# BERDO WEBINAR:
## 2026 Third-Party Data Verification

*March 9, 2026*

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# Agenda

- BERDO Overview
- Verification Process for Building Owners
- Verification Process for Third-Party Verifiers
- Resources and Reminders
- Q&A

# What is BERDO?

*BERDO standards for the Building Emissions Reduction and Disclosure Ordinance*

BERDO is a local law that requires large buildings in Boston to progressively reduce their greenhouse gas emissions until reaching **net-zero by 2050.**

➔   BERDO is the **single most impactful emissions reduction tool** in Boston.

➔   Reducing carbon emissions means cleaner air, improved public health, and a key tool in fighting the climate crisis.

➔   While BERDO covers only 5% Boston's building stock, **BERDO buildings could collectively reduce our emissions by nearly 40%.**

➔   BERDO is a leading **Building Performance Standard (BPS)** in the U.S.

*Mayor Michelle Wu*

# Who is covered by BERDO?

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BERDO covers the following buildings:

- **Residential buildings** with 15 or more units

- **Non-residential buildings** that are 20,000 square feet or larger

- Any **tax parcel with multiple buildings** that collectively sum to 20,000 square feet or 15 residential units

*A mixed-use building or tax parcel is considered residential if 50% or more of its Gross Floor Area, excluding parking, has a residential use*

*Mayor Michelle Wu*

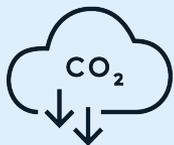# What is required from building owners under BERDO?

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**ANNUAL REPORTING**
Report your building's annual energy and water use every year by **May 15**

**THIRD-PARTY VERIFICATION**
Verify reported data with a third-party qualified energy professional every verification year

**EMISSIONS REDUCTION**
Reduce emissions produced by your building(s) to comply with annual emissions standards

**REDUCE BUILDING ENERGY USE**
Implement building improvements to reduce energy use.

**GET RENEWABLE ENERGY**
Enroll into BCCE, use local solar power, or buy renewable energy in the market.
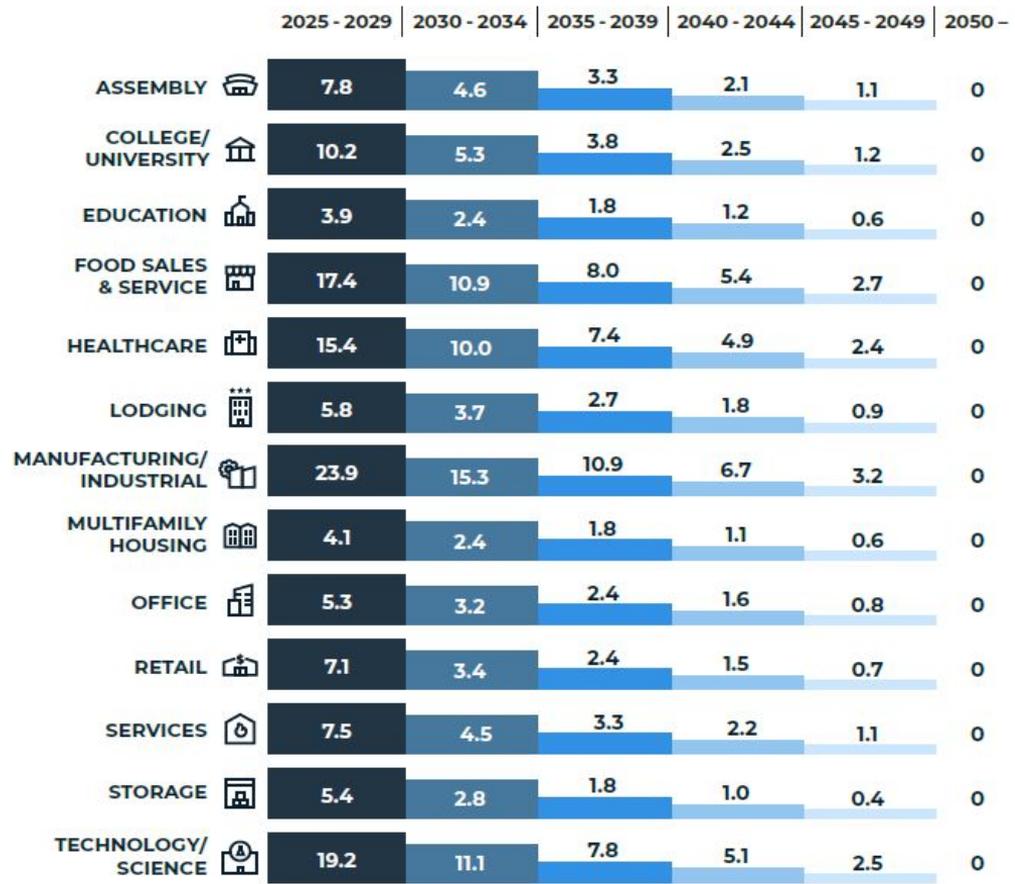
**INVEST IN THE COMMUNITY**
Make Alternative Compliance Payments, which are collected into the Equitable Emissions Investment Fund to support local building decarbonization projects.

