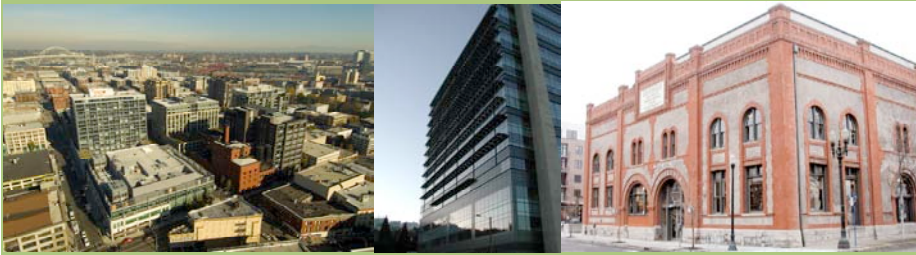


Green Building Leadership



CITY OF PORTLAND
OFFICE OF SUSTAINABLE DEVELOPMENT
A BETTER FUTURE. A BETTER NOW.

DAN SALTZMAN, COMMISSIONER
SUSAN ANDERSON, DIRECTOR

November 6, 2007 PDX Lounge

Welcome to the Future: Portland's New, Community-Wide Green Building Policy

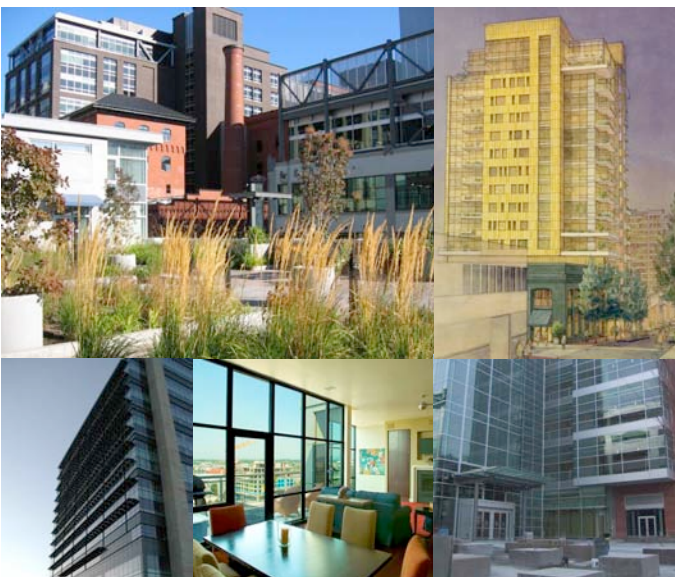
The City of Portland is raising the bar for urban green building with a powerful policy and incentive structure that will ensure that all new construction is green, cuts global warming pollution, and supports a vibrant economy.

For eight years, Portland has led the way.

- LEED Gold Standard for new city buildings
- Among the most LEED buildings and LEED-accredited professionals in the nation

For all of this progress, green building still holds a modest share of a large market.

Portland's new chapter will ensure all buildings are green. All buildings. Commercial, industrial, residential, institutional. New and existing. This framework will achieve, over time, the full promise of green buildings: reduced environmental impacts, lower operating costs and healthier places for people.



Carbon Feebate for New Construction

New financial incentives will motivate design and construction of buildings to cut global warming pollution. Developers of new buildings will have three options under the carbon feebate program.

- **Carbon Neutral** - Build an exceptional, high-performance building and receive a carbon fee waiver and substantial rebate check from the City
- **Green** - Build a green building at least 30% more energy efficient than Oregon code and receive a carbon fee waiver
- **Code** - Build to Oregon code and pay a carbon fee to help mitigate resulting carbon emissions

Performance Ratings for Existing Buildings

A performance rating for all commercial and residential buildings will inform owners, managers, tenants and prospective buyers about building performance. The rating will be set at time of sale/lease or by a specified date.

Enhanced Assistance, Training and Outreach

New technical assistance, targeted training, education & outreach will help builders obtain carbon fee waivers and rebate checks, and improve performance ratings.

Details of these proposals will be released in mid-November. Portland City Council will consider the proposal in early 2008. We welcome comments that will help ensure the new green building policy is effective and fair.

Frequently Asked Questions

What building projects will be covered by the carbon feebate?

The carbon fee-bate will apply to all new commercial and residential construction, and major commercial remodels.

How will the carbon fee be calculated?

The fee will be calculated based on carbon emitted from a building's operations, using published average energy use intensities or site-specific energy modeling.

How will revenue raised by the carbon fee be used by the City of Portland?

Revenue collected from carbon fees will pay for performance rebates, green building technical assistance, workforce training, and education and outreach.

What will be the size of the fee and rebate?

The carbon fee will be an amount that will mitigate a building's carbon emissions. The rebate levels will set to reward better performance, with the largest rebates paid to buildings that emit no carbon (i.e., carbon neutral or zero carbon).

What green performance standards will qualify for the carbon fee waiver and rebates?

Green building standards, such as LEED (Leadership in Energy & Environmental Design), that can verify high levels of energy efficiency, waste reduction, water conservation, sustainable material use and indoor air quality.



What are the City's objectives?

A higher performance standard for all buildings should deliver the several important benefits.

- More jobs, and the most skilled and productive workforce in North America
- Healthier buildings for living and working
- Dramatic, 30% reduction in greenhouse gas emissions by 2010, and carbon neutral buildings by 2030

Where can I get more information about the proposed green building policies?

Starting in mid-November, policy details will be posted to www.PortlandOnline.com/OSD/greenbuilding. For specific questions or comments, contact Peter Hurley, manager of the green building program, at peter.hurley@ci.portland.or.us.

