



MASSACHUSETTS
**DEPARTMENT OF
ENERGY RESOURCES**

Large Building Energy Reporting 101

An Overview for Cultural Facilities

November 6, 2025

Presented by

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Agenda

Overview of the Large Building Energy Reporting (LBER) Regulations

Introduction to the Covered Buildings List

Claiming Your Building & How To Ask Questions

The Reporting Process

Audience Q&A

Closing, Additional Resources

Our Mission

The Department of Energy Resources' (DOER) mission is to create a clean, affordable, resilient, and equitable energy future for all in the Commonwealth.

- **Who We Are:** As the State Energy Office, DOER is the primary energy policy agency for the Commonwealth. DOER supports the Commonwealth's clean energy goals as part of a comprehensive Administration-wide response to the threat of climate change. DOER focuses on transitioning our energy supply to lower emissions and costs, reducing and shaping energy demand, and improving our energy system infrastructure.
- **What We Do:** To meet our objectives, DOER connects and collaborates with energy stakeholders to develop effective policy. DOER implements this policy through planning, regulation, and providing funding. DOER provides tools to individuals, organizations, and communities to support their clean energy goals. DOER is committed to transparency and education, supporting the accessible access to energy information and knowledge.



What is Large Building Energy Reporting?

In 2022, the MA Legislature passed a law requiring:

- The public reporting of energy use of buildings with a Gross Floor Area of 20,000 square feet or greater.
- Electric, gas, and steam utilities to provide the usage information they have on these buildings.
- Owners to provide the usage information not provided by a utility.
- DOER to post the energy usage.
- That Boston and Cambridge can continue implementing BERDO and BEUDO as planned.
- See also: [St. 2022, c. 179, § 41](#) codified as [G.L. c. 25A, § 20](#).



Why Large Building Energy Reporting?

The real estate market cannot value the energy performance of buildings without reliable and standardized energy performance information. Benchmarking and disclosure policies empower tenants, investors, lenders, and building managers with the ability to compare the energy efficiency of buildings and make informed decisions when they lease, buy, finance, or manage commercial space. Many building owners and managers already benchmark to compare their properties with the rest of the market. – [ICLEI & IMT Commercial Energy Policy Toolkit Fact Sheet for Local Governments](#)

Creating a statewide standard process for building energy reporting also prevents local municipalities from having to establish their own reporting requirements if they implement municipal performance standards.



LBER Regulation

225 CMR 27.00 went into effect at the end of February

It sets forth:

- How LBER will be implemented
- More clarity on compliance deadlines
- How buildings that are subject to BERDO (Boston) and BEUDO (Cambridge) comply
- Commits to 21-day public input processes for Guidelines to determine additional details



Reporting Process & Timeline

Covered Buildings

- The Final Covered Buildings List is available to see online
- Building owners can request updates or changes to their building data online
- Building owners have been notified by mail of their inclusion on the Covered Buildings List – contact us at DOER.BER@mass.gov if you haven't received a notice
- Annually on June 30th – any energy usage not delivered by a gas, electric, or steam utility must be reported by Owners

Other Important Dates

- DOER publication of usage data: Annually by October 31st
- 2024 data has been published [here](#).



Introducing the Covered Buildings List

What it is:

- A listing of all buildings in the Commonwealth covered by the regulation

What it contains:

- Building Address
- Building Gross Floor Area
- Owner of Record
- Unique Building Identifier (UBID)
 - *Example UBID: 849VQGGV+V42-15-14-15-14*

Draft Covered Buildings List (CBL)

Large Building Energy Reporting Draft Covered Buildings List

Show entries

Search:

UBID	Site Address	Site Town	Site Zip	GFA	Owner	BEUDO/BERDO
+ 87JF43G6+53W-16-8-17-8	120 MONROE ST	ABINGTON	02351-1868	24,000	COMMONWEALTH OF MASSACHUSETTS	
+ 87JCFHCR+J6J-13-9-13-9	58 WETHERBEE ST	ACTON	01720	22,108	COMMONWEALTH OF MASS	
+ 87J99FM9+CG6-12-13-7-7	NORTH PLEASANT ST	AMHERST	01002	35,816	COMMONWEALTH OF MASS	
+ 87J99FM9+JHM-7-10-12-5	NORTH PLEASANT ST	AMHERST	01002	34,533	COMMONWEALTH OF MASS	
+ 87J99FJ9+RP8-11-10-13-8	NORTH PLEASANT ST	AMHERST	01002	47,918	COMMONWEALTH OF MASS	