# What are BERDO emissions standards?

Also known as emissions limits, **emissions standards** refer to the regulated amount of emissions a BERDO building is allowed to produce during a year.

**Emissions standards in BERDO vary by building use types.**

➜ For example, an apartment buildings is subject to the emissions standard for "Multifamily Housing"

| | 2025 - 2029 | 2030 - 2034 | 2035 - 2039 | 2040 - 2044 | 2045 - 2049 | 2050 – |
|---|---|---|---|---|---|---|
| ASSEMBLY | 7.8 | 4.6 | 3.3 | 2.1 | 1.1 | 0 |
| COLLEGE/UNIVERSITY | 10.2 | 5.3 | 3.8 | 2.5 | 1.2 | 0 |
| EDUCATION | 3.9 | 2.4 | 1.8 | 1.2 | 0.6 | 0 |
| FOOD SALES & SERVICE | 17.4 | 10.9 | 8.0 | 5.4 | 2.7 | 0 |
| HEALTHCARE | 15.4 | 10.0 | 7.4 | 4.9 | 2.4 | 0 |
| LODGING | 5.8 | 3.7 | 2.7 | 1.8 | 0.9 | 0 |
| MANUFACTURING/INDUSTRIAL | 23.9 | 15.3 | 10.9 | 6.7 | 3.2 | 0 |
| MULTIFAMILY HOUSING | 4.1 | 2.4 | 1.8 | 1.1 | 0.6 | 0 |
| OFFICE | 5.3 | 3.2 | 2.4 | 1.6 | 0.8 | 0 |
| RETAIL | 7.1 | 3.4 | 2.4 | 1.5 | 0.7 | 0 |
| SERVICES | 7.5 | 4.5 | 3.3 | 2.2 | 1.1 | 0 |
| STORAGE | 5.4 | 2.8 | 1.8 | 1.0 | 0.4 | 0 |
| TECHNOLOGY/SCIENCE | 19.2 | 11.1 | 7.8 | 5.1 | 2.5 | 0 |

Emissions standard ($kgCO_2e/ft^2/year$)

# When are buildings subject to emissions standards?

## RESIDENTIAL

35+ units

**Starting emissions compliance in 2025**

15 – 34 units

**Starting emissions compliance in 2030**

## NON-RESIDENTIAL

35,000 ft$^2$ +

**Starting emissions compliance in 2025**

20,000 – 34,999 ft$^2$

**Starting emissions compliance in 2030**

*Mayor Michelle Wu*

# Flexibility measures provide relief for emissions compliance

| MEASURE | EMISSIONS REDUCTION REQUIREMENTS | CAN BE COMBINED WITH | APPLICATION PROCESS |
|---|---|---|---|
| **BLENDED EMISSIONS STANDARD** | Must comply with the Blended Emissions Standard in every compliance year and achieve net-zero emissions by 2050. | • Building Portfolios | No application needed. Owners opt-in through BERDO Reporting Form. |
| **BUILDING PORTFOLIOS** | Must comply with the portfolio-level Blended Emissions Standard in every compliance year and achieve net-zero by 2050. | • Individual Compliance Schedules; or<br>• Hardship Compliance Plans | Application must be approved by BERDO Review Board. |
| **INDIVIDUAL COMPLIANCE SCHEDULES** | A building must reduce its total emissions by 50% by 2030 and 100% by 2050 from the selected baseline year. Emissions limits must decline linearly or better in five year increments. | • Building Portfolios | Application must be approved by BERDO Review Board. |
| **HARDSHIP COMPLIANCE PLANS** | Owners must propose an emissions reduction plan that fits the hardship they're facing. This may include asking for a different timeline and/or emissions limits based on their emission reduction plan. | • Building Portfolios | Application must be approved by BERDO Review Board. |

