# SCHEDULE 82
# COMMERCIAL ENERGY CONSERVATION SERVICES PROGRAM

## AVAILABILITY

Service under this schedule is available throughout the Company's service area within the State of Oregon to commercial building Customers who qualify for the commercial energy conservation services program.

## APPLICABLE

Service under this schedule is applicable to all commercial Customers who qualify under Senate Bill 111 or OAR 860-30-040 et seq., provided the Customer meets the provisions of service set forth herein.

## DEFINITIONS

Commercial Building means a public building as defined in ORS 456.746.

Commercial Building Customer means the owner or tenant of a commercial building who is responsible for paying electricity costs of the building whether they are billed under General Service Schedules 7 or 9, or schools billed under Schedule 19, or commercial portions of industrial plants billed under other schedules.

Commercial Energy Audit means the service provided to a commercial building Customer which includes on-site data gathering, energy use analysis, and a report to the Customer recommending energy conservation measures, and an estimate of the cost/benefit of those measures.

Commercial Energy Auditor or Level I Auditor means a person who is qualified through general training and experience and who has demonstrated a general knowledge of heat transfer principals, construction terms and components, energy efficient operations and maintenance procedures, boiler and furnace efficiency improvements, infiltration controls, envelope weatherization, heating, ventilating, and air conditioning (HVAC) systems, electric control systems, lighting systems, solar insolation, and applicable energy conservation measures.

Commercial Energy Specialist or Level II Auditor means a person who is qualified through specialized training and experience, such as an engineer, architect or other specialist, who has demonstrated knowledge and abilities of a qualified commercial energy auditor, and who can in addition; (a) perform calculations of energy use analysis; (b) perform calculations of energy efficiencies of HVAC, lighting, plumbing, water, steam, control, or electrical systems; and (c) can prepare technical reports of net energy savings for energy conservation measures.

Conservation Services means those services specified in Oregon Laws 1981, Chapter 708, Sections 3(1) and 15(1)-3.

Energy Conservation Measures means conservation measures which generally require greater investment than operation and maintenance practices and typically have a payback period longer than one year. These measures include, but are not limited: (a) infiltration controls, (b) heating, ventilating, and air conditioning (HVAC) system modifications, (c) heat recovery devices, (d) envelope weatherization, (e) automatic control systems, (f) solar water heaters, (g) water heating heat pumps, (h) lighting system improvement, and (i) furnace and boiler efficiency improvement.

Operation and Maintenance Practices means practices that are presumed to be cost effective if there is little or no cost associated with the item and the simple payback period is less than one year. These practices include, but are not limited to: temperature setbacks, water flow reductions, reduced use of ancillary systems, or reduced use when a building is unoccupied, repairing air duct leaks, and steam system and furnace or boiler maintenance.



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COMMERCIAL ENERGY AUDIT PROGRAM

The Company shall have available, upon request, information about energy saving operations and maintenance measures for commercial buildings. The information will be tailored to special classes of commercial building Customers.

The Company will notify annually by mail each Commercial Building Customer of the availability of information and materials about energy conservation and of Commercial Energy Audit services. New Commercial Building Customers shall be given this information and offered services at the time of application for electric service.

The Company will advise each audited Commercial Building Customer of estimated energy savings, the estimated reduction of electric service billings that would be realized during the first year, and an estimate of the cost/benefit of items recommended.

SCOPE OF THE AUDIT

When the Company receives a Commercial Energy Audit request from a Commercial Building Customer who uses an average of less than 4,000 kWh of electricity per month on a yearly basis, a qualified Company Commercial Energy Auditor will perform an onsite Commercial Energy Audit to collect data and evaluate Energy Conservation Measures including, but not limited to: (a) operations and maintenance practices, (b) simple automatic control systems, (c) envelope weatherization, (d) infiltration controls, and (e) lighting system improvements.

When the Company receives a request from a Commercial Building Customer who uses an average of more than 4,000 kWh of electricity per month on a yearly basis, the Company may use a Commercial Energy Specialist to perform a Commercial Energy Audit and evaluate more complex Energy Conservation Measures such as sophisticated automatic control systems, furnace and boiler efficiency improvements, heat recovery devices, HVAC system modifications, lighting system improvements, and solar water heaters or water heating heat pumps. The Commercial Building Customer shall be furnished an estimate of the total cost of the Commercial Energy Audit and the amount of reimbursement to be received from the Company.

Company reports to a Commercial Building Customer will include as a minimum: a brief description of the building's systems which consume energy and their overall condition; an energy use analysis; recommended operations and maintenance practices; Energy Conservation Measures including a description of each measure, and its estimated costs and dollar savings for the first year. Estimated net energy savings will be calculated. Information about the availability of state and federal tax credits and low cost financing options for the Commercial Building Customer will also be included.

If a Commercial Building Customer qualifies for equal or better audit services under another federal, state, or local government or utility program, the Company will refer the Commercial Building Customer to that program. Utilization of such services shall be at the option of the Customer.



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There will be no charge to the Commercial Building Customer for a Commercial Energy Audit performed by a Commercial Energy Auditor. If it is necessary to utilize a commercial energy specialist to evaluate more complex Energy Conservation Measures, the Company may ask the Commercial Building Customer to participate in the costs to be incurred in performing the Commercial Energy Audit. Participation by the Commercial Building Customer in the costs to be incurred shall be in accordance with a prior, written agreement between the Commercial Building Customer and the Company. The Company will contribute toward the cost of performing the Commercial Energy Audit, an amount no less than the average amount contributed toward a Commercial Energy Audit performed by a Company Commercial Energy Auditor.

COORDINATION OF UTILITIES

Where more than one energy supplier serves a building, the Company will cooperate with other suppliers in conducting a joint analysis and preparing combined recommendations for the Customers.

If the Commercial Building Customer uses oil, wood, or a renewable resource in the building, the Company shall make reasonable efforts to determine or estimate previous energy use for that energy system, and shall evaluate the operations and maintenance aspects of the system. Where the practices and systems seem to warrant attention beyond the capability of the Commercial Energy Auditor or Specialist, the Customer shall be referred to the oil or wood supplier, qualified contractor, engineer, or architect.

RULES AND REGULATIONS

Service under this schedule is subject to the Rules and Regulations contained in the Tariff of which this schedule is a part and to those prescribed by regulatory authorities.



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