

BERDO REVIEW BOARD MEETING

April 13, 2026



Mayor Michelle Wu

BERDO REVIEW BOARD



Jessica Boatright
Board Chair



Stephen Ellis
Board Member



Hessann Farooqi
Board Member



Lori Ferriss
Board Member



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City Councilor, D4

CITY OF BOSTON



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Payne**

*Director,
Carbon Neutrality*



**Diana
Vasquez**

*Senior Policy
Manager*



**Dr. Claudia
Diezmartinez**

*Deputy Director,
Policy and
Programs*



**Zengel
"Ziggy" Chin**

*Policy & Programs
Assistant*

Agenda

Today's Meeting



1. Discussion and Vote on Proposed Policies & Procedures Update
2. Discussion and Vote on 2026 BERDO Reporting Extensions
3. Notice and Vote on City of Boston Building Portfolio Modifications
4. Approval of Meeting Minutes
5. Administrative Updates
6. Adjournment

A nighttime photograph of a city street, likely in New Orleans, featuring a streetcar and buildings with festive lights. The image is overlaid with a dark blue semi-transparent banner containing white text.

Proposed Policies & Procedures Update

Discussion and Vote



2026 Policies and Procedures Update

Update Appendix A - Building Use Categories

- Remove “Senior Care Facility”, as this is no longer an ESPM Property Type
- Move “Residential Care Facility” and “Senior Living Community” from “Lodging” to “Healthcare”

Building Use	ENERGY STAR Portfolio Manager Property Type
<u>Healthcare</u>	Ambulatory Surgical Center Hospital (General Medical & Surgical) Medical Office Other - Specialty Hospital Outpatient Rehabilitation/Physical Therapy Urgent Care/Clinic/Other Outpatient Veterinary Office Residential Care Facility Senior Living Community
<u>Lodging</u>	Barracks Hotel Other - Lodging/Residential Residence Hall/Dormitory Residential Care Facility Senior Care Community Senior Living Community Single Family Home Prison/Incarceration

Property Type Definitions in Portfolio Manager

- **Senior Living Community** refers to buildings that house and **provide care and assistance for elderly residents, specifically homes (skilled nursing facilities) and assisted living facilities**. It is **NOT** intended for retirement or other senior communities that offer only independent living – a community with only independent living should benchmark as a Multifamily property.
- **Residential Care Facility** refers to buildings that **provide rehabilitative and restorative care to patients on a long-term or permanent basis**. Residential Care Facilities treat mental health issues, substance abuse, and rehabilitation for injury, illness, and disabilities. This property type is intended for facilities that offer long-term residential care to residents of all ages who may be in need of assistance with activities of daily living. If a facility is designed to provide nursing and assistance to seniors only, then the Senior Living Community property type should be used.

- ESPM allows both of these property types to be categorized under **Lodging** or **Healthcare**. However:
- At the national level, the median EUI for these “Residential Care Facility” and “Senior Living Community” is higher than all other property types under “Lodging”.
 - At the local level, previous BERDO reporting data suggests “Healthcare” is also a better fit Senior Living Communities and Residential Care Facilities in Boston.

ESPM U.S. Energy Use Intensity by Property Type



Broad Category	Primary Function	Further Breakdown (where needed)	Source EUI (kBtu/ft ²)	Site EUI (kBtu/ft ²)
Healthcare	Ambulatory Surgical Center		138.3	62.0
	Hospital	Hospital (General Medical & Surgical)*	426.9	234.3
		Other/Specialty Hospital	433.9	206.7
	Medical Office*		232.8	97.7
	Outpatient Rehabilitation/Physical Therapy		138.3	62.0
	Residential Care Facility		213.2	99.0
	Senior Living Community*		213.2	99.0
	Urgent Care/Clinic/Other Outpatient		145.8	64.5
Lodging/Residential	Barracks*		107.5	57.9
	Hotel*		146.7	63.0
	Multifamily Housing*		118.1	59.6
	Prison/Incarceration		156.4	69.9
	Residence Hall/Dormitory*		107.5	57.9
	Residential Care Facility		213.2	99.0
	Senior Living Community*		213.2	99.0
	Single Family Home		N/A	N/A
Other - Lodging/Residential		143.6	63.6	



The median EUI for “Residential Care Facility” and “Senior Living Facility” are most closely aligned with Medical Office



The median EUI for “Residential Care Facility” and “Senior Living Facility” is up to 2X higher than other Lodging

