

Submitter: John Schwencke

On Behalf Of:

Committee: Senate Committee On Energy and Environment

Measure: SB871

I am a professional commercial and residential property inspector, as well as a certified home energy assessor and business owner in the State of Oregon. Much of my focus in these fields is consulting on building performance, durability, air quality, and efficiency. What I see in the field is a varied scale of need to update buildings for efficiency and elevate the building code standard for performance. There is a great opportunity to further reduce energy waste and operation costs on these structures, however, motivation by these building owners to invest in the energy saving improvements is impeded by the lack of reasonable ROI. My experience has shown that property owners make energy investment a priority when their ROI is under 10 years. This is not only because they want to see the energy cost savings, but also because they want to see the value from the equity invested in the building translate to overall equity value. This has the potential to be stimulated with additional state funding toward building efficiency programs and incentives. This is why I support the Four Bills for Resilient Efficient Buildings.