



COMPLYING WITH BERDO'S EMISSIONS STANDARD

The goal of BERDO is to gradually reduce emissions from large buildings over time. Covered Buildings need to meet emissions standards, or emissions limits, annually starting in either 2025 or 2030. There are several ways a building can directly or indirectly reduce its emissions and come into compliance with its BERDO emissions standard.

EMISSIONS STANDARDS

Emissions standards are based on the building use type and reduce every five years (Table 2). Building types with higher average energy use have higher emissions standards. All buildings covered by BERDO are expected to achieve net-zero emissions by 2050.

Table 1: BERDO Emissions Compliance Years

| Non-Residential | Residential | Emissions Compliance Year |
|---|---------------|---------------------------|
| 35,000 <i>ft</i> ² or larger | 35 + units | 2025 |
| 20,000 - 34,999 <i>ft</i> ² | 15 - 34 units | 2030 |

FIND YOUR EMISSIONS STANDARD

Emissions standards are reported in kilograms of carbon dioxide equivalent per square foot per year. Mixed-use buildings may adopt a blended emissions standard based on the area of each building use.

Table 2: Emissions Standards by Building Use Type

| Building use | Emissions standard (kgCO ₂ e/ <i>ft</i> ² /year) | | | | | |
|------------------------------|--|-----------|-----------|-----------|-----------|-------|
| | 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 |

COMPLIANCE MECHANISMS

Building owners may choose between a variety of actions, or compliance mechanisms, to meet the emissions requirements set in BERDO.

DIRECT EMISSIONS REDUCTIONS

You can reduce your building's overall energy and emissions through direct building retrofits, or improvements, such as upgrading to high efficiency electric appliances and systems for heating, cooling, water heating and cooking, improving insulation, tightening window seals, and adding energy-efficient lighting.

LOCAL RENEWABLE GENERATION AND RENEWABLE ENERGY PURCHASES

Emissions from electricity use can be reduced through local renewable energy generation or mitigated with the purchase of eligible renewable energy in the market.

LOCAL RENEWABLE GENERATION

Solar generated on-site or on another building in Boston, as well as community solar, can be used for compliance. If you are buying solar energy, or related energy credits, from a project outside of Boston, please reach out to the BERDO team to confirm its eligibility.

BOSTON COMMUNITY CHOICE ELECTRICITY (CCE)

Sign up for the Green 100 plan through the City of Boston's CCE program to receive 100% renewable electricity. Opt in [here](#).

RENEWABLE ENERGY CERTIFICATES (RECs)

You may reduce your electricity-related emissions by buying [eligible MA Class I RECs](#).

POWER PURCHASE AGREEMENTS (PPA)

A PPA is a long term contract to buy renewable energy. BERDO has specific requirements for PPAs that can be reviewed in the [regulations](#).

ALTERNATIVE COMPLIANCE PAYMENTS

Building Owners can comply with emissions standards and mitigate emissions from electricity and fossil fuel use by making Alternative Compliance Payments (ACPs). ACPs are \$234 for every metric ton of CO₂e a building is above its emissions limit. ACPs are collected into the new Equitable Emissions Investment Fund to support building decarbonization projects in Boston.

FLEXIBILITY MEASURES

Buildings that are having trouble meeting their designated emissions standard may consider applying for [flexibility measures](#) under BERDO.

Visit Our Website

Find out more at boston.gov/berdo.

Email Us

Email retrofit@boston.gov to get guidance on emissions reduction and compliance strategies.