



# PROPOSED HOME ENERGY SCORE PROGRAM

## Q&A OPEN HOUSE SESSION

**AUGUST 1, 2022**

**Cassie Lacy**, Senior Management Analyst

**Mary Winters**, City Attorney

**Pauline Hardie**, Senior Planner

**Kavi Chokshi**, ECC

**Peter Grube**, ECC

**Roger Kainu**, Oregon Department of Energy

**Anthony Roy**, Earth Advantage

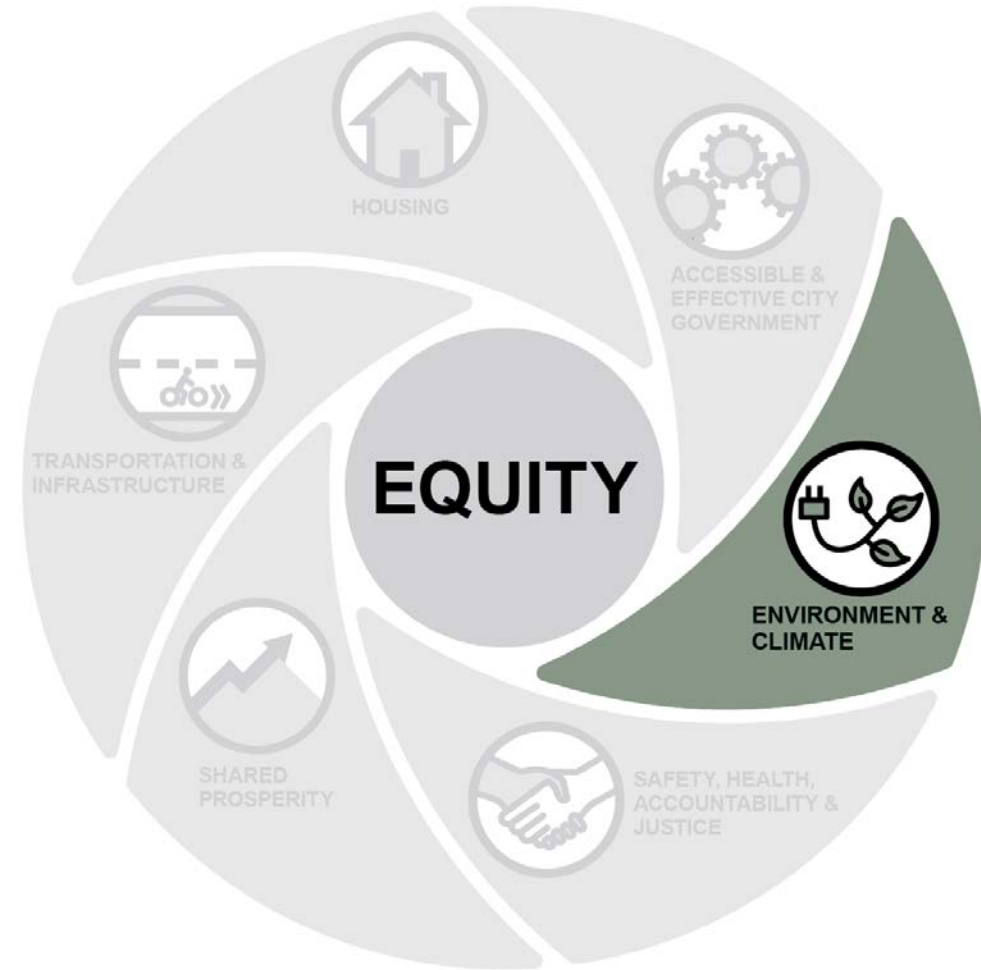
**MacKenzie Winchel**, Earth Advantage



## HOW DID WE GET HERE?



- City Council set goals to reduce fossil fuel use:
  - **40% by 2030**
  - **70% by 2050**
- **Community Climate Action Plan (CCAP)** is the plan to achieve those goals
- **Home Energy Score** prioritized for implementation for FY21-23 by the **Environment and Climate Committee (ECC)**



