



How to Make Energy Improvements Work for Your Project

Portland's Zoning Code allows you to use energy improvements toward meeting certain zoning requirements. This handout explains how.

What Projects are Eligible?

Alterations to a building or site with a project valuation in excess of \$163,650:

Zoning Code Section 33.258.070.D requires that up to 10 percent of the project cost be spent towards upgrading nonconforming elements of the site. Development standards that must be upgraded are identified in this section. You may be able to substitute the required nonconforming site upgrades with energy efficiency improvements or renewable energy systems in your project by qualifying for cash incentives through Energy Trust of Oregon.

To be eligible for Energy Trust incentives, you must:

- be an Oregon customer of PGE, Pacific Power, NW Natural or Cascade Natural Gas;
- pay the public purpose charge on your energy bill; and
- when required, submit your project to Energy Trust for pre-approval before work begins.

What's the Advantage of Adding Energy Improvements?

- Energy improvements can earn Energy Trust incentives that reduce your net project costs. They may also qualify for state or federal tax credits. Over the long term, energy and operating cost savings make energy improvements a wise investment, often with a quick payback.
- Working with Energy Trust helps meet nonconforming upgrade zoning requirements.

The Bureau of Development Services (BDS) deducts the dollar value of qualified energy improvements from the total project cost which may reduce or eliminate the requirement for nonconforming zoning site upgrades by reducing the dollar value of the overall project.

How to Participate

1. Contact Energy Trust

1-866-368-7878 or www.energytrust.org for information about incentives and technical assistance.

2. Find a contractor and apply for incentives

Get referrals to Energy Trust trade ally contractors at Energy Trust's website. A trade ally contractor can recommend appropriate energy-saving or renewable energy upgrades and help you apply for Energy Trust incentives. Applications are typically approved in two to four weeks. Renewable energy projects may take longer.

3. Submit your Energy Trust approval with your building permit.

Submit your pre-approved Energy Trust incentive application to BDS with your building permit application. (For privacy reasons, Energy Trust cannot submit materials for you). BDS will determine if site upgrades are required based on total project cost and the value of the incentives. For questions, please see a planner at the Development Services Center between noon and 3:00 pm, Tuesday through Friday, or call the Zoning Hotline at 503-823-7526.

Is your site in a flood hazard area? Please direct floodplain development questions to Site Development at (503) 823-6892.

Qualifying Energy Upgrades

Existing Buildings and New Construction*

- Energy-efficient lighting & controls
- High-efficiency HVAC systems
- Energy-efficient water heating
- Insulation
- Premium-efficiency motors & drives
- High-efficiency refrigeration
- Energy-saving lodging equipment
- Power management software
- Solar electric systems
- Solar water heating
- Solar pool heating



Energy-efficient water heaters

Industrial & Manufacturing Facilities*

- Energy-efficient lighting & controls
- High-efficiency HVAC systems
- Energy-efficient water heating
- Insulation
- Premium-efficiency motors & drives
- Optimized compressed air systems
- High-efficiency refrigeration/cold storage
- High-efficiency process equipment
- Solar electric systems
- Solar water heating
- Biopower systems



Optimized compressed air systems

Multi-Dwellings

- Energy-efficient lighting & controls
- High-efficiency HVAC systems
- Energy-efficient water heating
- Insulation, exterior doors and windows
- Solar electric systems
- Solar water heating
- Solar pool heating



Solar pool heating

*Additional energy-efficiency improvements may be eligible for custom incentives.