

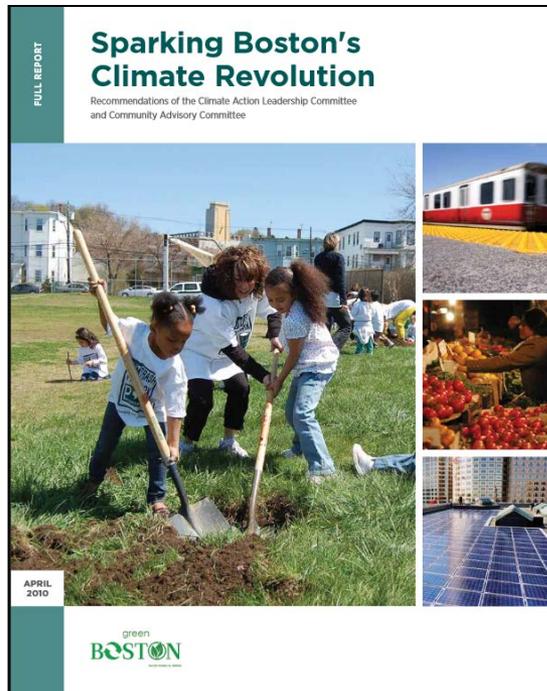
Boston's Building Energy Reporting and Disclosure Ordinance

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Building Energy Reporting and Disclosure Ordinance

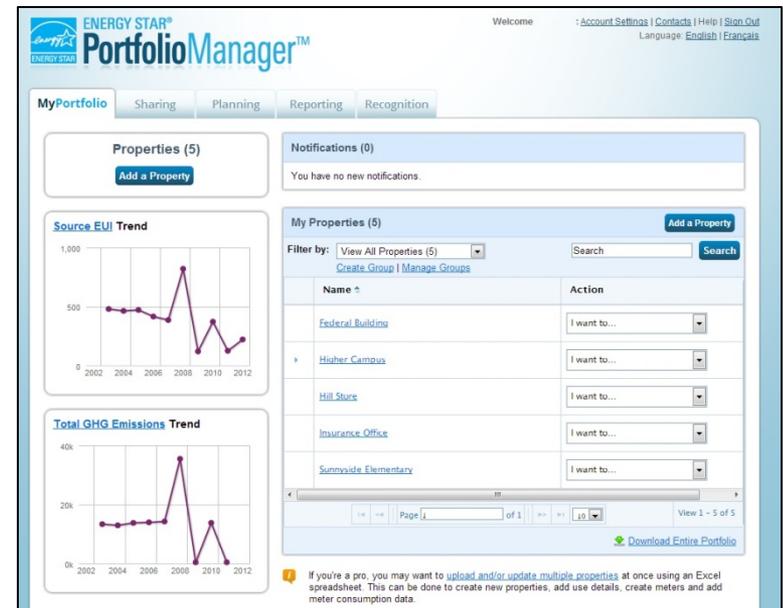


- Developed from recommendations of Climate Action Leadership Committee and Community Advisory Committee in 2010
- Ordinance enacted May 2013
- Regulations promulgated December 2013
 - Advisory Committee formed to provide feedback on regulations



Building Energy Reporting and Disclosure Ordinance

- Owners of large buildings required to annually report their energy and water use and greenhouse gas emissions, using Portfolio Manager
- City makes the information publicly available starting in 2015
- Buildings required to conduct an energy assessment or action every five years, with exemptions for highly efficient buildings and buildings making significant progress



Phase-In of Reporting Requirements

- Buildings begin reporting as follows:

2013	City of Boston buildings lead by example
2014	Nonresidential buildings over 50,000 square feet
2015	Residential buildings over 50,000 square feet or 50 units
2016	Nonresidential buildings over 35,000 square feet
2017	Residential buildings over 35,000 square feet or 35 units

- Annual reporting deadline of May 15 (this year, September 15)
- Encompasses approximately 2,100 buildings by 2017
 - 2.4% of Boston's private-sector buildings, but over 40% of the built square footage



Utility Data Resources

- The utilities NSTAR (electricity), National Grid (gas), and Veolia (steam) are making whole-building energy use totals available to owners
 - Owners do not need to ask tenants for energy bills
 - Data is aggregated for the whole building, and provided in a format that can be uploaded into Portfolio Manager
- Draws on strong existing partnerships between City and utilities
 - Renew Boston program, 2011 MOU on program liaison



Accessing Whole-Building Data from NSTAR

The screenshot shows the NSTAR Energy Reporting and Disclosure Portal. At the top left is the NSTAR logo with the tagline "A Northeast Utilities Company". At the top right is a "Contact Us" link with a dropdown arrow. Below the logo is a blue banner that reads "Welcome to the Energy Reporting and Disclosure Portal". The main content area is a dark blue box with a light blue background image of a field and a flower. On the left side of this box are four menu items: "LOGIN", "FAQ's", "FORMS & DOCS", and "ABOUT US". On the right side, there is a login form with the text "Please login to use our secure, interactive services." Below this are two input fields: one containing "wooddm" and another labeled "Password". There are two links: "Forgot your UserID?" and "Forgot your Password?". A yellow "Log In" button is positioned below the links. At the bottom of the login form, it says "New User? [Login](#) and [Registration](#) Help" and "To create new User ID and Password, please register." with a blue "Register Here" button. At the bottom of the page, there is a copyright notice: "© 2014 Northeast Utilities Service Company 1998-2014. All Rights Reserved. P.O. Box 270, Hartford, CT 06141-0270 U.S.A. Telephone: 1-800-286-5000". The browser's address bar shows "Local intranet" and the page is zoomed to 100%.



