

HOW TO COMPLY WITH YOUR BERDO EMISSIONS STANDARD



WHAT IS AN EMISSION STANDARD?

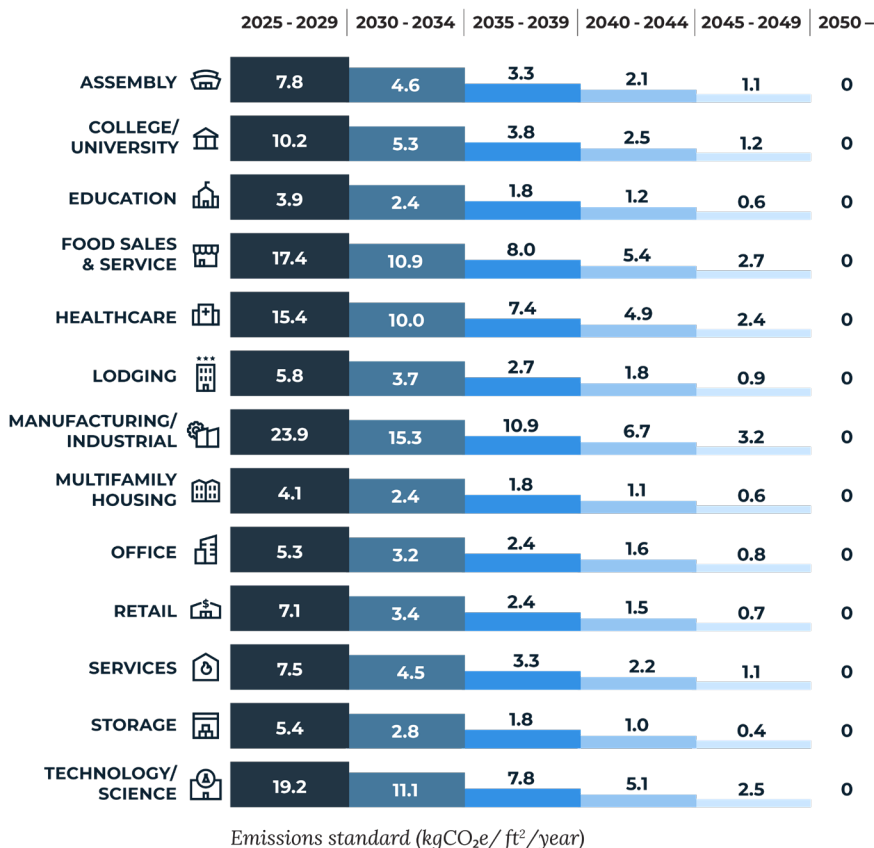
Emissions standards, also known as emissions limits, refer to the regulated amount of climate-polluting greenhouse gases allowed to be released by BERDO buildings into the atmosphere.

Emissions Standards were developed through a technical analysis to match citywide emissions reduction goals. These standards vary by building type and decrease every five years. Building types with higher average energy use have higher emissions standards, however, all buildings are expected to achieve net-zero emissions by 2050.

WHY FOCUS ON BUILDING EMISSIONS?

The goal of BERDO is to reduce Boston's contribution to climate change. Buildings covered by BERDO represent approximately 5% of all buildings in Boston, but they account for nearly 40% of Boston's total emissions. BERDO requires large buildings to reduce emissions over time by setting emissions standards, which building owners must comply with annually starting in either 2025 or 2030.

USE THE CHART BELOW TO SEE YOUR EMISSION STANDARDS BY YEAR



RESIDENTIAL

NON-RESIDENTIAL

35+ units
Starting emissions compliance in 2025



15 - 34 units
Starting emissions compliance in 2030



35,000 ft² +
Starting emissions compliance in 2025



20,000 - 34,999 ft²
Starting emissions compliance in 2030



*Mixed-use buildings may adopt a blended emissions standard based on the area of each building use.

HOW CAN I COMPLY WITH MY BUILDING'S EMISSIONS STANDARD?

There are three options to keep your building's emissions under its limit and in compliance. These approaches are also called **compliance mechanisms**.

1 REDUCE ENERGY USE IN YOUR BUILDING

The most impactful approach you can take is to reduce your building's overall direct emissions through building retrofits or improvements. This includes:

- Upgrading to high efficiency electric appliances
- Replacing fossil fuels with electricity for heating and cooling systems
- Improving insulation
- Tightening window seals
- Adding energy-efficient lighting such as LED bulbs

FIND MORE IDEAS FOR REDUCING ENERGY 

2 OBTAIN RENEWABLE ENERGY

Reduce your building emissions from electricity with eligible renewable energy. **Renewable energy can only be used to reduce emissions from electricity.**

Boston Community Choice Electricity (BCCE)

Sign up for the Green 100 plan through the City of Boston's CCE program to receive 100% renewable electricity. Commercial and industrial accounts cannot exceed 1.5 million kWh/yr to be eligible.

Solar Energy

Solar generated on-site or anywhere in Boston can be used for compliance. If you are buying solar net-metering credits from a project outside of Boston and you are not retiring the associated MA Class I RECs, please refer to the Renewable Energy Quick Guide to confirm eligibility.

Renewable Energy Certificates (RECs)

MA Class I RECs certify that the electricity was created using non-emitting renewable energy generated in New England.

Power Purchase Agreements (PPA)






A PPA is a long term contract to buy renewable energy. BERDO has specific requirements for PPAs.

LEARN MORE ABOUT RENEWABLE ENERGY OPTIONS 

3 INVEST IN YOUR COMMUNITY'S DECARBONIZATION

You can comply with emissions standards and mitigate your emissions from fossil fuel and electricity use by making an **Alternative Compliance Payment (ACP)**. ACPs go into the new Equitable Emissions Investment Fund, which will fund future decarbonization projects in Boston's environmental justice communities. ACPs are payments of \$234 for every metric ton of CO₂e a building is above its emissions limit. ACPs can be made annually to keep your building in compliance. Please note, ACPs are not the same as fines. An ACP is considered a compliance mechanism under BERDO.

ADDITIONAL RESOURCES

-  Understand options to reduce your building energy us with the [Building Decarbonization Guide](#)
-  Understand requirements to use [Renewable Energy for BERDO compliance](#)
-  Review your building's emissions with the [BERDO Emissions Calculator](#)
-  Reach out to [Mass Save](#) to take advantage of incentives and rebates
-  A building may be eligible for [Flexibility Measures](#) that adjust its emissions limits and pathway to net-zero emissions. See if you qualify for flexibility measures.

CONTACT THE BERDO TEAM

Building Decarbonization:
retrofit@boston.gov

General BERDO questions:
energyreporting@boston.gov

Phone: 617-635-3850 x5

ABOUT BERDO

boston.gov/berdo

Pathways for Emission Reduction:
boston.gov/retrofit-hub

CITY of BOSTON



City of Boston
Environment