# Fines may be assessed for failure to comply

*Fine Summary from Ordinance*

| | Failure to Comply with Reporting Requirements (in whole or in part)<br><br>*When a building fails to complete annual reporting of their energy and water data by May 15 of each year* | Failure to Comply with Emissions Standards<br><br>*When a building produces more emissions than allowed by their annual emissions limit* | Failure to Accurately Report Information<br><br>*When a third-party verifier identifies that a building reported incorrect information and the building fails to correct it* |
|---|---|---|---|
| **Non-Residential Buildings ≥ 35,000 SF or 2 or more Buildings on the same parcel that ≥ 100,000 SF** | $300 a Day | $1,000 a Day | $1,000-$5,000 |
| **Residential Buildings ≥ 35 units or 35,000 SF** | $300 a Day | $1,000 a Day | $1,000-$5,000 |
| **Non-Residential Buildings ≥ 20,000 SF but < 35,000 SF** | $150 a Day | $300 a Day | $1,000-$5,000 |
| **Residential Buildings ≥ 15 units or 20,000 SF but < 35 units or 35,000 SF** | $150 a Day | $300 a Day | $1,000-$5,000 |

# Data Verification Process for Building Owners

# BERDO Data Verification

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## What is Data Verification?

- A qualified third-party independently confirms that all required building characteristics and utility data reported under BERDO are complete, accurate, and supported by source documentation.

- Verifiers review reported information in the BERDO Reporting Form and values in Energy Star Portfolio Manager (ESPM) against source materials, including utility data, renewable energy billing, building documentation, and other records necessary to confirm reported data.

## Why is Data Verification Required?

- Verification is required to ensure that reported emissions and energy data are accurate and complete

- Verification enables reliable data for emissions compliance determinations

- Verification provides a reliable baseline for long-term emissions planning

*Mayor Michelle Wu*

# Is My Building Required to Verify?

Verification **is required** in 2026 if your building:

- Is subject to an emissions limit in 2025, **OR**

- Has not completed verification previously

Verification **is not required** in 2026 if your building:

- Is subject to an emissions limit starting in 2030, **AND**

- Has completed verification previously

Covered Buildings List displays verification year.

# Who Can Be a Verifier?

## Key Requirements

- **Independent Professional**: Must not be directly employed by the building owner or property management company.

- **Qualified Credentials:** Must hold an active, approved credential (e.g., Professional Engineer (PE), Certified Energy Manager (CEM), Licensed Architect). Full list found here in guidance

- **Approved Status:** The verifier must register and be approved within the BERDO Reporting Portal before performing verification.

## Connecting with a Verifier

- It is the building owner's responsibility to hire a third-party verifier.

- **RFI (Request for Information)** - This is an optional resource where verifiers have made their services available. You may hire any eligible verifier and are not required to hire a verifier on this list.

# Informing Verifier You Are Ready for Verification

- **Connect in Energy Star Portfolio Manager:** Connect with your Verifier in Energy Star Portfolio Manager and grant "Full Access."

- **Invite in BERDO Reporting Portal:** Add the Verifier to your BERDO Reporting Portal. In the top left corner, select "Account Settings" then "Members & Permissions."

- **Prepare Documentation:** Gather utility bills, architectural plans (for GFA), and REC/PPA documentation.

- **Submit & Request:** Complete your BERDO Reporting Form in the Portal, then click "Request Verification."

*Mayor Michelle Wu*

# Documentation Requested for Verification

**Building Gross Floor Area by Building Use Type**

- Architectural plans, as-built drawings, City Assessing records, other documentation.

**Energy Usage**

- Utility Bills

- Utility-provided whole-building aggregate data

**Renewable Energy Reported (if applicable)**

- Documentation for REC retirement, PPA contracts, or solar net-metering.

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# Data Verification Process for Third-Party Verifiers

# Make an Account in BERDO Reporting Portal

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## Create an Account and Upload Credentials

**Step 1:** Create a Third-Party Verifier Account

- To register as a third-party verifier, navigate to the [BERDO Reporting Portal](#)

- You will be prompted to upload proof of your professional credentials. The uploaded document must clearly show the credential expiration date.

**Step 2:** City Review and Approval

- You will receive an email from BERDO staff indicating whether your verifier account has been approved

## Access Verifier Form:

- Log into the Portal, switch to the Owner's account in the top left corner.

- Under "Forms & Applications" select "Complete Verification."

*Mayor Michelle Wu*

# How to Verify - Energy Star Portfolio Manager

**When do you complete verification?** You'll receive an alert from the building owner by email after the building owner submits data.

