

ZERO-OVER-TIME (ZOT)



WHAT IS A ZOT PLAN AND HOW DOES IT WORK?

By creating a Zero-Over-Time (ZOT) plan, building owners set a clear plan to reduce their building's greenhouse gas emissions over time, comply with BERDO, and reach net-zero emissions by 2050. Developing a ZOT plan encourages you to think about your budget, the building's energy use, its condition, and the age of equipment, while making improvements over time to lower energy use, add renewable energy, and replace old equipment with more efficient options over time.

A ZOT PLAN IS A GRADUAL APPROACH OVER TIME TO NET ZERO EMISSIONS. IT HAS THREE MAIN GOALS:



UNDERSTAND YOUR BUILDING'S EMISSIONS

Schedule an energy audit to assess your building and find areas for improvement. Use past utility data to set a baseline and estimate energy and emissions savings. Check if you may need flexibility measures under BERDO.



ADD RENEWABLE ENERGY

If needed to reduce electricity emissions, plan to install solar panels on-site or purchase renewable energy. You can do this by enrolling in BCCE's Green 100 plan, buying Renewable Energy Certificates, or signing a Power Purchase Agreement.



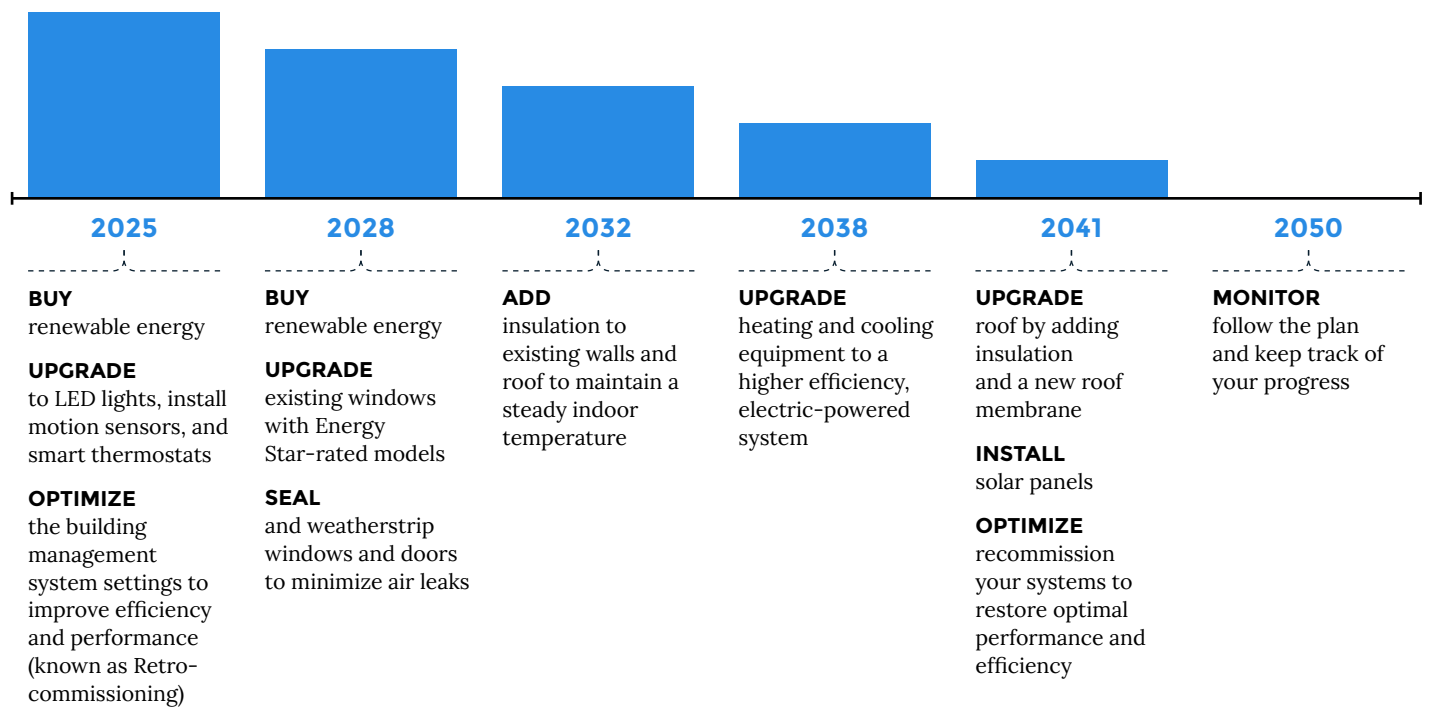
LOWER BUILDING EMISSIONS OVER TIME

Plan to upgrade building energy systems (HVAC, lighting, controls), replace appliances, and improve the building envelope (walls, roof, windows, doors) when needed to prevent air leaks and save energy.

YOU CAN THINK OF A ZOT PLAN AS A SERIES OF PROJECTS DONE IN STEPS, HERE'S AN EXAMPLE:

You'll likely work with building science professionals to consider things like equipment conditions, BERDO's emission limits, and budgeting.

Start by setting your starting point and having clear goals. The blue bars show how emissions reduce over time as you improve your building's energy efficiency.



WHAT ARE COMMON STEPS IN ZOT PLANNING?

While ZOT plans will be different for each building, the steps you take to develop your plan will be similar. Here are some general steps you can take to develop a ZOT plan:



STEP 1

SET YOUR STARTING POINT AND HAVE CLEAR GOALS



LOOK AT YOUR EMISSIONS

Use the [BERDO Emissions Calculator](#) to understand your building's energy use and identify emissions reductions needed to comply with BERDO.



ENGAGE STAKEHOLDERS

- Discuss the plan with your tenants, investors, executives, etc.
- Engage [building science professionals](#) if needed.



COMPLETE AN ENERGY AUDIT

Schedule an energy audit to have an energy professional look at your building's systems and condition. Get started with [Mass Save](#).



EXPLORE ALL PATHS

Consider all BERDO Compliance options, including making Alternative Compliance Payments and/or applying for a [Flexibility Measure](#).

[CREATE YOUR OWN PLAN](#) ↗



STEP 2

IDENTIFY ENERGY IMPROVEMENTS



IMPROVE ENERGY EFFICIENCY

Look for ways to save energy in the near term. For example, add insulation, upgrade lighting and appliances, optimize building controls, upgrade windows, seal and weatherize etc.



PLAN LONG-TERM UPGRADES

Plan for bigger energy saving upgrades to your building envelope, HVAC system, water boiler, and appliances when they are due for replacement.

[BUILDING DECARBONIZATION QUICK GUIDE](#) ↗

[TAKE A CLOSER LOOK AT BUILDING RETROFITS](#) ↗



STEP 3

EXPLORE RENEWABLE ENERGY OPTIONS



CHECK YOUR ENERGY NEEDS

The amount of renewable energy you need to buy will depend on your building's electricity use and your BERDO emissions limit.



CHOOSE RENEWABLE OPTIONS

Evaluate costs, and terms of different options. Some may be better fits for your needs than others.

[LEARN MORE ABOUT RENEWABLE ENERGY OPTIONS UNDER BERDO](#) ↗



STEP 4

FOLLOW THE PLAN AND KEEP TRACK OF YOUR PROGRESS



TRACK PROGRESS

Compare your energy and emissions to your BERDO emissions limits.



ADJUST PLAN ACCORDINGLY

Make sure you're following your plan and adjusting it when needed.

[LEARN MORE ABOUT WHO CAN HELP YOU WITH YOUR BUILDING DECARBONIZATION EFFORTS](#) ↗

About BERDO: boston.gov/berdo

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