# HOME ENERGY SCORE

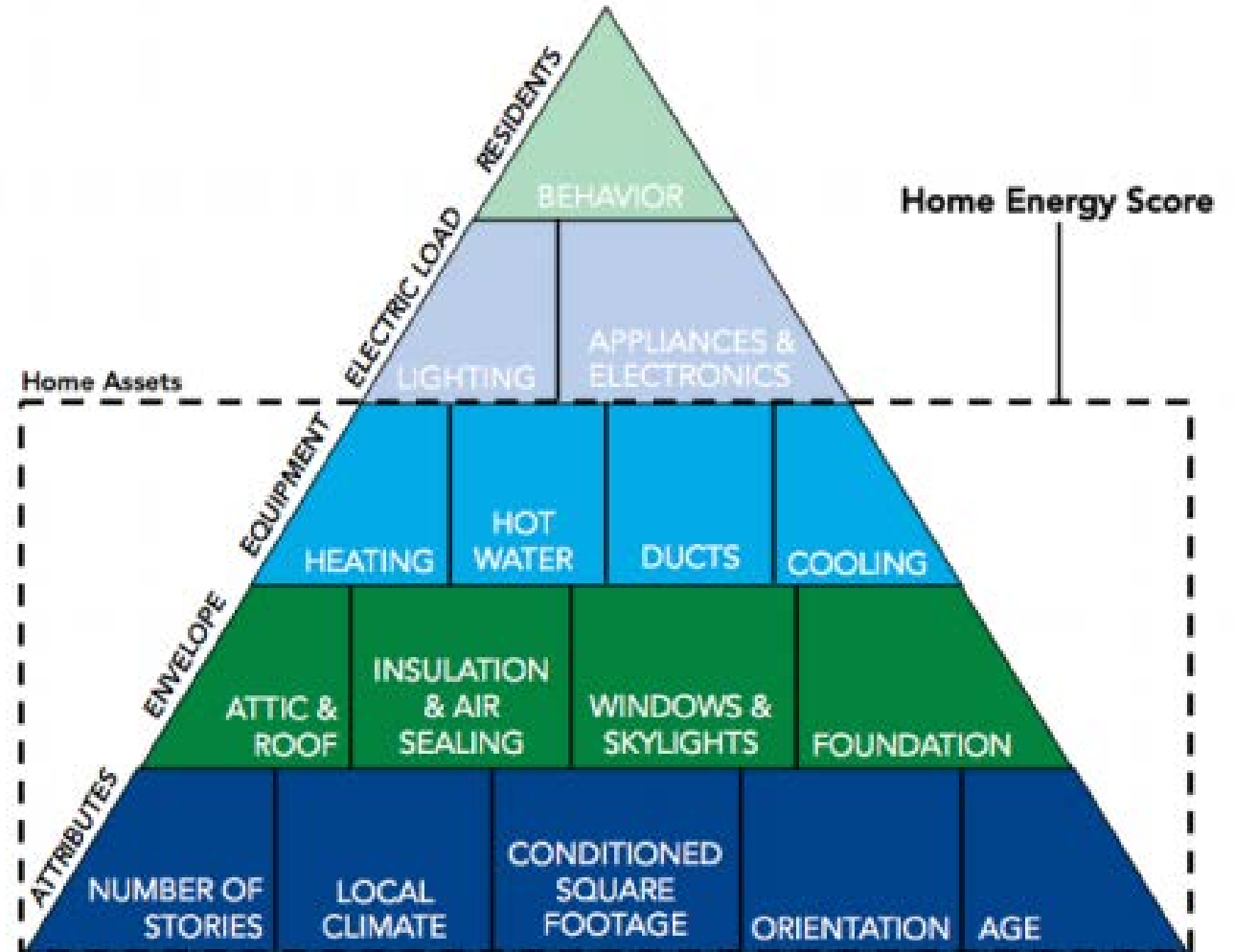


## What is it?

- A home assessment that explains the energy efficiency of a home through a replicable and affordable methodology that assess a home's assets
- Contains a numeric score that reflects energy efficiency of a home and estimated utility costs, and suggested measures to improve efficiency

## What are the goals of a Home Energy Score (HES) program?

- Analogous to a miles per gallon rating of a vehicle
- Provide transparency to homebuyers about energy costs of potential homes
- Motivate voluntary energy efficiency → reduce community greenhouse gas emissions



# What's in a report?



**THIS HOME'S SCORE** **6** OUT OF 10

THIS HOME'S ESTIMATED **ENERGY COSTS**

**\$1,257** PER YEAR

Score today:

**6**

Score with priority improvements\*:

**9**

Estimated energy savings with priority improvements:

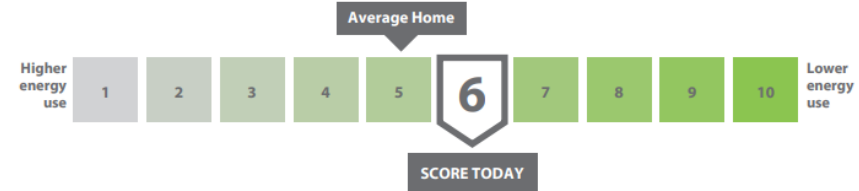
**\$285** PER YEAR

Estimated carbon reduction with priority improvements:

**19%** PER YEAR



Home Energy Score



Official Assessment | ID# 233283

The Home Energy Score is a national rating system developed by the U.S. Department of Energy. The Score reflects the average energy efficiency of a home based upon the home's structure and heating, cooling, and hot water systems. The average score is a 5. Learn more at HomeEnergyScore.gov.

