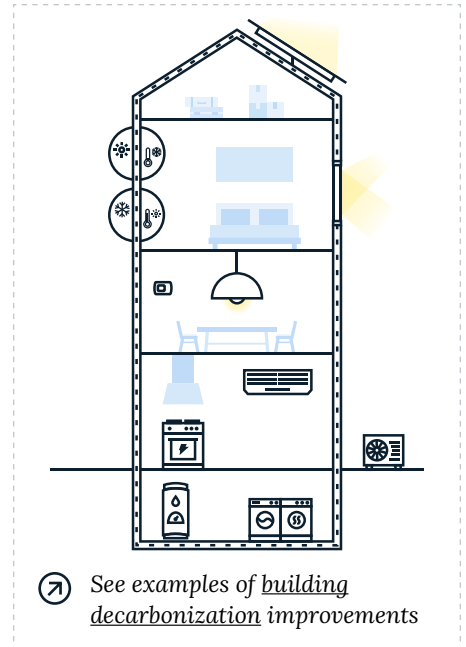


WHAT IS BUILDING DECARBONIZATION?

When your building is in use – whether it's the lights, heating, cooling, or appliances – it uses energy. A lot of this energy comes from burning fuels, like oil and gas, which release harmful greenhouse gas emissions into the air, adding to climate change and poor air quality in our cities.

Decarbonizing your building helps you use less energy, reduce emissions, and in some cases, save money on utility bills. It includes upgrading equipment, using cleaner energy like solar and wind, and improving energy efficiency. Different professionals can help guide you through the process, from planning and design to carrying out improvements.

Knowing when you will need a professional will depend on their trade, experience, and the type of project. A small project, like installing a new electric appliance, may just need only an appliance installer or electrician. However, a large project, like planning and carrying out whole building energy improvements, will likely need a team of professionals.



A PROFESSIONAL CAN HELP YOU:



Understand BERDO requirements and your building's energy use, greenhouse gas emissions, and compliance options



Identify energy saving projects that help you comply with BERDO emissions limits and maximize your return on investment



Access funding through utility incentives and tax credits and secure financing for retrofits



Complete energy saving projects to reduce emissions and comply with BERDO



Plan for and address challenges in completing projects



Buy and/or install renewable energy

WHAT DOES EACH PROFESSIONAL DO?

PLANNING & OVERSIGHT

Planning and oversight professionals help organize projects, keep track of timelines, and make sure the projects meet any regulations and energy saving goals.



BUILDING OWNER & BUILDING STAKEHOLDERS

- Projects are often initiated by a property manager, building representative, or condo board.
- Serve as the advocate for the building and other stakeholders, while working with other professionals to identify project needs.

CONSTRUCTION MANAGER

A construction manager makes sure large building projects are completed safely, on time, and within budget. They handle planning, budgeting, coordination, and solve problems to keep the project on track.

TENANTS

May be affected by the project, so it's important to include them during planning. Understanding their needs is key when carrying out energy-saving improvements in buildings.

SUSTAINABILITY CONSULTANT AND/OR ENERGY ENGINEER

- Focuses on designing for energy efficiency and meeting emissions requirements.
- May provide energy audits and recommend energy saving building improvements.

FINANCING

A financial professional can help you find money-saving programs from Mass Save or other state or federal programs for your energy projects, assist with applications, and help you get financing options like green loans.



SUSTAINABILITY CONSULTANT AND/OR ENERGY ENGINEER

Can help you find ways to pay for your decarbonization projects. This includes looking into grants, incentives, and tax credits, as well as helping with utility rebate applications. They can also show how your project saves money to attract investors and connect you with funding options.

FINANCIAL ADVISOR/ TAX ADVISOR

Provides advice and support to building owners to help them financially plan for both large and small retrofit projects.

BANKS AND FINANCING COMPANIES

Seek out banks that have experience financing energy efficiency and renewable energy projects.

UTILITY ENERGY INCENTIVE PROGRAMS

Our local utilities, Eversource and National Grid, offer many services, like rebates, incentives, energy audits, training, and education through the Mass Save program and their own programs.

ENERGY

Energy professionals can help you buy and/or install renewable energy.



ENERGY BROKER

Helps consumers find and negotiate energy products, such as Power Purchase Agreements (PPAs) or Renewable Energy Certificates (RECs).

RENEWABLE ENERGY DEVELOPER

Develops and operates renewable energy projects like solar or wind farms.

BOSTON COMMUNITY CHOICE ELECTRICITY (BCCE)

The City of Boston buys affordable renewable energy on behalf of Boston residents and small businesses. Learn more at boston.gov/bcce.

ENERGY SUPPLIER

May offer renewable energy plans that let customers buy renewable energy, including solar net-metering agreements.

CONSULTANTS & ENGINEERS



If you are considering major building upgrades and improvements that affect your entire building, you may need to hire a team of consultants and designers.



MECHANICAL ENGINEER/CONSULTANT

Offers engineering design services for large HVAC systems, including equipment design and sometimes installation.



STRUCTURAL ENGINEER/CONSULTANT

Offers engineering design services when energy efficiency improvements affect the building's structure or structural loads.



ARCHITECT

Designs building projects with input from multiple consultants and produces drawings and specifications.



SUSTAINABILITY CONSULTANT AND/OR ENERGY ENGINEER

Specializes in designing for energy efficiency projects and meeting emissions standards. May also provide energy audits.

TRADE SPECIALISTS



For a small project, you can go directly to the contractors you're thinking of hiring with a clear plan of the work needed.



ELECTRICIAN

Wires for and installs energy efficient electrical equipment.



INSULATION INSTALLER

Installs insulation and performs air sealing on walls, floors, and ceilings.



HVAC CONTRACTOR

Installs HVAC equipment like heat pumps and related items like water boilers. May also offer design and incentive guidance.



PLUMBER

Can install and upgrade water boilers and water-efficient systems, such as low-flow toilets.



SOLAR INSTALLER

Sizes and installs solar panels.

HOW DO I HIRE A TEAM OF BUILDING DECARBONIZATION PROFESSIONALS?

To create a project team, start by identifying what upgrades your building needs. You can contact Mass Save for a free energy assessment, or you can hire a sustainability consultant to recommend energy improvements. The consultant can also help you find the right professionals for the job. Next, get bids from contractors and make sure you're clear about what needs to be done. Compare the bids and negotiate prices if needed.

RESOURCES

- [Consultants listed on BE+Connects](#)
- [LISC Massachusetts Decarbonization Hub for affordable housing](#)
- [Certified Business Directory for the City of Boston](#)
- [Install a heat pump with Mass Save](#)
- [Find a contractor with Mass Save](#)
- [Find clean energy installers](#)
- [Find resources from the U.S. Department of Energy Better Buildings website](#)
- [Find help with financing using the Financing Navigator](#)

WE'RE HERE TO HELP!

Reach out to the BERDO team if you have questions.

General BERDO questions:
energyreporting@boston.gov

Emissions compliance:
retrofit@boston.gov

Phone: 617-635-3850 x6

ABOUT BERDO

boston.gov/berdo

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

CITY of BOSTON



City of Boston
Environment

KEY PROFESSIONALS AND PROGRAMS INVOLVED BY PHASE

