

ARTICLE 37 AND THE BUILDING ENERGY REPORTING AND DISCLOSURE ORDINANCE

In May 2013, the City of Boston enacted the Building Energy Reporting and Disclosure Ordinance (BERDO). The ordinance requires large buildings to report their annual energy and water use and greenhouse gas emissions to the City, which will then make the information publicly available. Buildings are also required to conduct an energy assessment or action every five years, with exemptions provided for buildings that are already certified as highly efficient. This requirement helps to reward buildings that are built to a higher performance standards.

COVERED BUILDINGS

BERDO covers the following buildings types as determined by the Boston Assessing Department records:

- Nonresidential buildings that are 35,000 square feet or larger.
- Residential buildings that are 35,000 square feet or larger, or have 35 or more units.
- Any set of buildings on one tax lot totaling over 100,000 ft² must also report.

This size threshold covers most buildings subject to Boston Zoning Code Article 80 - Large Project Review and the Article 37 - Green Buildings requirement. New buildings begin to report to BERDO after one full calendar year, January to December, following receiving its final Certificate of Occupancy. At that time the building's owner or managing company is required to report its energy and water usage to the City by May 15th and every year thereafter.

HOW TO REPORT

Buildings report their energy and water use through Energy Star Portfolio Manager, a free energy tracking tool. Building owners enter data on energy consumption, water use, and building use characteristics, which Portfolio Manager uses to assess the building's energy performance. The resulting report can then be submitted to the City electronically, via Portfolio Manager, in order to comply with reporting requirements. The utilities, National Grid, Eversource, and Veolia are making whole-building energy data available to building owners, so that owners will be able to obtain total gas, electricity, and steam consumption information for their buildings without having to request data from individual tenants.

RESOURCES

A step by step guide on how to comply with BERDO is available at: [boston.gov/berdo](https://www.boston.gov/berdo). Training and help with Portfolio Manager, with a helpdesk for user questions, are provided by EPA at: portfoliomanager.energystar.gov/pm/help

Questions about energy reporting in Boston can be sent to EnergyReporting@Boston.gov