Boston Data Analysis



Based on 2024 reported data

Property Use Type	Average Emissions Intensity (kgCO ₂ e/sq.ft.)	Median Emissions Intensity (kgCO ₂ e/sq.ft.)
Residential Care Facility	5.5	4.9
Senior Living Community	5.4	5.3
Hotel	4.8	4.6
Prison/Incarceration	4.5	4.8
Residence Hall/Dormitory	3.9	3.1
Other - Lodging/Residential	2.8	2.6
All Lodging	4.6	4.5



The average and median Emissions Intensity for “Residential Care Facility” and “Senior Living Facility” is higher than the any other property types under Lodging

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 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 wireframe illustration of a city skyline, viewed from an elevated perspective. The buildings are represented by white and light blue lines, creating a complex geometric pattern. A semi-transparent dark blue horizontal band runs across the middle of the image, serving as a backdrop for the text.

Board Motion & Vote

Policies and Procedures



A nighttime photograph of a city street, likely in San Francisco, featuring a prominent clock tower in the background and buildings adorned with string lights. The scene is dimly lit, with the primary light sources being the streetlights and the decorative lights on the buildings and trees. People are visible walking along the sidewalk, and a person in the foreground is taking a photo with a smartphone.

2026 BERDO Reporting Extensions

Discussion and Vote

Alternative Reporting Deadline

REGULATIONS LANGUAGE

*“For any given year, **the Review Board shall have the discretion** to set the alternative reporting date for Owners experiencing extenuating circumstances, provided that such date shall be no later than November 15 of said year.”*

2026 REPORTING YEAR

- Proposed updates to regulations would allow building owners to purchase 2026 MA Class I RECs **for 2025 emissions compliance**, but these updates may not be adopted until **mid-May 2026** at the earliest.
 - *Current deadline for reporting is May 15, 2026*
 - *BERDO team is introducing proposed regulations to the APCC this Wednesday*
- Updates continue to be made to the BERDO Reporting Portal, including the roll out of emissions compliance and Alternative Compliance Payments modules.
- Navigating the first emissions compliance continues to present challenges for smaller building owners with less capacity.

Proposed Procedure



STAFF PROPOSAL

- The Review Board grants a **three-month extension** for reporting, shifting the reporting deadline for all buildings to August 15, 2026.

PROPOSED PROCEDURE

BERDO team will change the reporting deadline from May 15, 2026 to August 15, 2026 within the BERDO Reporting Portal and notify owners of the new reporting deadline.

- *If the updated regulations are adopted after May, the BERDO team may come back to the Review Board to further extend the reporting deadline.*

Proposed Next Steps

Vote on Proposal

STAFF REQUEST THE BOARD TO MAKE AND VOTE ON THE FOLLOWING MOTION:

- To approve a three-month extension for the 2026 reporting year, extending the deadline for all building owners from May 15, 2026 to August 15, 2026.

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Board Motion & Vote

2026 BERDO Reporting Extensions



A nighttime photograph of a city street, likely in Boston, featuring a building with a dome and a street lamp with multiple globes. The scene is illuminated by warm streetlights and cool blue ambient light, with a semi-transparent dark blue overlay across the middle. The text is centered on this overlay.

City of Boston Building Portfolio Additions

Notice and Vote

Background for Building Portfolio Modifications

Removal and Addition

REGULATIONS LANGUAGE FOR BUILDING REMOVAL

*“**Notice** to the Review Board is required to remove a Building from an approved Building Portfolio due to (a) change of Owner of an existing Building or (b) vacancy of an existing Building.”*

REGULATIONS LANGUAGE FOR BUILDING ADDITION

“The Review Board shall vote to approve or deny a requested modification at the next regularly scheduled public meeting or at such later date as requested in writing by the Owner and approved in writing by the Environment Department.

The Review Board’s **decision shall be based on whether the Building Portfolio is**, at the time of the request, **in material compliance with the Ordinance and any requirements in Section XI**, including any standard or special conditions set by the Review Board.”