Accessing Whole-Building Data from NSTAR

Search Building Location Data



Fields marked with '*' are Mandatory

Verification Information

Please have your NSTAR Account Number and Meter Number for this building location so we can verify you are the building owner or designee.

Please Select your Location

Zip Code:* 02139 [Select a new Zip Code](#)

City:* CAMBRIDGE

Street Number:* 1

Street Name:* UNION ST

Usage Duration

Usage From Date: 01/01/2013

Usage To Date: 12/31/2013

Get Apt/Suite Location

Reset

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Accessing Whole-Building Data from NSTAR

The screenshot displays the NSTAR Energy Reporting and Disclosure Portal. At the top left is the NSTAR logo with the tagline "A Northeast Utilities Company". At the top right, there is a "Contact Us" link. Below the logo, the page title "Energy Reporting and Disclosure Portal" is shown, along with a "Logout" link and a user greeting "Welcome, Donna".

The main heading is "Search Building Location Data". Below this is a four-step process flow: 1 SEARCH (with a green checkmark), 2 VERIFY, 3 APPROVAL, and 4 CONFIRM.

The "Current Building Location" section shows the address "1 UNION ST CAMBRIDGE MA 02139" and a link for "Frequently Asked Questions". It also indicates "Total Number of Units Returned: 5".

Apt/Suite No.	Address	Action
1R	1 UNION ST CAMBRIDGE MA 02139	Delete Location
2	1 UNION ST CAMBRIDGE MA 02139	Delete Location
3	1 UNION ST CAMBRIDGE MA 02139	Delete Location
PUBLIC	1 UNION ST CAMBRIDGE MA 02139	Delete Location
	1 UNION ST CAMBRIDGE MA 02139	Delete Location

Below the table, a question asks: "Have you missed any Apartment/Suite in the above list for getting usage?". There are two buttons: "Add Units" and "Continue". A note says "Click Add Units to add more units for the current location."

The bottom of the screenshot shows a Windows taskbar with "Done", "Local intranet", and "100%" zoom level.



Accessing Whole-Building Data from NSTAR

The screenshot displays the NSTAR Energy Reporting and Disclosure Portal. At the top left is the NSTAR logo, and at the top right is a "Contact Us" link. Below the logo is the text "Energy Reporting and Disclosure Portal" and a "Logout" link. A user greeting "Welcome, Donna" is visible. The main heading is "Search Building Location Data". A progress bar shows four steps: 1 SEARCH (with a green checkmark), 2 VERIFY (with a green checkmark), 3 APPROVAL, and 4 CONFIRM. The "Building Location" section contains a text field with the address "1 UNION ST CAMBRIDGE MA 02139". The "Verify Information" section has two input fields: "Account Number:*" and "Meter Number:*", both with "(as shown on your bill)" text to their right. A callout box with the text "Owner's common space meter" has an arrow pointing to the "Meter Number" field. At the bottom of the form are "Validate" and "Cancel" buttons. The footer contains copyright information for Northeast Utilities Service Company.

1 SEARCH **2 VERIFY** **3 APPROVAL** **4 CONFIRM**

Building Location

Building Street Address: 1 UNION ST CAMBRIDGE MA 02139

Verify Information

Account Number:* (as shown on your bill)

Meter Number:* (as shown on your bill)

Validate Cancel

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Accessing Whole-Building Data from National Grid

BERDO Usage Request Options

nationalgrid
HERE WITH YOU. HERE FOR YOU.

1. Email: BERDOSupport@nationalgrid.com
 - In subject line put BERDO Usage Request
 - In the email, please be sure to include:
 - Your Name & Building Owner Name
 - The Service Address and 10 digit National Grid Account Number for common space meter
 - Number of Tenants
 - A signed copy of Tenant Authorization Form (if required)
 - A signed copy of the Property Owner Verification Form (if required)
 - Contact Telephone Number
 - File Format requested (.xls or .csv)
 - Email address you would like the file sent
2. Call National Grid's Customer Assistance at: **1-800-732-3400**
 - Please let the Representative know you are calling regarding BERDO
 - Be prepared to provide the same information as listed above.



Whole-Building Data Services: Exception Processes

- Buildings that have 3 or fewer tenants or have a tenant with the majority of energy use in the building (>50%)
 - Tenant sign-off is required to use data services
- Building owners that do not have a common meter in their buildings
 - Owner authorization form is needed
- NSTAR and National Grid have provided joint forms



Reporting Resources

- Informational resources: step-by-step guide, helpdesk, and office hours
- Outreach through stakeholder engagement and direct mailing
- City, EPA, and utility staff conducted workshops with local real estate and stakeholder groups
- Close coordination between City and utilities



Overarching Goals and Benefits

- Building owners can identify inefficient buildings, make comparisons to peer buildings in Boston, and market efficient buildings
 - Access to whole-building data has been useful to owners
 - Process has been insightful to owners
- Residents more engaged in understanding the energy efficiency of the buildings they live and work in
- City's energy efficiency programming and incentives can be better focused and targeted



Thank You

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