

# BERDO REVIEW BOARD PUBLIC MEETING

*November 6, 2023*



This public meeting will include opportunity for public comment. During public comment periods, members of the public may submit any comments or questions by “raising their hand” or by typing in the chat box.

# BERDO REVIEW BOARD



**Rashida Boyd**  
*Board Member*



**Stephen Ellis**  
*Board Member*



**Lovette Jacobs**  
*Board Member*



**Gail Latimore**  
*Board Member*



**Lee Matsueda**  
*Board Member*



**Jack Nelson**  
*Board Member*



**Matt O'Malley**  
*Board Member*



**Kai Palmer-Dunning**  
*Board Member*

# CITY OF BOSTON STAFF



**Diana  
Vasquez**

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*Environment  
Department*



**Hannah  
Payne**

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*Environment  
Department*



**Dima  
Moujahed**

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*Environment  
Department*

# Agenda

*Today's Meeting*

- 1. Approval of Meeting Minutes**
- 2. 2023 Reported Data Disclosure**
- 3. Administrative Updates**
- 4. Meeting Adjournment**

# Approval of Meeting Minutes

*Board votes on approving previous meeting's minutes.*

# 2023 BERDO Reported Data

*Data Disclosure for 2022 Data reported in 2023*



# Data Disclosure

BERDO Data Disclosure on 2023 Reported Data



- **2022 data reported in 2023 is disclosed on Analyze Boston**
  - [Link available](#) to download data
  - Data as of 9/27/23
- **In process: Map with regularly updated compliance statuses**
- **Disclosure includes Emissions estimates**

	I	J	K	L	M	N	O	P	Q	R
1	Parcel Address Zip Code	Reported Gross Floor Area (Sq Ft)	Reported Enclosed Parking Area (Sq Ft)	Largest Property Type	All Property Types	Site EUI (Energy Use Intensity kBtu/ft²)	Energy Star Score	Total Site Energy Usage (kBtu)	Natural Gas Usage (kBtu)	Electricity Usage (kBtu)
2	02114	236688.0		Office	Office , Retail Stc	68.3	57	16177367.5	4101525.0	12075842.5
3	02111	135344.0		Multifamily Hou:	Personal Service	61.0		8251242.7	5517394.8	2733847.9
4	02127	255383.0		Office	Office	36.0		9182640.8		9182640.5
5	02108	134789.0		Office	Office , Data Cen	55.5	90	7480044.0	613.8	3783686.2
6	02110	550326.0	94644	Office	Office , Data Cen	52.6	72	28955904.0		28955903.9
7	02210	572998.0	166100	Office	Restaurant , Offi	83.7	50	47964541.9	16261839.9	31702700.4
8	02110	1113465.0	21580	Office	Office , Parking ,	84.4	50	94006017.9		38052091.2
9	02199	205000.0	68250	Multifamily Hou:	Multifamily Hou:	47.2	88	9682567.7	4877800.0	4804768.2
10	02114	162664.0	14627	Office	Office , Parking	47.6	84	7749001.7	414423.1	7334578.5
11	02210	620642.0	144404	Office	Office , Parking	55.8	82	34653551.2	11674103.0	22979448.1
12	02110	52651.0		Office	Office	73.7	49	3881054.2	1589705.2	2291349.1
13	02109	25320.0		Office	Office	30.4	92	769363.0	271600.0	497763.0
14	02118	33538.0		Multifamily Hou:	Multifamily Hou:	37.4		1254138.2	833500.0	420638.2
15	02134	27543.0		Office	Office	35.2	82	970245.1	271189.1	699056.0

# Projecting Emissions

Total Emissions = Amount of Fuel Consumed  $\times$  Emissions Factor

## What is an Emissions Factor

- Represents the amount of greenhouse gases released (measured in kgCO<sub>2</sub>e) by unit of fuel or energy consumed
- Describes how “dirty” or “clean” a fuel is

## Emissions factors for fuels were adopted in Phase 2 of the regulations development

- Regulations set Emissions Factors and methodology for electricity from the grid, district energy systems, natural gas, fuel oil, and other energy sources



# How the City Estimated 2022 Building Emissions

To calculate these estimates, we:

- Used reported energy and building data
- Used default Emissions Factors
- Did not include any possible renewable energy purchases
- Only used a Building's primary use (did not calculate a blended Emissions standard)
- Did not group buildings together that will likely apply for a Building Portfolio
- Did not consider other flexibility measures

**Actual emissions compliance will be different from these estimates.**

# Projections for 2025

*What we're seeing for the first year of emissions compliance*

**Of the approximately 2,600 buildings that reported\* in 2023, the City projects that:**

- Approximately **1,400** have an emissions limit in 2025
- **If nothing changes,**
  - Approximately **1,000** of those will remain within their emissions limit without taking any action in 2025
  - Approximately **310** will exceed their emissions limit in 2025
    - About **160** could purchase renewable electricity to comply with their emissions limit in 2025
    - About **150** may need to purchase renewable electricity and take action in their building, or apply for a flexibility measure in 2025

**\*We do not have estimates for buildings that did not report in 2023**

→ **Flexibility measures:**

- **Portfolios**
- **Individual Compliance Schedule**
- **Hardship Compliance Plan**

Remainder need additional data to project emissions and potential compliance

# Building Type Breakdown

*A look at the different building types that will likely need to take action in 2025\**

## Assembly

## University

- *Almost 90% of which are over 100,000 SF and are likely eligible to be part of a portfolio*

## Manufacturing/Industrial

## Healthcare

## Multifamily Housing

- *Approximately 33% of which are Condominium Buildings*

## Office

- *About 70% of which are mixed-use buildings*

**\*These insights do not factor in potential flexibility measures**

# Planned Next Steps

- **Outreach to Building Owners with a 2025 Emissions Limit**
  - *Share their Emissions profile*
  - *Discuss renewable energy options, including BCCE*
  - *Discuss incentives for energy efficiency and electrification work, including Mass Save*
  - *Share flexibility measures*
- **BERDO Emissions Scorecard for building Owners**
  - *Provides Building Owners with an overview of their Emissions data*
- **Public BERDO Emissions Calculator**
  - *Provides the ability to estimate Emissions and compare against future Emissions limits*
- **Grant programs to support “Zero over time” planning and action**

The background of the slide is a dark blue aerial wireframe map of a city, showing the outlines of buildings, streets, and parks. The lines are light blue and create a complex, geometric pattern.

# Board Q&A

*Board Members may discuss and ask staff questions.*

The background of the slide is a dark blue aerial wireframe map of a city, showing the outlines of buildings, streets, and parks. The lines are white and light blue, creating a technical, architectural feel.

# Public Q&A

*The public may discuss and ask staff questions.*

The background of the slide is a dark blue aerial wireframe map of a city, showing the outlines of buildings, streets, and parks. The lines are white and light blue, creating a technical, architectural feel.

# Additional Administrative Updates

*Staff presents administrative updates*

# Adjourn

*Thank you for your participation!*

