



BERDO 2.0 Session: A Better City

February 5, 2024



AGENDA

Today's Meeting

- 1. Introductions**
- 2. BERDO Overview**
- 3. Building Emissions**
- 4. Compliance Options**
- 5. Reminders & Resources**
- 6. Q&A and Discussion**

CITY OF BOSTON STAFF



**Hannah
Payne**

*Director of Carbon
Neutrality*



**Dima
Moujahed**

*Carbon Neutrality
Project Manager*



**Diana
Vasquez**

*BERDO Review
Board Manager*

BERDO OVERVIEW



WHAT IS BERDO?

The Building Emissions Reduction and Disclosure Ordinance (BERDO) addresses Boston's largest source of emissions.

- BERDO requires medium and large buildings in Boston to reduce emissions over time and achieve **net-zero emissions by 2050**.
- By complying with BERDO, the approximately 6,000 covered buildings (5% of buildings in Boston) could collectively **reduce city-wide emissions by nearly 40%**.
- There are several ways a building can directly or indirectly reduce its emissions and come into compliance with its BERDO emissions standard.

WHAT BUILDINGS ARE COVERED BY BERDO?

- **Non-residential buildings** that are **20,000 ft²** or larger excluding parking (e.g., office spaces, churches, universities)
- **Residential buildings** that have **15 or more units** (e.g., apartments and multi-family buildings)
- Any parcel of land with multiple buildings that sum to **20,000 ft²** or **15 units** or more.



WHAT IS REQUIRED UNDER BERDO?



REPORTING

Annual reporting of total energy and water use from the previous calendar year.



THIRD-PARTY VERIFICATION

Third-party verify reported data on their first year of reporting and every "Verification Year" thereafter.



EMISSIONS REDUCTIONS

Reduce annual emissions below an emissions standard (emissions limit).

WHEN DO EMISSIONS STANDARDS START?

First year with an emissions standard	Non-Residential buildings	Residential buildings
2025	35,000 ft ² or larger	35 or more units
2030	20,000 - 34,999 ft ²	15 - 34 units

FINES & ENFORCEMENT

The Ordinance establishes three types of fines:

Failure to comply with reporting and verification requirements	<ul style="list-style-type: none">• Non-Residential Buildings $\geq 35,000$ sq. ft.• Two or more Buildings on the same parcel $\geq 100,000$ sq. ft.• Residential Buildings ≥ 35 units or $\geq 35,000$ sq. ft.	\$300 per Day
	<ul style="list-style-type: none">• Non-Residential Buildings $\geq 20,000$ SF but $< 35,000$ sq. ft.• Residential Buildings ≥ 15 units but < 35 units; or $\geq 20,000$ sq. ft. but $< 35,000$ sq. ft.	\$150 per Day
Failure to comply with Emissions standards	<ul style="list-style-type: none">• Non-Residential Buildings $\geq 35,000$ sq. ft.• Two or more Buildings on the same parcel $\geq 100,000$ sq. ft.• Residential Buildings ≥ 35 units or $\geq 35,000$ sq. ft.	\$1,000 per Day
	<ul style="list-style-type: none">• Non-Residential Buildings $\geq 20,000$ SF but $< 35,000$ sq. ft.• Residential Buildings ≥ 15 units but < 35 units; or $\geq 20,000$ sq. ft. but $< 35,000$ sq. ft.	\$300 per Day
Failure to accurately report information	<ul style="list-style-type: none">• All Buildings	\$1,000 - \$5,000, at Review Board's discretion

BUILDING EMISSIONS



HOW ARE EMISSIONS CALCULATED?

$$\text{Emissions} = \text{Fuel Consumed} \times \text{Emissions Factor}$$

An **emissions factor** represents the amount of emissions released by each unit of fuel or energy consumed. Describes how “dirty” or “clean” a fuel is.

CO₂ Emissions Factors for Different Fuel Types*

Fuel Type	kg/MMBTU
Natural Gas	53.11
Diesel #2	74.21
Propane	64.25
Kerosene	77.69
Fuel Oil #1	73.5
Fuel Oil #2	74.21
Fuel Oil #4	75.29
Fuel Oil #5/6	75.35

BERDO EMISSIONS FACTORS



Energy Star Portfolio Manager Emissions Factors apply to:

- Natural Gas
- Propane
- Fuel Oil
- Diesel
- Kerosene



Electricity Emissions

- Environment Department will publish an annual emissions factor for grid electricity based on ISO NE data.
- Projected emissions factors will be used if the calculated emissions factors are higher than the projection.



District Energy Systems

- Each system operator can submit verified emissions factors for each of their products annually.
- Energy Star Portfolio Manager emissions factors will be applied if no custom factors are provided.



Other emissions factors may be adopted by the Air Pollution Control Commission.

More details are in the [adopted regulations](#).

WHAT ARE THE EMISSIONS STANDARDS (LIMITS)?

Emissions standards set annual emissions limits based on different types of building uses.

Emissions Standards by Building Use Type:

Building use	Emissions standard (kgCO ₂ e/SF/yr.)					
	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

- Based on emissions intensity and reported in kilograms of carbon dioxide equivalent per square foot per year.
- Based on the building use type and reduced every five years.
- All buildings covered by BERDO are expected to achieve net-zero emissions by 2050.

COMPLIANCE OPTIONS



HOW WILL BUILDINGS REDUCE THEIR EMISSIONS?

