BERDO UPDATE

September 19, 2022

City Council Meeting

Implementation Activities

Work is geared towards CC adoption of a BERDO in February 2023 as requested by CC.

BERDO Team: weekly meetings of City Sustainability Office, Planning Dept. and NCCE members.

Identified 400 buildings over 20,000 ft2, 205 owners

BERDO Discussion Sessions: 5 with 76 attendees. More planned: Sept. 29th, Oct. 25th.

BERDO website: Newtonma.gov/NewtonBerdo.

Developed timeline proposal for implementation. When reporting takes effect, when standards take effect for various building types.

Implementation Activities (continued)

- Identified and have had individual meetings with owners interested in joining an Advisory Group. Sept. 22nd meeting of AG.
- Coordination with EDC and Chamber of Commerce.
- Meetings with NWH.
- Coordination with City Law Dept.
- Consulting with EPA on Portfolio Manager.
- Developed RFP for BERDO consulting services: one year contract with 2 one-year renewal options. Oct. 6th due date.
- Data analysis by NCCE, Michael Gevelber and his students at BU.
- Discussions with ISO-NE and Eversource on system capacity.

Next Steps for City Team

- Hire consultant: October 2022.
- Meetings with Advisory Group: September/October 2022.
- Decide on emissions standards and implementation schedule.
- Decide whether to include VPPA compliance pathway in the ordinance.
- Draft ordinance. Decisions on enforcement and fines and appeals process.
- Set up EPA portfolio manager with EPA.
- Hold sessions for building owners on topics: accessing utility data, utility incentives, electrification equipment.
- BERDO FY 2024 budget.

Next Steps for City Council

Review draft ordinance when available.

Scheduling of Public Hearings.

Newton's Non-Residential (NRB) & Residential Buildings (RB): GHG Emissions by Size

NRB by Size (ksqft.)	Number of bldgs.	% of Newton's total emissions
>100	51	14.1%
50 -100	62	4.4%
20 – 50	166	5.9%

RB by Size (ksqft.)	Number of bldgs.	% of Newton's total emissions
>100	14	1.5%
50 -100	20	1.0%
20 – 50	86	1.6%

Non-Residential Buildings:

- **24.4% of Newton's GHG emissions**
- **~42% of these GHG emissions from electricity** (easy to green)
- 167 unique NRB owners

Residential buildings:

- **4.1% of Newton's GHG emissions**
- includes for-profit apts, dorms, senior (independent & assisted), low income
- 45 unique RB owners

*NRB and RB have overlap of owners in both categories (given as 212 above). Total unique owners for both categories is 205.
**NRB building totals do not include parking garages

TIMELINE PROPOSAL													
Tier	Bldg Type	Size (kft^2)	# of Buildings	Total Area (Mft^2)	% of Newton's GHG Emissions	# of Unique Owners for Each Category	Calendar Year						
							2023	2024	2025	2026	2027	2028	2029	2030
1	NRB (Non-Residential Building)	>50	113	13.9	18.5%	65	Collect energy use data	Submit 1st energy and emissons report - Sept.2024		Comply with the first emission standard	Submit 1st emissions compliance report - Sept.2027			
2	NRB	35-50	55	2.3	2.5%	48	Collect energy use data	Submit 1st energy and emissons report - Sept.2024			Comply with the first emission standard	Submit 1st emissions compliance report - Sept.2028		
	RB (Residential Building)	>50	34	3.5	2.5%	18	Collect energy use data	Submit 1st energy and emissons report - Sept.2024			Comply with the first emission standard	Submit 1st emissions compliance report - Sept.2028		
3	NRB	20-35	111	3.0	3.4%	92	Collect energy use data		Submit 1st energy and emissons report - Sept.2025			Comply with the first emission standard	Submit 1st emissions compliance report - Sept.2029	
4	RB	20-50	86	2.3	1.7%	38	Collect energy use data		Submit 1st energy and emissons report - Sept.2025				Comply with the first emission standard	Submit 1st emissions compliance report - Sept.2030

City Team

City Climate and Sustainability Office: Bill Ferguson, Ann Berwick, Liora Silkes.

City Planning Dept.: Barney Heath, John Sisson, Zachery LeMel.

NCCE: Halina Brown, Michael Gevelber, Phil Hanser.