

The Watertown Environment and Energy Efficiency Committee working group BERDO met remotely via Zoom at 5:30 PM on Thursday, March 28th, 2024.

The following members and staff were present: Brian Hebeisen (chair), Silas Fyler (Energy Manager), Pat Rathbone, Jocelyn Tager.

Others present: Andrew Winslow from NEEP

The meeting started with a quorum at 5:30 with Brian Hebeisen presiding.

- 1) Announcements
- 2) Welcome Andrew Winslow from [Northeast Energy Efficiency Partnership \(NEEP\)](#)

A number of questions were raised with Andrew related to Watertown BERDO

- 1) The level of effort in getting the apartment tenants and condo owners working with the building management to report to data. I believe we have something like 1800 apartments and 1800 condos. We heard that building owners of apartments can ask the utility to provide all utility meters in the building.

Yes building owners can do a global request of the utilities for all meters in the building

- 2) In trying to make it simpler for building owners to comply with the ordinance we choose not to require them to certify the GHG amounts. Is it just need to get the energy used by type into Portfolio Manager. We would calculate the GHGs. Do you know if this is a bad idea and why?

Yes it is best to calculate the GHG outside of Portfolio Manager.

- 3) When an apartment building (or mixed use) is outside of compliance how should the cost be distributed within the building? Think of a restaurant in a mixed use building causing violation of compliance and residents have to subsidize payment for: A question submitted to Cambridge "I live in a condo building where 40 percent of the building's gas use comes from one commercial property, a restaurant. The association has no ability to force any reduction of this energy use. Shouldn't that metered gas use be eliminated from the building's BEUDO total, otherwise residents are being forced to subsidize energy intensive commercial use." This is also related to questions we received during the WE3C meeting. Also think about how costs should be distributed in a condo building.

In Boston they consider covered properties and they would apply the same logic to distribution of cost within a building. They would calculate GHG for each subsection of the building (apartment, condo) and then would suggest they proportionally distribute the cost of the buildings GHG compliance. Brian – Boston contact said, they do not see this that often.

Andrew then gave a presentation of the BEAM program. While we did not get to see the building owners side of the program the CRM would definitely help with running the program. Cambridge, Lexington, and Washington DC were examples of the program.

3) Review BERDO v 1.1 draft to move forward to City Manager

Committee review changes made to draft BERDO from version 1.0 to 1.1. The outside of the BERDO reference to chapter 10 section 99 was discussed. Also section 11.4 and section 11.5 had cross references that did not add any value to the BERDO and were dropped.

A unanimous vote was held to move BERDO forward to City Manager

4) Move to adjourn at 7:22 pm

All approved unanimously.

Respectfully submitted by Silas Fyler