



Home Performance Ratings

Contact

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Description

According to the Oregon Department of Energy, “Home Energy Performance Score systems help homeowners and homebuyers better understand a home’s energy use, and how even small improvements can make a big difference in energy savings. A certified professional evaluates a home’s performance and issues a score, similar to the bright yellow Energy Guide label found on home appliances. The professional will look for air leaks, check insulation levels, inspect windows and doors, make sure heating and cooling systems are well-maintained, check lighting, and more.”

Home energy scores are required within the City of Portland limits. Portland City Code (Chapter 17.108 Residential Energy Performance Rating and Disclosure) requires the following:

“Prior to publicly listing any covered building for sale, the seller of a covered building, or the seller’s designated representative, shall:

- A. Obtain a home energy performance report of such building from a state licensed home energy assessor, and;
- B. Provide a copy of the home energy performance report:
 - To all licensed real estate agents working on the seller’s behalf; and
 - To prospective buyers who visit the home while it is listed publicly for sale; and
 - To the Director for quality assurance and evaluation of policy compliance.
- C. Include the Home Energy Performance Score in all real estate listings, including the Home Energy Performance Report if attachments are accepted by the listing service.”

This initiative seeks to implement a similar program in Corvallis. Toward that end, we plan to take the following steps:

1. Meet with the City’s Community Development Director to introduce the concept of Home Performance Ratings and the City of Portland example; discuss feasibility, identify potential challenges, and outline a process forward.
2. Meet with selected City Councilors to introduce the concept of Home Performance Ratings and the City of Portland example.
3. Make a public presentation to the full City Council to introduce the concept, share the City of Portland example, and request that City Council direct staff to implement a similar program.
4. Engage local organizations and businesses in expressing their support for a Home Performance Rating program.

Date Accepted: 10/03/2018

Why it is important:

An energy performance rating allows prospective buyers and renters to make informed decisions on future energy use/cost. Property owners will be incentivized to make energy conserving and renewable energy production improvements to achieve a high-energy score.

Outcomes:

The City Council will adopt an ordinance and City staff will make procedural changes to enact the new rules. Realtors will change the listing paperwork for homes to include home energy scores as part of the attributes of each house listed for sale.

Measure of Success:

Homeowners in Corvallis will make changes to their properties to improve energy conservation and renewable energy production. Realtors' multiple listing services will reflect home energy scores on properties listed for sale, and comparisons will influence purchasing choices of buyers. Jobs for inspectors, contractors, and retail sales will increase in response to the demand for energy conservation and renewable service upgrades to real estate. Greenhouse gas emissions for the Corvallis community based on the use of electricity and natural gas will decrease measurably.

Timeframe

The Energy Action Team initiated discussions about Home Performance Ratings in February 2017. Research has been ongoing, and one team member had a Home Energy Performance Score performed on her home prior to listing it for sale, in order to gain experience about the process. Desired completion of this initiative is 2018-2019.

Funding

Action Teams of the Corvallis Sustainability Coalition have budgets for incidental costs. Staff time has already been allocated in the Strategic Operational Plan under the heading "Steward and Sustain," item S-8C ("Partner with Sustainability Coalition on climate change education outreach").

Equity and Accessibility

Lower-income residents will be able to make informed decisions on their homes' future energy use/cost and will therefore be in a position to reduce their energy bills.

Approvals

City Council would need to adopt the ordinance. Consultation with City staff is required to predict the time frame involved.

Community Action Plan (CAP) Objectives

SS1: Sustainable City

Partners

Zach Erdman, Premium Efficiency

Rick Flacco, Energy Trust of Oregon

Community Development Department & City Council – City of Corvallis

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Which sections of the Climate Action Plan does your Initiative address?
Buildings and Energy

Action Type: Mitigation

What direct impact will your project have on reducing greenhouse gas emissions and/or preparing community members to adapt to the impacts of climate change (drought, wildfires, flooding, etc.)?

Homeowners will be incentivized to move their properties toward net zero energy consumption through pursuit of higher energy performance scores.

Does your project have any co-benefits (e.g. healthy local economy and local self-reliance, energy efficiency and greater energy independence from fossil fuels, sound economic investments, community livability, environmental quality and ecosystem resiliency, public health and well-being, equity and accessibility for low income/disadvantaged community members)?

A Home Performance Rating Program would create green jobs for home inspectors and contractors, as well as retail sales of home improvement items.

What type of help, if any, do you need from the members of the Climate Action Advisory Board?

Contact with consulting experts

Contacts with City of Corvallis staff