Options to keep a building's emissions under its limit include:

Direct reduction of emissions produced by a building:

- *Energy efficient appliance upgrades, electrification, improved building insulation and controls, etc.*

Purchasing of eligible renewable energy

- *Boston Community Choice Electricity, local solar generation, Renewable Energy Certificates, Power Purchase Agreements*
- *Renewable energy may be used to reduce emissions only from electricity usage.*

Alternative Compliance Payments (ACP)

- *\$234 per metric ton of CO₂e*
- *ACPs go into the Equitable Emissions Investment Fund*

REDUCE EMISSIONS IN YOUR BUILDING

Mass Save Energy Efficiency Opportunities

Opportunities for Large, Mid, and Small-Sized Businesses

- *Engineering Studies*
- *Electrification*
- *Custom Incentives*
- *Incentives and Rebates*
- More info at eversource.com/business-energy-assessments

Residential Opportunities

- *5+ Unit Multifamily Properties*
 - *Incentives and Rebates*
 - *Retrofit Program for Income-Eligible Multifamily Properties*
- More info at MassSave.com/Multi-Family, MassSave.com/IncomeEligible, MassSave.com/Rebates



ELIGIBLE RENEWABLE ENERGY IN BERDO

Specific requirements detailed in the [adopted regulations](#).

Renewable Energy Option	Key Requirements	Geographical Requirements
Boston Community Choice Electricity (BCCE)	Mass Class I RECs purchased on behalf of residents and businesses enrolled in either the standard or Green 100 options the BCCE program.	New England
MA Class I Renewable Energy Certificates (RECS)	Unbundled RECs bought and retired independently OR bundled MA Class I RECs bought and retired as part of a PPA inside ISO-NE.	New England
Power Purchase Agreement (PPA)	Requires the purchase of both electricity and its associated RECs. PPAs need to be signed prior to the commercial operation of the renewable energy project.	Must be in U.S. or Canada and connected to grid
Local Renewable Generation	REC retirement is not required if: (a) started purchasing solar located in Eastern MA before 2024 or, (b) the system is any type of non-emitting renewable energy and is located inside the City of Boston.	Boston or Eastern MA if RECs are not retired

RENEWABLE ENERGY OPTION HIGHLIGHT: BCCE

[Boston Community Choice Electricity \(BCCE\)](#)

Enrolling in BCCE

- Available for both Residential and Commercial* electricity customers to join
- Opt in [form](#) (no sign-up or termination fee)
- Use the [BCCE Calculator](#) to compare BCCE plan rates to basic Eversource, or other Third Party rates, and more

BCCE rates December 2023 through December 2025:

OPTIONAL BASIC	STANDARD <i>(default)</i>	OPTIONAL GREEN 100
\$0.14205/ kWh December 2023- December 2025	\$0.14805/ kWh December 2023- December 2025	\$0.17195/ kWh December 2023- December 2025
24% Renewable Energy	39% Renewable Energy	100% Renewable Energy

* To be **eligible for BCCE**, each individual electric meter **cannot use more than 1.5 million kwh/yr**



INVEST IN YOUR COMMUNITY

Alternative Compliance Payments (ACPs) fund future decarbonization projects in Boston's Environmental Justice communities.

- ACPs are a compliance option set at **\$234** per metric ton of CO₂e (from both electricity and fossil fuels) **over the emissions limit**.
- Payments go into the new **Equitable Emissions Investment Fund**, which is used for building decarbonization projects in environmental justice communities.