## TACKLE ENERGY WASTE TODAY!

Enjoy the rewards of a comfortable, energy efficient home that saves you money.

- Get your home energy assessment. Done!
- Choose energy improvements from the list of recommendations below.
- Select a contractor (or two, for comparison) and obtain bids. Check with your local utility for a list of contractors in your area.
- To find out more information about the state of Oregon Home Energy Score program visit: [oregon.gov/energy/home-energy-score](http://oregon.gov/energy/home-energy-score)
- Discover local incentives and learn more about Hillsboro's Home Energy Score Program at: [Hillsboro-Oregon.gov/EnergyScore](http://Hillsboro-Oregon.gov/EnergyScore)

### \*PRIORITY ENERGY IMPROVEMENTS | 10 Year payback or less <sup>1</sup>

FEATURE	TODAY'S CONDITION <sup>3</sup>	RECOMMENDED IMPROVEMENTS
Attic insulation Cathedral Ceiling/Roof	Ceiling insulated to R-0 Roof insulated to R-0	Insulate to R-38 or R-49 if code requires it Insulate cathedral ceiling/roof to R-30 or maximum possible

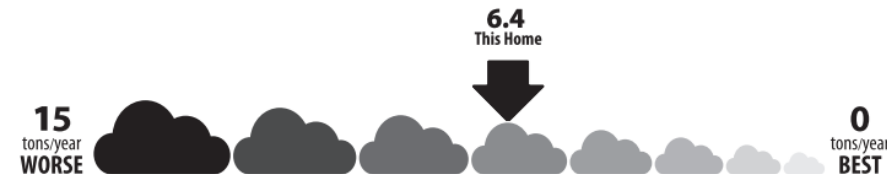
### HOW MUCH ENERGY IS THIS HOME LIKELY TO USE?

**Electric:** 8,275 kWh/yr (\$0.11/kWh) .....\$943  
**Natural Gas:** 677 therms/yr (\$1.09/therm).....\$738  
**Other:** .....\$0  
**Renewable Generation:** ..... (\$424)  
**TOTAL ENERGY COSTS PER YEAR** ..... **\$1,257**

How much solar energy does this home generate?

3,719 kWh/yr

### THIS HOME'S CARBON FOOTPRINT



Carbon footprint by fuel type: Electric: 3.4 Natural Gas 3.0 Other 0.0

and use less energy!



## Requirement:

- All covered buildings that are being listed publicly for sale are required to obtain a home energy score from a state licensed home energy assessor
- Score must be included in the listing and made available to all prospective buyers who visit the building
- Trigger event is the time-of-listing (rather than time-of-sale)

## Exemptions:

- Sales through involuntary change of titles (i.e. transfer of title pursuant to marriage or divorce) or where compliance would cause undue hardship (i.e. trustees sale, deed-in-lieu of foreclosure)



## Low Income Assistance

- City may provide grant to the seller of a covered buildings for the cost of obtaining a home energy score if the seller has been deemed eligible to participate in a low-income assistance program offered by the City

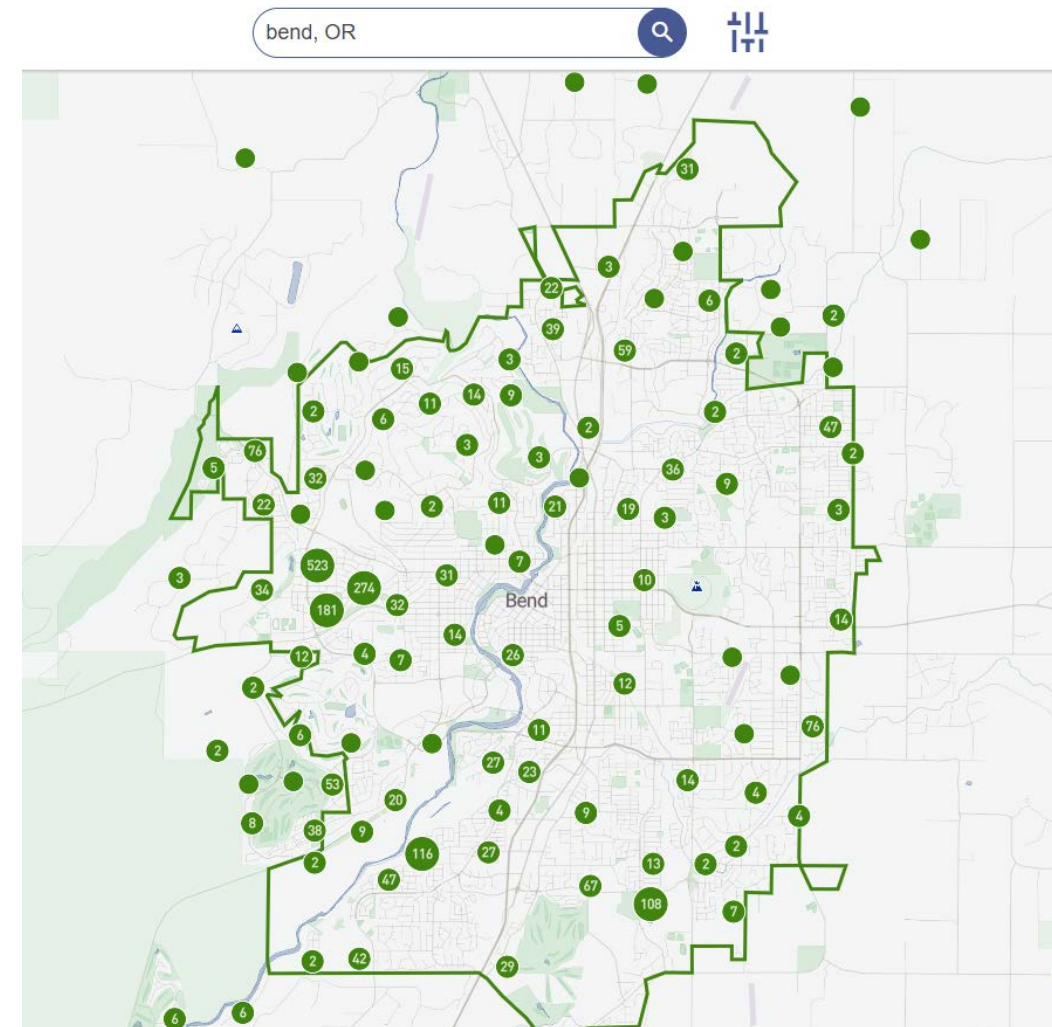
## New Construction and Identical Buildings

