



# An A–Z Guide to BOMA Oregon Advocacy and Resources

Welcome to BOMA Oregon.

We represent and promote the interests of the commercial real estate industry through leadership and advocacy. Founded in 1915, our professional trade association serves as the foremost resource for all legislative, lobbying and business issues facing the industry. Our current membership numbers more than 200 buildings totaling more than 30 million square feet and over 80 companies that provide services to building owners and managers throughout Oregon and SW Washington.

If you're already a BOMA member, you know that advocacy is at the heart of our mission and activities. We work tirelessly to promote the interests of our members by monitoring legislative proposals and advocating positions that enhance and protect the value of commercial real estate. Through our local committees, BOMA provides important commentary and policy guidance to city, state and federal officials.

You'll see the results of our work in The A to Z Guide to BOMA Resources and Advocacy—a snapshot of BOMA's accomplishments in several areas critical to managing and leasing commercial property. Plus it offers valuable links and resources that will help you in the work you do every day.

If you're not a BOMA member yet, please accept this guide with our compliments. We hope you will discover why today's commercial real estate professionals look to BOMA as a leading resource for the information, accredited education, research, advocacy and networking opportunities they need to be successful. To learn more about BOMA, visit our website at [bomaoregon.org](http://bomaoregon.org).

## A

### Americans with Disabilities Act ADA

[U.S. Dept. of Justice, ADA Home Page](#)  
[Commercial Buildings/Title 3](#)

### Automatic External Defibrillators

Commercial buildings over 50,000 square feet are required to have an AED on the premises. BOMA was successful in removing any owner liability from [SB 556](#).

### Alarm Permits

[Clackamas County](#)  
[Multnomah County](#)  
[Washington County](#)

## B

### Bicycle Master PlanCity of Portland

BOMA has reviewed the plan, and has found a number of issues impacting downtown building owners. For information on current bicycle regulations, see the links below.

[City of Portland](#)  
[Clackamas County](#)  
[Multnomah County](#)  
[Washington County](#)

### BOMA Oregon

[BOMA International](#)  
[Committees](#)  
[Education and Events](#)  
[Membership](#)

### Building Codes Division—State of Oregon

BOMA Portland members served on the structural, boiler, plumbing, energy and mechanical task forces reviewing state code. Two members also serve on the State of Oregon Structures Board. We continue to advocate for code improvements that do not have a significant impact on building owners.

[State of Oregon](#)  
[City of Portland](#)  
[Clackamas County](#)  
[Multnomah County](#)  
[Washington County](#)

### Building Operator Certification Program

BOMA partners with the [BOC program](#), a nationally recognized training and certification program for building operators offering improved job skills and more comfortable, energy efficient facilities. Certification is competency-based and offered on two levels. Level I emphasizes energy-efficient building maintenance practices. Level II stresses advanced equipment troubleshooting and maintenance. BOC training qualifies for IFMA continuing education units.

### Business Development

[City of Portland](#)  
[Clackamas County](#)  
[Multnomah County](#)  
[Washington County](#)

## C

### Carbon4Square

[C4SQ](#) recognizes office buildings that have achieved a superior level of energy efficiency. Challenged to assess their buildings' energy performance, participants demonstrate market leadership in quantifying their energy use and establishing baseline data that can be used to track future gains in operating efficiency for the year. BOMA is now in talks with the City of Portland to expand C4SQ to all buildings over 20,000 square feet.

### City and County Codes

[City of Portland](#)  
[Clackamas County](#)  
[Multnomah County](#)  
[Washington County](#)

### City, County and Regional Governments

[City of Portland](#)  
[Clackamas County](#)  
[Metro](#)  
[Multnomah County](#)  
[Washington County](#)

### Commercial Real Estate Economic Coalition

BOMA is a financial supporter of CREEC and has a place on the organization's Executive Committee. CREEC actively works on all issues relating to the Urban Growth Boundary and Urban Renewal Districts.

### Continuing Education

BOMA offers monthly education sessions that all qualify for [CEU's](#) in Oregon. Speakers from local and state government, topical education topics, and issues important to our members are our focus.

## D

### Development Services

BOMA staff represent its members on development issues including land use, transportation, housing, economic development, neighborhood livability and the environment.

### Development Review Advisory Committee/BDS

[City of Portland](#)

## E

### Energy Star Score Disclosure—City of Portland

BOMA has met with Mayor Adams and staff to share our concerns regarding the City's proposal to mandate Energy Star Score disclosure. This information must be kept confidential until the time of sale or lease of a building. To date we have been successful and continue to work with City Hall on energy benchmarking and the necessity of keeping building performance compliance voluntary.

## F

### Fire Escape Testing

BOMA worked closely with the Portland Fire Marshal to develop an alternate testing method for fire escapes. Building owners now have options when load testing fire escapes.

[City of Portland](#)  
[Clackamas County](#)  
[Multnomah County](#)  
[Washington County](#)

## Foundations of Real Estate Management

[BOMA International](#) offers a 5-module, 28-hour entry-level course covering the fundamentals of commercial real estate administration, management, building systems, accounting and reporting, contract management, and more.