BERDO buildings with emissions over their limits pay ACPs to comply with BERDO

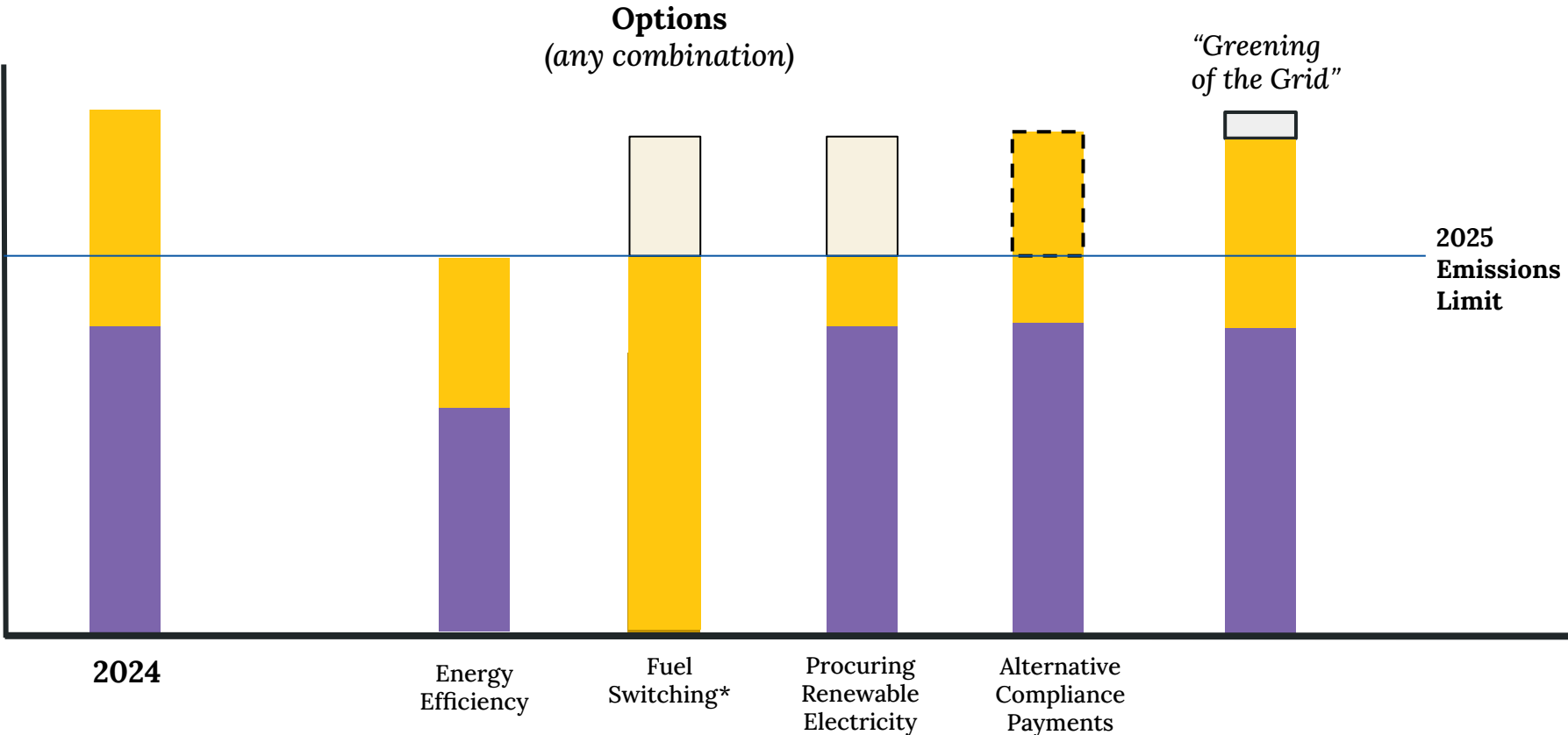


Equitable Emissions Investment Fund collects money



Funds are invested in local building carbon reduction projects approved by the Review Board

EXAMPLE: SINGLE BUILDING COMPLIANCE



Emissions Compliance Options for Year 2025

* Fuel switching often best when combined with efficiency **For illustrative purposes only

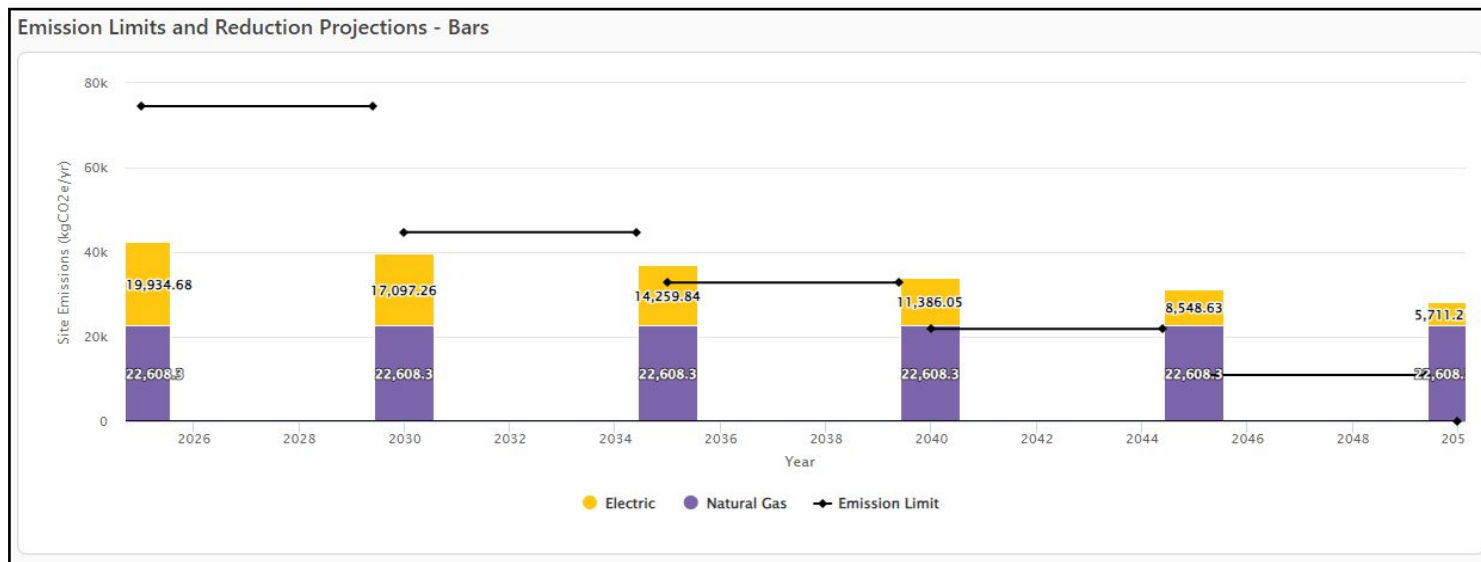
Electricity (Yellow) Natural Gas (Purple)

EMISSIONS CALCULATOR

The background of the slide is a photograph of a university campus. In the center, there is a bronze statue of a man in a long coat, standing on a stone pedestal. The statue is surrounded by lush green trees and bushes. In the background, there are several large, classical-style buildings with arched windows and columns. The entire image has a blue color overlay.





BERDO EMISSIONS CALCULATOR

[BERDO Emissions Calculator](#) - Designed to assist building owners in evaluating and understanding their projected emissions and compliance. Paired with its [guidance document](#).



FLEXIBILITY MEASURES

A blue-tinted photograph of a university campus. In the center, a large, leafy tree stands prominently. To its right, a bronze statue of a man in a long coat stands on a stone pedestal. The background shows classical university buildings with arched windows and doorways. The overall scene is serene and academic.