**Step 1: Confirm Access:** Ensure you are connected in both the BERDO Portal and Energy Star Portfolio Manager.

**Step 2: Data Quality Check:** Run the ESPM Data Quality Checker to catch typos or gaps early.

> **Note: Verifiers should confirm that all energy uses and meters are accounted for. In the past we have seen reports with obvious gaps in energy usage.**

**Step 3: Detailed Review:** Cross-check reported GFA, Use Types, and Energy Meters against source docs.

> **Note: Gross Floor Area and Use Types will be used to determine the building's emissions standard. It is critical that these values are accurate for emissions compliance.**

**Step 4: ESPM Sign-off:** Sign the Energy Star Data Verification Checklist and enter credentials in the "Details" tab.

# How to Verify - BERDO Reporting Portal (1 of 2)

**The BERDO Reporting Portal has a separate verification form for verifiers to complete. In that form verifiers will have to do the following:**

- **Report documentation of Key Verifications:** Verifiers must note how they verified the following key characteristics:

    - *Gross Floor Area (e.g., "bill copies," "As-built drawings")*

    - *Utility data completeness and metering*

- **Review Service Address Matching for BCCE:** Review service addresses for Boston Community Choice Electricity.

    - *Use this as a reference to help confirm that utility data was requested correctly*

*Mayor Michelle Wu*

# How to Verify - BERDO Reporting Portal (2 of 2)

*BERDO - Third-Party Verification How-To Guide*

- **Verify Reporting Form Responses:** Verify that reported renewable energy meets BERDO requirements and documentation supports reported values.

  - *Documentation of REC retirement should be reviewed and verified.*

  - *Documentation of solar net metering credits, including review of the solar provider's documentation should be reviewed and verified. Review* Solar How-To Guide.

  - *EV charging data that is not separately metered must have supporting documentation to be exempt from emissions compliance.*

- **Emissions Compliance Check:** Confirm the emissions standard (limit) that the building is using for emissions compliance.

  - *Confirm if building is using a Blended Emissions Standard or approved flexibility.*

- **Verification Confirmation & Upload:** Submit the signed PDF of the ESPM Data Verification Checklist and attest to complete verification.

*Mayor Michelle Wu*

# How to Verify - Post-Submission

- **Data Quality Flags:** After submission, the BERDO Team runs a final automated check. If flags are triggered, an email notification is automatically sent to the verifier and the reporter.

    - **Common Flag Scenarios:**

        - Unusual change in energy year-over-year.
        - Abnormally high or low ENERGY STAR Score or Energy Usage Intensity
        - Missing utility data for full calendar year

- **Resubmission Process:**

    - **Building Status:** When a flag is triggered the building moves to "Pending Revisions" until issues are resolved.
    - **Option 1 - Update & Resubmit:** Correct data in ESPM, then "Edit Form" in the Portal and resubmit to reflect changes.
    - **Option 2 - Respond & Explain:** If data is correct, reply to the City's email with a justification and supporting documentation.

# Reminders and Resources

# Reminders for Data Verifiers

- **Engage with our RFI:** Participate in the Request for Information to be visible to building owners.

  - [Apply here](#)

  - Regularly update your existing contact and service information

- **Credential Management:** Ensure your professional credentials are active. Update in the Portal if expired.

- **Post-Reporting Advising:** Discuss compliance results with owners:

  - Emissions compliance status and options to come into compliance

  - Future emissions compliance planning (e.g. looking ahead to 2030 and beyond)

  - Potential flexibility measures (Blended Standards, Portfolios, Hardships)

*Mayor Michelle Wu*

# Resources

**Guidance**

- [BERDO - Reporting How-To Guide](#)

- [BERDO - Third-Party Verification How-To Guide](#)

- [BERDO - Solar Reporting How-To Guide](#)

- [BERDO Compliance Guide](#)

**Other Resources**

- [RFI - Request for Information](#) responses for a list of Data Verifiers

- Apply for [Free Reporting & Verification Services](#)

**Calculate Emissions**

- The [BERDO Calculator](#) projects compliance based on previously reported data.

- The [Emissions Compliance Projection Template](#) is a downloadable spreadsheet where you can plug in your latest data and consider different compliance options.

# Upcoming Events

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## WEBINAR SERIES

*Slides and recordings are posted on boston.gov/berdo the day after the webinar.*

➔ **March 2, 2026 at 1:00 p.m. -** [Launch of 2026 BERDO Reporting](#)

➔ **March 9, 2026 at 1:00 p.m. -** [Third-Party Verification](#)

➔ **March 18, 2026 at 1:00 p.m. -** [Flexibility Measures](#)

## IN-PERSON WORKSHOP SERIES

➔ **March 10, 2026 at 3 -7 p.m. -** [Downtown](#)

➔ **April 8, 2026 at 3 -7 p.m. -** [Brighton](#)

➔ **May 5, 2026 at 3 -7 p.m. -** [Roxbury](#)

Sign up for the **BERDO Newsletter** to stay up to date on events and announcements.

# THANK YOU

*Any questions?*