City of Boston Building Portfolio

City of Boston Building Portfolio Reminder

- City of Boston's Building Portfolio **does not** include Boston Housing Authority
- All City of Boston buildings are subject to BERDO, regardless of size
- Building Use Types include: Healthcare, Multifamily Housing, Office, Services, Education, Lodging, Retail, Storage, Assembly, Food Sales & Services, and Manufacturing
- City of Boston Building Portfolio has buildings in all neighborhoods across the city
- Conditions of approval includes the submission of an Emissions Standard Compliance Plan by January 29, 2027
 - *Review Board requested a “ranking” system be included in the ESCP*
 - *Review Board requested disclosure of any plans to engage BPS students in decarbonization coursework be included in ESCP*

Portfolio Modification Notice

BERDO ID Removal



BERDO ID being removed

- BERDO ID: 107182 → 1 Franklin Park Road
 - *Assembly primary building use*
 - *Building is not occupied, operated, or maintained by the City of Boston, and the building has a GFA that is less than 20,000 square feet. This is change of ownership makes this building no longer subject to BERDO.*

Building Portfolio Request



BERDO IDs being added

1. BERDO ID: 108220 → 900 Washington Street, Chinatown (Quincy Upper School)

- *Education primary building use*
- *This school is a new construction that received its Certificate of Occupancy in November 2024*

2. BERDO ID: 108224 → 35 Freeport Way, Dorchester

- *Services primary building use*
- *This is a new long-term lease for the City of Boston*

3. BERDO ID: 104696 → 35 Freeport Way, Dorchester

- *Office primary building use*
- *This is a new long-term lease for the City of Boston*

Updated City of Boston Portfolio



Updated Blended Emission Standard

Calculated Blended Emissions Standards (kgCO ₂ e/SF/Yr)						
Default Emissions Standard(s)	2025-2029	2030-2034	2035-2039	2040-2044	2045-2049	2050-
Original Portfolio Blended Emissions Standards	5.2	3.2	2.3	1.5	0.8	0
New Portfolio Blended Emissions Standards	5.2	3.2	2.3	1.5	0.8	0

- *There would be no changes to the Blended Emissions Standard*
- *New total of BERDO IDs in the Building Portfolio would be 368*

Compliance Status: *This Building Portfolio is in compliance with all reporting and emissions requirements.*

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Board Q&A

Board Members may discuss and ask staff questions

The background of the slide is a dark blue aerial wireframe map of Boston, showing the outlines of numerous buildings and streets. The map is rendered in a light blue color, creating a technical, architectural feel.

Board Motion & Vote

City of Boston Building Portfolio Modifications





Approval of Meeting Minutes

Board votes on approving previous meeting's minutes

Administrative Updates

Staff presents administrative updates

BERDO Webinars & Workshops



ONE IN-PERSON WORKSHOP REMAINING

- May 5, 2026 at 3 - 6 p.m. - [Roxbury](#)

WEBINAR SERIES

Slides and recordings are posted on boston.gov/berdo

- **Renewable Energy:** [Recording](#) and [Slide Deck](#) available online
- **Launch of 2026 BERDO Reporting:** [Recording](#) and [Slide Deck](#) available online
- **Third-Party Verification:** [Recording](#) and [Slide Deck](#) available online
- **Flexibility Measures:** [Recording](#) and [Slide Deck](#) will be available online this week





Equitable Emissions Investment Fund

INFORMATION SESSIONS

Slides and recordings will be posted on

boston.gov/berdo-fund

- **April 15, 2026 from 10:00 - 11:00 am**
 - [Event page](#)
- **May 6, 2026 from 10:00 - 11:00 am**
 - [Event page](#)

INFORMATION SESSIONS

DATE	ZOOM RECORDING	SLIDE DECK
April 15, 2026	TBD	TBD
April 30, 2026	TBD	TBD

Please click below on one of the event pages to register for an information session.

Equitable Emissions
Investment Fund
Information Session



Equitable Emissions
Investment Fund
Information Session



Proposed Regulatory Updates

Draft timeline and scope subject to change

- On April 15, the BERDO team will present proposed regulations updates related to MA Class I RECs timeline requirements to the Air Pollution Control Commission.
 - ◆ *The meeting will begin at 2:30pm and meeting info can be found in the [City of Boston Public Notices](#).*

2026 Review Board Meeting Schedule

Second and fourth Mondays of each month starting at 4:30pm



Zoom: Meetings are virtual via Zoom: [register in advance here](#)

HEARING DATES	
January 12	July 13
January 26	July 27
February 9	August 10
February 23	August 24
March 9	September 14
March 23	September 28
April 13	October 12
April 27	October 26
May 11	November 9
May 25	November 23
June 8	December 14
June 22	

A nighttime photograph of a city street, likely in New Orleans, featuring a streetcar and buildings with festive lights. The scene is dimly lit with a blue color cast, and the street is filled with people and lights.

Board Questions

Admin Updates

Adjourn

Thank you! A recording and slide deck for this meeting will be available at boston.gov/berdo-review-board.