	BLENDLED EMISSIONS STANDARD	BUILDING PORTFOLIO	INDIVIDUAL COMPLIANCE SCHEDULE	HARDSHIP COMPLIANCE PLAN
DESCRIPTION	Allows Owners of a building or building portfolio with more than one primary use to calculate a blended emissions standard based on the mix of primary uses in the building(s).	Allows Owners of multiple Buildings to comply with a single portfolio-level emissions standard according to the mix of Building Uses in the portfolio.	Allows Owners to comply with an alternative emissions reduction schedule based on a baseline year.	Allows Owners to comply with alternative emissions reduction limits and/or schedules.
EMISSIONS REDUCTION REQUIREMENT	Requires calculating and complying with a blended emissions standard.	Requires use of a blended emissions standard in most cases.	Requires a 50% emissions reduction from the baseline year by 2030 and a 100% reduction by 2050.	May allow alternative emissions reduction timeline or less stringent emissions reduction limits.
ELIGIBILITY	More than one Primary Use in a building.	Any Owner with multiple buildings , that demonstrates eligible shared ownership or a shared Institutional Master Plans for all Buildings in the Building Portfolio.	Third-party verified data for the baseline year and Gross Floor Area must not have reduced by more than 10% and the Primary Use type must be the same from the baseline year.	Owner must demonstrate one of the eligible hardships .
REQUIRES REVIEW BOARD APPROVAL				
CAN BE COMBINED WITH	Building Portfolios	Blended Emissions Standard; Individual Compliance Schedules; Hardship Compliance Plans	Building Portfolios	Building Portfolios

*A Building Owner **cannot** combine an Individual Compliance Schedule with a Hardship Compliance Plan.



BLENDING EMISSIONS STANDARD

A blue-tinted photograph of a university campus. In the center, a large, leafy tree stands prominently. To the right, a statue of a man in a long coat stands on a stone pedestal. The background shows classical buildings with arched windows and doorways. The overall scene is lush and green, though the blue tint gives it a cool, academic feel.

BLENDING EMISSIONS STANDARD

As opposed to complying with the single-use Emissions Standards provided in the [Ordinance](#), you may opt to use a Blended Emissions Standard based on your building's mix of primary uses.

A Primary Use Type in BERDO means that **at least one** of the following is true:

- Occupies at least 10% of a Building's or Building Portfolio's square footage
- Accounts for more than 10% of a Building's or Building Portfolio's total annual Energy use
- Accounts for more than 10% of a Building's or Building Portfolio's total annual CO₂e Emissions

Blended Emissions Standard Example 1

Primary Use	Gross Floor Area (sf)	Gross Floor Area % by Use	Emissions Standard in 2025 [kgCO ₂ e/SF/Year]	Step 1: Multiply each primary use sf by its emissions standard	Step 2: Divide the total in step 1 by total square footage to get the Blended Standard
Multifamily Housing	60,000	60%	4.1	60,000 x 4.1 = 246,000	487,500 ÷ 100,000 sf = 4.875
Parking Garage	25,000	25%	5.4	250,000 x 5.4 = 135,000	
Retail	15,000	15%	7.1	15,000 x 7.1 = 106,500	
Total	100,000	100%		Blended Emissions Limit = 487,500 [kgCO₂e/yr]	Blended Emissions Standard = 4.9 [kgCO₂e/sf/yr]

BLENDING EMISSIONS STANDARD

What if one of your use types is less than 10% of the building's total square footage?

Primary Use	Gross Floor Area (sf)	Gross Floor Area % by Use	BERDO Emissions Standard in 2025 [kgCO ₂ e/SF/Year]	Step 1: Add any use types that are <10% to the largest sf use type	Step 2: Multiply each use sf by its emissions standard	Step 3: Divide the Total in Step 2 by total square footage to get the Blended Standard
Lodging	75,000	75%	5.8	75,000 + 5,000 = 80,000	80,000 x 5.8 = 464,000	606,000 ÷ 100,000 sf = 6.057
Retail	20,000	20%	7.1	20,000	20,000 x 7.1 = 142,000	
Restaurant	5,000	5%	17.4	0	0	
Total	100,000	100%			Blended Emissions Limit = 606,000 [kgCO₂e/yr]	Blended Emissions Standard = 6.1 [kgCO₂e/sf/yr]

How to comply with a Blended Emissions Standard?

- A Blended Emissions calculator will be provided in the BERDO Reporting Platform.
- And when completing your BERDO reporting form in your first emissions compliance year (starting 2025 or 2030 and onwards), provide your building's Blended Emissions Standard.
- Third-party verification of Primary Uses and Blended Emissions Standard is required.



FLEXIBILITY MEASURES THAT REQUIRE REVIEW BOARD APPROVAL

A background image of a university campus. In the center, a bronze statue of a man in a long coat stands on a stone pedestal. The statue is surrounded by lush green trees. In the background, a large, light-colored building with arched windows and classical architectural details is visible. The entire image has a blue tint.

WHY YOU MAY CONSIDER APPLYING FOR A FLEXIBILITY MEASURE

BUILDING PORTFOLIOS

- If you own multiple BERDO buildings.
- If you want to align your capital planning to target deeper retrofits and other improvements in certain buildings first.

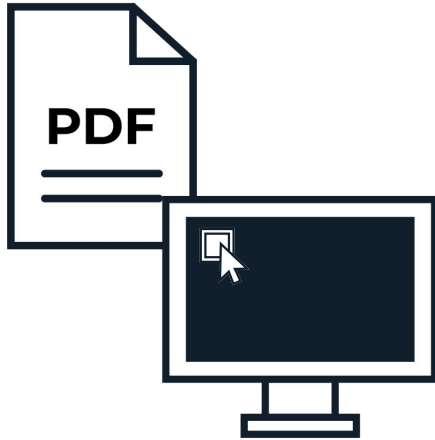
INDIVIDUAL COMPLIANCE SCHEDULE

- If you have good quality historical data that can be third-party verified.
- If you have implemented significant building retrofits or other emissions reduction efforts prior to 2021.
- If your current emissions are significantly higher than the average building in your Building Use category.
- If you would prefer to plan emissions reduction efforts by benchmarking against your historical emissions, rather than based on your Building Use category.

HARDSHIP COMPLIANCE PLAN

- If you face an unforeseen “hardship” that will not allow you to comply with emissions standards in the short-term (1 - 3 years)
- If you face a long-term “hardship” (4+ years) in complying with emissions standards.

