near net zero for several years.
- A 57-unit affordable housing complex in Hillsboro, the Orchards at Orenco Station, is estimated to reduce energy use by 60-70%<sup>4</sup> and has won national awards for energy efficient building.

<sup>4</sup> US Dept. of Housing and Urban Development, [www.huduser.gov/portal/pdredge/pdr-edge-inpractice-080816.html](http://www.huduser.gov/portal/pdredge/pdr-edge-inpractice-080816.html)



Climate Solutions.



NW Energy Coalition  
for a clean and affordable energy future