- New construction can obtain pre-construction score through plan specifications
- Single home energy score may be obtained and replicated for covered buildings constructed during the same time period and same land division.
- Must be constructed using the identical floor plan with identical features



## Data Access and Infrastructure

- Green Building Registry hosts the scores and is public
- Can be used with MLS to populate the listing easily





## Home Energy Assessors

- New service needed in community
- Assessors must be authorized by the State to offer home energy assessment services
- 10 assessors estimated to serve demand
- Quality assurance provided by Earth Advantage
- ~\$150-300 per assessment, paid directly to assessor







## Oversight & Enforcement

- Proactive enforcement: staff-led outreach, communications, and supporting homeowners
- 15 day grace period to come into compliance, then referred to code enforcement



The purpose of this new chapter is to provide information to homebuyers about residential building energy performance. This information is designed to enable more knowledgeable decisions about the full costs of operating homes and to motivate investments in home improvements that lower utility bills, reduce carbon emissions, and increase comfort, safety, & health for home owners. Amendments include:

#### **Definitions**

##### **Administrative Rules**

- The City Manager has the authority to establish administrative rules & regulations for the purpose of interpreting, clarifying, carrying out, furthering, & enforcing the provisions of this chapter.

##### **Applicability**

- Prior to publicly listing any covered building for sale, the seller of a covered building, or the seller's designated representative must obtain a home energy performance report.
- Home energy performance report for identical newly built covered buildings.
- Pre-Construction Home Energy Score.

##### **Exemptions & Waivers.**

- The City Manager will exempt a seller from the requirements of this chapter if the covered building is sold through a trustee's sale, a deed-in-lieu of foreclosure sale, or any pre-foreclosure sale in which seller has reached an agreement with the mortgage holder to sell the property for an amount less than the amount owed on the mortgage.
- The City Manager may exempt a seller from the requirements of this chapter after confirming that compliance would cause undue hardship for the seller under certain circumstances.
- To the extent that City funds are available, the City Manager may provide a grant to the seller of a covered building for the cost of obtaining a home energy performance report provided that the seller has been deemed eligible to participate in a low income assistance program offered by the City or other government entity.

##### **Expiration.**

- The Home Energy Score is valid for eight years after the assessment date, provided that no changes to mechanical systems, energy efficiency or square footage in the home has occurred.

##### **Enforcement and Penalties.**

- There will be a 15 day grace period where staff will notify the person in charge of property to come into compliance.
- After 15 days, the City will issue written notice describing the violation & steps required to comply, as set forth in BC Chapter 1.40, Civil Infractions.
- If the violation is not remedied w/in 30 days after issue of written notice, the City may assess a civil penalty of up to \$750. For every subsequent 45-day period during which the violation continues, the City may assess additional civil penalties of up to \$750.



## Find More Information at:

- <https://www.bendoregon.gov/city-projects/community-priorities/sustainability/energy/home-energy-score>
  - [FAQ's document](#)
  - [Program Details Document](#)
  - [Draft Code](#)



# Home Energy Score Public Engagement Activities





# Q&A