APPLICATION FORMS



- [BERDO Flexibility Application website](#) is now online. This website contains online forms for Building Portfolios and Individual Compliance Schedules.
- An application packet is required for Hardship Compliance Plans. The packet includes [the application form](#) in addition to supplemental documents.
- Plan to migrate to BERDO Reporting Form Portal (Touchstone IQ) , current BERDO reporting platform.

BUILDING PORTFOLIOS

A blue-tinted photograph of a university campus. In the center, a large, leafy tree stands prominently. To its right, a statue of a man in a long coat stands on a stone pedestal. The background shows classical buildings with arched windows and doorways. The overall scene is lush and green, with a strong blue color cast.

WHAT ARE BUILDING PORTFOLIOS?

According to Ordinance and adopted regulations

- **Building Portfolios** are a flexibility mechanism that allows Owners of multiple Buildings to comply with a single portfolio-level Emissions standard.
- Any Owner of two or more Buildings is able to apply for a Building Portfolio, provided that they meet the **requirements and eligibility criteria** set in regulations.
- Building Portfolios must be approved by the **BERDO Review Board**.
- Owners with Building Portfolios may also apply for other flexibility measures, including **Individual Compliance Schedules** or **Hardship Compliance Plans**.

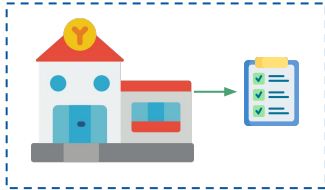
ELIGIBILITY FOR BUILDING PORTFOLIOS

To be eligible, one of the following must be true:

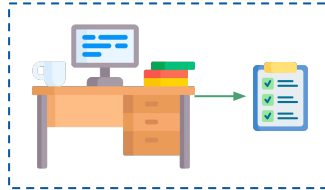
- The **same Owner** listed in the records of the **Boston Assessing Department**.
- The same Sponsor of **two or more Deed-Restricted Residential Buildings**.
- The same majority owner, beneficial owner, or managing partner of two or more **special purpose entities or charitable organizations**.
- **Charitable organizations under common ownership** and control of an entity that is legally responsible for BERDO.

Please refer to the [adopted regulations](#) for fully detailed requirements.

EMISSIONS COMPLIANCE FOR BUILDING PORTFOLIOS

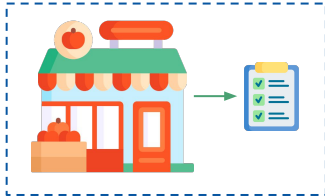


Assembly
100,000 sq. ft.
Emissions standard:
7.8 kgCO₂/sq. ft./year

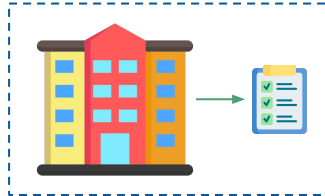


Office
100,000 sq. ft.
Emissions standard:
5.3 kgCO₂/sq. ft./year

VS



Food sales and service
100,000 sq. ft.
Emissions standard:
17.4 kgCO₂/sq. ft./year



Multi-family housing
100,000 sq. ft.
Emissions standard:
4.1 kgCO₂/sq. ft./year

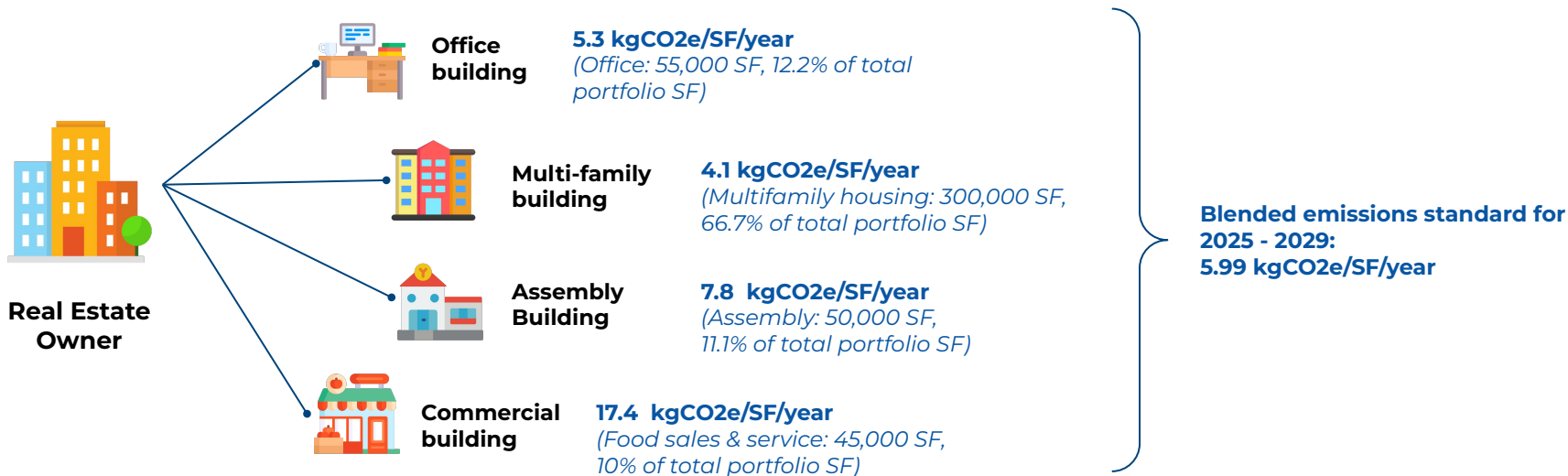


Portfolio-level blended emissions standards
8.1 kgCO₂/sq. ft./year

BUILDING PORTFOLIO'S EMISSIONS CALCULATIONS

Portfolio Blended Emissions Standard Template

In most cases, a blended emissions standard is required for Portfolios:



* Emissions limit for 2025 -2029



BUILDING PORTFOLIO APPLICATION PATHWAYS

All Building Portfolios must be approved by the Review Board

PATHWAY 0

Buildings with a single Owner located in a **single parcel** that sum to at least 20,000 sq. ft. or 15 units, but would not otherwise be individually subject to BERDO.