## G

### Governor's 10 Year Energy Plan

BOMA is reviewing the Governor's 10 Year Energy Plan and will comment and participate on recommendations. BOMA supports the Governor's energy efficiency goals, and will continue to play a key role in guaranteeing that these goals are voluntary. The Energy Performance Scores Task Force was authorized by Senate Bill 79 of the 75th Oregon Legislative Assembly—2009 Regular Session. The objective is to make recommendations to the Oregon Department of Energy regarding the establishment of an energy performance scoring system for new and existing residential and nonresidential buildings. BOMA was a member of the stakeholders group.

## H

### Historic Buildings— Oregon National Register and Survey Program

BOMA Portland represents its members at task force meetings regarding [historic properties](#) and tracks this issue closely. The legislature passed a revised law changing the tax reduction from 15 years to 10 years and guaranteeing a second 10 year term.

## L

### Labor and Employment

[Bureau of Labor and Industries \(BOLI\)](#)

### Landlord Training Program

[City of Portland](#)  
[Clackamas County](#)  
[Multnomah County](#)  
[Washington County](#)

### Law Enforcement: Police and Sheriff Departments

[City of Portland](#)  
[Clackamas County](#)  
[Multnomah County](#)  
[Washington County](#)

### Lease Forms and Green Lease Addendum

BOMA provides [standard office, retail and industrial lease forms](#), including special green lease addendums.

### Luminous Stairway Markings

All newly constructed buildings are required to have luminous markings in every stairwell. BOMA worked closely with the [Portland Fire Marshal](#) to develop an effective and less expensive alternative for implementation by building owners and managers.

## N

### Networking

BOMA members are invited to numerous networking and social events throughout the year. Connecting with fellow building owners and managers, and giving our vendor members the opportunity to socialize is what makes BOMA membership invaluable.

### Noise Control

[City of Portland](#)  
[Clackamas County](#)  
[Washington County](#)

### Non-Conforming Use Fees

BOMA works closely with the Bureau of Development Services Planning office to make sure these fees are not overly onerous to building owners.

[City of Portland](#)  
[Clackamas County](#)  
[Multnomah County](#)  
[Washington County](#)

## O

### Oregon Death Tax Phase Out

[Click here.](#)

## Oregon Real Estate Agency

A number of BOMA members represent the industry in meetings with Commissioner Gene Bentley and the [OREA](#). The revised Property Management Rules are a considerable improvement over current existing rules.

## P

### Permits

[City of Portland](#)  
[Clackamas County](#)  
[Washington County](#)

### Portland Development Commission

[Click here.](#)

### Portland Plan

[Click here.](#)

### Portland Maps

[Click here.](#)

### Preparedness and the Oregon Seismic Safety Policy Advisory Committee

As a Commissioner on the [OSSPAC](#), BOMA advocates for building owners. BOMA's Preparedness Committee works to continually update [emergency and disaster preparedness resources](#).

### Product and Services Expo

BOMA gives our members exclusive access to top providers of products and services to maximize the cost-effectiveness of building operations.

## R

### Real Estate Transfer Tax

BOMA continues to oppose efforts bills to permit counties to impose [real estate transfer taxes](#) and to create a state real estate transfer tax to help fund affordable housing programs. BOMA and other industry organizations agreed to increase recording document fees by \$15 per document with the money to go toward affordable housing in exchange for not moving legislation to establish a statewide real estate transfer tax and to repeal the prohibition on local governments adopting real estate transfer taxes.

### Real Estate Professional Associations

[Institute of Real Estate Management—IREM Oregon](#)  
[National Association of Industrial Office Properties—NAIOP Oregon](#)

### Recycling/Composting

[City of Portland](#)  
[Clackamas County](#)  
[Multnomah County](#)  
[Washington County](#)

## S

### Sidewalk Repairs

Portland's 2010 budget included multiple packages restoring or expanding PDOT's services through increases in various cost of service fees. Sidewalk repair fees increased considerably. A group of building owners has been working with the City of Portland to reduce these fees and clarify the new regulations. For information on sidewalk regulations in your community, please click on the links below.

[City of Portland](#)  
[Clackamas County](#)  
[Multnomah County](#)  
[Washington County](#)

### Sidewalk Management Plan

[City of Portland](#)

### Street Access for Everyone (SAFE)—City of Portland

While BOMA supports the city's 10-year Plan to End Homelessness, we do not support a proposal applying the city's camping ordinance to the SAFE ordinance.

### Sustainability

BOMA provides [resources and education](#) to help members invest in measures to reduce energy consumption, conserve water resources, and take advantage of local government and utility programs offering rebates, incentives and tax breaks.

[City of Portland](#)  
[Clackamas County](#)  
[Multnomah County](#)  
[Washington County](#)

## System Development Charges (SDC)

BOMA works closely with city and county agencies to make SDC fees less burdensome on building owners.

[City of Portland](#)  
[Clackamas County](#)  
[Washington County](#)

## T

### Technical Advisory Group/Code Updates— City of Portland

BOMA Portland represents you at the TAG meetings. Due to BDS staffing reduction, this group has been put on hold until further notice.

## W

### Water Bureaus and Districts

[City of Portland](#)  
[Clackamas County](#)  
[Multnomah County](#)  
[Washington County](#)

## Z

### Zoning

[City of Portland](#)  
[Clackamas County](#)  
[Multnomah County](#)  
[Washington County](#)

For information on any other resource not listed above, contact the BOMA office at 503-228-9214.