



February 26, 2021

House Committee on Housing
2398
Oregon State Capitol
900 Court St. NE
Salem, Oregon 97301

Dear Members of the Committee,

I am writing in support of HB 2398, to allow municipalities to adopt the statewide Reach Code as the minimum building code. Our firm has been designing and building high performance and energy efficient buildings for over a decade now and feel like we have good insight into this issue.

Buildings are the second largest source of greenhouse gas (GHG) emissions in Oregon after the transportation sector; it is essential that Oregon immediately begin to bend the curve downward in the building sector. Constructing more efficient buildings now is one of the least cost ways to do this, as new buildings will account for nearly 25-30% of overall building stock by 2050.

The opposition will claim this bill will be cost prohibitive, but we haven't seen that borne out in reality. Since we have adopted this type of construction at our firm, it has become baked into our muscle memory and at this point it is just 'building.' The 10% energy performance gains required by HB2398 are cost effective to achieve. For instance the recent ZERO coalition proposal for the 2021 Residential Reach Code found that 15% energy savings was possible with only \$790 in incremental cost. That proposal was discussed by the Building Code Division's advisory board without disagreement and can be found here <https://www.oregon.gov/bcd/codes-stand/code-adoption/Documents/21reach-zero-co-proposal.pdf> along with its savings workbook <https://www.oregon.gov/bcd/codes-stand/code-adoption/Documents/21reach-zero-co-proposal-workbook.xlsx>.

HB 2398 avoids a potential patchwork of different codes in different jurisdictions by creating one uniform option to adopt the statewide Reach Code, or maintain the statewide base residential and commercial codes.

With HB 2398, Building Codes Division (BCD) would update the Reach Code every three years, just as they are required to update the commercial and residential codes; it further requires BCD to ensure that the Reach Code is at least 10% more energy efficient than the residential

and commercial base codes each code cycle.

HB 2398 would ensure that energy efficiency incentives from the Energy Trust of Oregon or other programs would be available for new construction in a municipality that adopts the Reach Code as mandatory.

The Cities of Ashland, Beaverton, Bend, Corvallis, Eugene, Hillsboro, Milwaukie, Portland and West Linn have signed on in support of the bill.

We urge you to support HB 2398, a common sense and critical bill that will address climate change in a win-win-win way that not only reduces GHG emissions, carbon footprints and energy usage, but does it in a way that is healthier for the people living in these buildings, creates resiliency, lessens the burden on our grid and does so in a cost effective manner.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Joshua Salinger', is written over a horizontal line. The signature is stylized and cursive.

Joshua Salinger, Founder and CEO, Birdsmouth Design-Build