No hearing required for approval

PATHWAY 1

Buildings that are individually subject to BERDO and **do not** trigger environmental justice requirements

No hearing required for approval

PATHWAY 2

Buildings that are individually subject to BERDO and **do** trigger **environmental justice requirements**

Review Board may hold a hearing

PATHWAY 3

Buildings that do not meet one or more eligibility criteria **OR**

Owner is unable to calculate blended Emissions standard **OR**

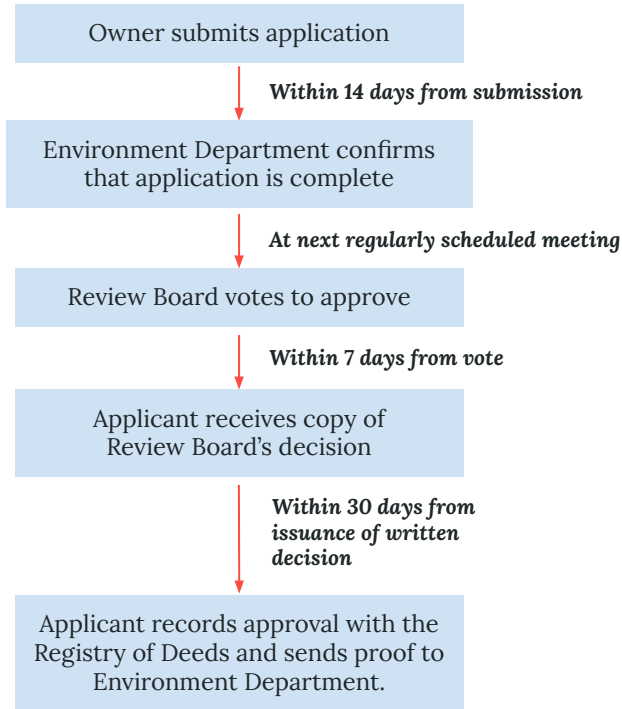
Owner is also applying for or already has an Individual Compliance Schedule (ICS)

Review Board shall hold a hearing

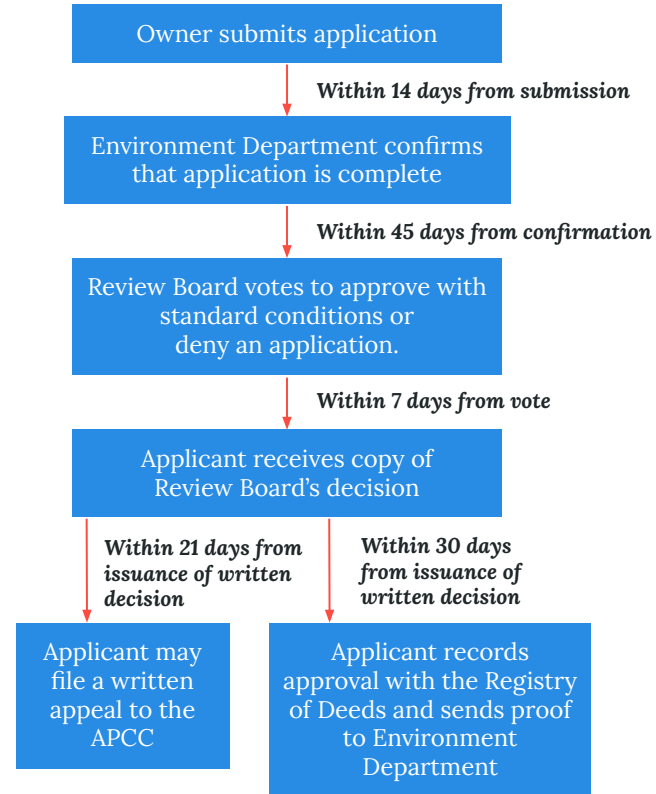
Note: if your Building Portfolio triggers EJ requirements, but you also meet one or more of the cases for Pathway 3, use Pathway 3.

PATHWAYS 0 & 1 TIMELINES

PATHWAY 0

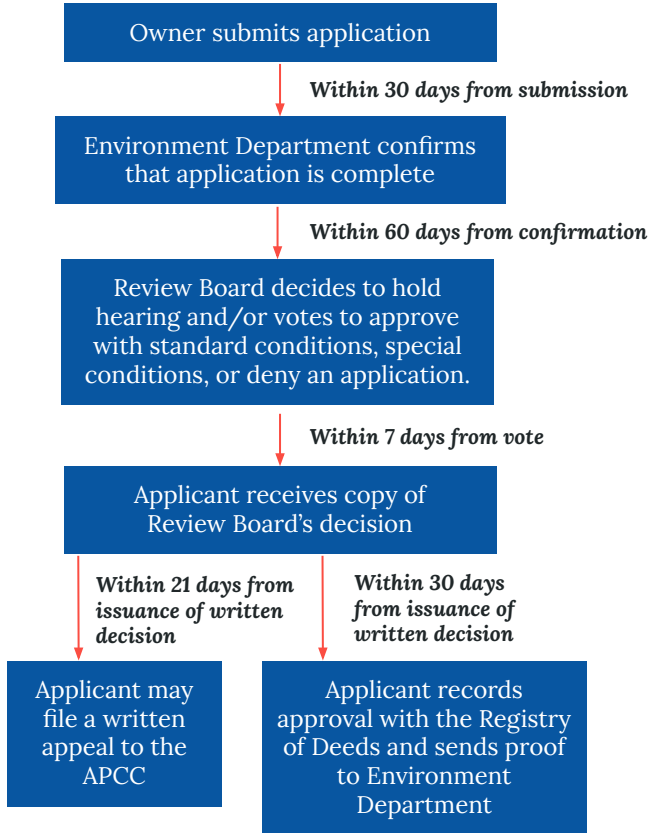


PATHWAY 1

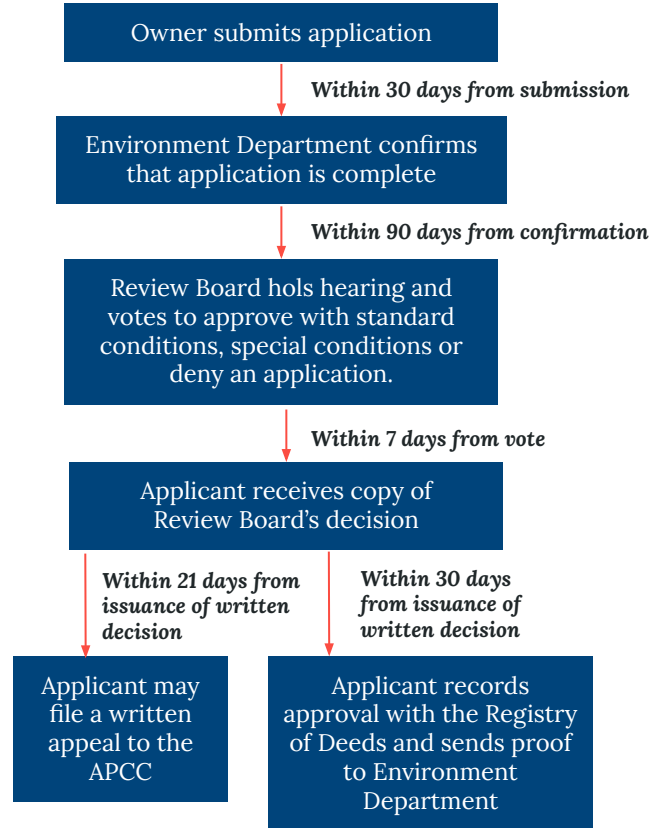


PATHWAYS 2 & 3 TIMELINES

PATHWAY 2



PATHWAY 3



INDIVIDUAL COMPLIANCE SCHEDULES

The background image is a blue-tinted photograph of a university campus. In the center, a large, leafy tree stands prominently. To the right of the tree, a statue of a man in a long coat stands on a stone pedestal. The background shows classical-style buildings with arched windows and doorways. The overall scene is peaceful and academic.

WHAT IS AN INDIVIDUAL COMPLIANCE SCHEDULE?

Buildings or Building Portfolios with **historic emissions data** can apply to use an **alternative timeline** to reduce emissions based on a **baseline year** of their choosing.

Any ICS must meet the following emissions reduction requirements:

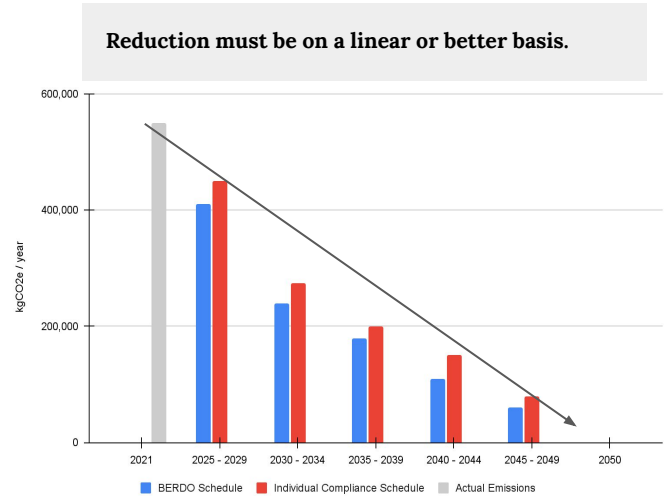
- ❑ The emissions reduction schedule must be composed of **absolute emissions*** (kgCO₂e / year) with **5-year increments** (i.e., 2025, 2030, 2035, 2040, 2045, 2050).
- ❑ The absolute emissions standards must decline on a **linear or better basis**.
- ❑ The emissions reduction schedule must achieve a **50% reduction in absolute emissions** from the baseline year **by 2030**.
- ❑ The emissions reduction schedule must achieve a **100% reduction in absolute emissions** from the baseline year **by 2050**.
- ❑ The baseline year must be between **2005** and **2021**.
- ❑ If the ICS is for a Building Portfolio, each Building may have different baseline years, but there will be only **one emissions standard for the whole Building Portfolio**.

**Note: this is the total amount of emissions per year instead of emissions per square foot.*

EXAMPLE

Multifamily building that's 100,000 square feet and has 100 units, with 2021 as baseline year*.

Year	Emissions Standard for Multifamily (kgCO ₂ e/sf/yr)	Absolute Emissions (kgCO ₂ e/yr)	BERDO Emissions Limit (kgCO ₂ e/yr)	Individual Compliance Schedule Limit (kgCO ₂ e/yr)	ICS emissions limits set by Building Owner
2021	-	550,000	-	-	Baseline year
2025 - 2029	4.1	-	4.1 x 100,000 = 410,000	450,000	
2030 - 2034	2.4	-	2.4 x 100,00 = 240,000	275,000	50% reduction from baseline by 2030
2035 - 2039	1.8	-	1.8 x 100,000= 180,000	200,000	
2040 - 2044	1.1	-	1.1 x 100,000= 110,000	150,000	
2045 - 2049	0.6	-	0.6 x 100,000 = 60,000	80,000	
2050 -	0	-	0	0	Net zero emissions by 2050



ELIGIBILITY CRITERIA FOR ALL ICS

- ❑ For an individual building or for each building in a Building Portfolio, the **Energy use, Gross Floor Area, Building Use(s), and Emissions Factors** data for the year selected as the baseline have been **third-party verified.** *
- ❑ For an individual building or for each building in a Building Portfolio, the **total Gross Floor Area has not been reduced from the baseline year by more than 10%** and the **largest primary Building Use remains the same.**
- ❑ All Buildings are currently **in compliance** with the Ordinance and Regulations.

* *Data is only required for the selected baseline year. Owners do not need to provide data for every year between the baseline year and today.*

** *Owners may still apply if you do not meet one or more of the eligibility criteria.*

HARDSHIP COMPLIANCE PLANS

A blue-tinted photograph of a university campus. In the center, a large, leafy tree stands in front of a classical building with arched windows. To the right, a statue of a man in a long coat stands on a pedestal. The background shows more of the university's architecture, including a building with a prominent archway. The overall scene is serene and academic.

HARDSHIP COMPLIANCE PLANS (HCPS)

Building owners that have specific **circumstances or characteristics** that create an eligible hardship in complying with the emissions limits can apply for a HCP.

Circumstances and characteristics

- Financial
- Regulatory or contractual
- Technical or operational
- Other



Eligible hardships

- Compliance-related work that requires space, equipment, or electric service that is not available;
- Compliance significantly interferes with, or significantly increases the cost, to provide services that are critical to community health and safety; and/or
- Compliance creates an undue burden on a building owner in terms of costs.*

*Please refer to the [adopted regulations](#) for full details.

HARDSHIP COMPLIANCE PLANS

Types of Hardship Compliance Plans:

- Short-term Hardship: 1-3 years
- Long-term Hardship: 4+ years, must be reviewed every 5 years for any material changes

Possible Relief Measures:

- Alternative timeline for complying with emission limits
- Alternative emissions limits
- Exemption of specified energy use(s), in whole or in part
- Adjusted compliance obligations due to obstacles or delays from third parties for significant energy efficiency or electrification projects
- Additional compliance mechanisms
- Other relief the Review Board may deem appropriate on a case-by-case basis

HARDSHIP COMPLIANCE PLAN APPLICATIONS

Hardship Compliance Plan applications require the following information and supporting documentation.

1. Narrative description of how the Owner has considered or plans to consider available compliance mechanisms and flexibility measures.
2. A description and scope of existing circumstance(s) and characteristic(s) for the Building or Building Portfolio.
3. A description of the hardship resulting from a combination of points 1 and 2.
4. An evaluation of opportunities, feasibility, costs, and financial support for compliance-related work.
5. Narrative description of significant Emissions reduction efforts prior to the time of application.
6. The type, scope, and length of relief the Owner is requesting.
 - a. *If applicable, a description of how the requested HCP will impact a Building Portfolio's Emissions standard compliance plan.*
7. For long-term Hardship Compliance Plans, proposed conditions that provide commensurate benefits to Environmental Justice populations.

REMINDERS & RESOURCES



KEY DATES THIS YEAR

Key Dates for Building Owners

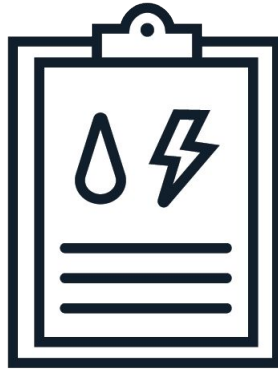
May 15	Reporting deadline for 2023 energy and water use.
July 1, 2024*	Long-term Hardship Compliance Plan application deadline.
September 1	Building Portfolio application deadline (to be in effect the following year).
	Individual Compliance Schedule application deadline (to be in effect the following year).
October 1**	Short-term Hardship Compliance Plan application deadline.

*After July 1, 2024, long-term Hardship Compliance Plan applications are due **9 months before** the first year the HCP would be used.

Short-term Hardship Compliance Plan applications are due **3 months before the first year the HCP would be used.

BERDO REPORTING DEADLINE

- Building owners may begin entering energy and water data into **Energy Star Portfolio Manager** as soon as complete 2023 data is available.
- The BERDO team is currently updating the 2024 BERDO Reporting Form and will be open in February 2024.



BERDO WEBINAR SERIES

Registration is required

- [BERDO Flexibility Measures III: Hardship Compliance Plans](#)
Wednesday, Feb 14, 3:00 - 4:30 pm.
Register [here](#).
- [BERDO Emissions Compliance: Renewable Energy](#)
Wednesday, Feb 28, 2024 3:00 - 4:30 pm ET.
Register [here](#).



Slides and recording of past webinars are available on boston.gov/berdo.

TAKE ADVANTAGE OF NEW RESOURCES

Emissions Planning Tool

- [BERDO Emissions Calculator](#)

Free Assistance in Completing BERDO Reporting and Third-Party Verification

- *Extra assistance to complete their BERDO reporting. Funding is limited and will only be provided to building owners who are self-managed residential buildings, small non-profit owners, or commercial buildings with small business tenants.*
- [Application Form](#) - **Deadline Feb. 9**

One-on-one BERDO Building Consultation

- *A member of the BERDO team will help you understand your current emissions and compliance options.*
- [Sign-up Form](#)

Weekly BERDO Emissions Planning Office Hours

- *Weekly office hours on Fridays at 10:00 am via Zoom. Members of the BERDO team will be available to answer questions about BERDO emissions estimates and potential compliance strategies.*
- [Sign-up Form](#)

THANK YOU

Any questions?