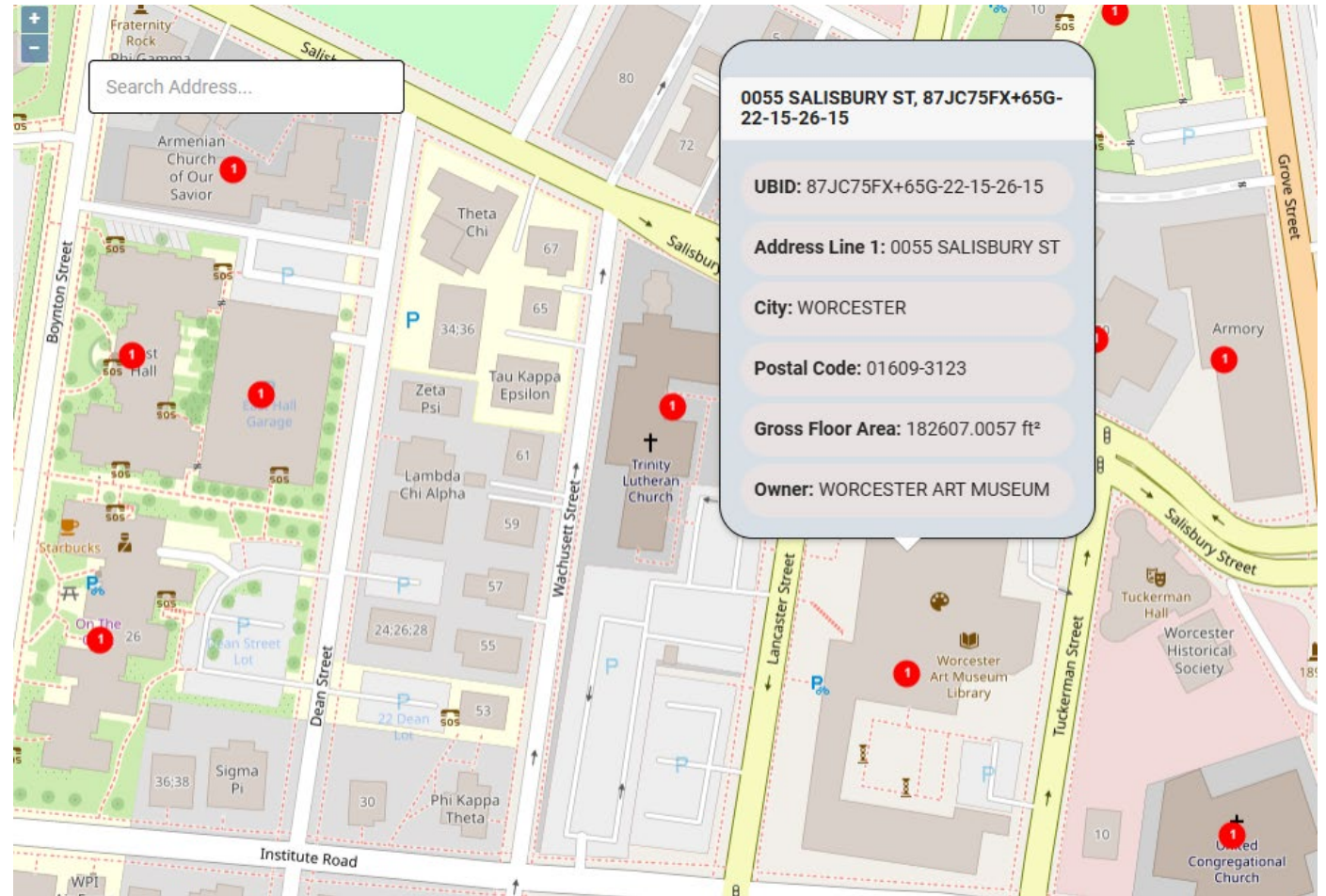
Am I on the Covered Buildings List?

Three Ways to Find Out:

1. Check the Covered Buildings List online
2. Search the interactive map
3. Watch the mail for a written notice

A Note for Boston and Cambridge Buildings:

- The City of Boston will include a note about LBER on an upcoming BERDO notice
- DOER will send a notice to the owners of buildings in other cities and towns, including Cambridge.



Working with BERDO and BEUDO

The Unique Process for Boston and Cambridge Buildings:

- Buildings reporting under BERDO or BEUDO will not additionally report under DOER's Large Building Energy Reporting.
- Boston and Cambridge will share data on behalf of building owners with DOER to satisfy LBER reporting requirements.
- A small number of Boston and Cambridge buildings that do not report under BERDO or BEUDO will be covered by LBER.



Action Item: Claim Your Building

Here's what we need from you:

1. Your updated contact information
2. If applicable; Your Portfolio Manager account username and property ID (if your building is **already** set up in Portfolio Manager)
3. For third-party reporting entities: you will need to provide documentation at this point

ALL of these pieces of information will be collected via the [Claim My Building Form](#)

Claim Your Building Tips

- Fill out ASAP to get important updates
- You can always re-submit later

Claim My Building Form

Please use this form to provide accurate contact information for your covered building. If you do not know your building's UBID, please refer to our [covered buildings list]. If you believe your building is covered, but is not listed on the covered buildings list with a UBID, please fill out [this form].

Submitter Name*

Revising Your Building Information

Frequently Asked Questions

- What happens if my property meets the definition of a covered building, but is not on the covered buildings list? [Submit a Covered Buildings List Addition Form](#)
- What happens if my property is on the covered buildings list but does NOT meet the definition of a covered building?
- Why does my letter have duplicate addresses on it? [Dispute Inclusion in Covered Buildings List Form](#)

Covered Buildings List Tips

- Check multiple versions of your address
- Check forthcoming Guidelines



Exemptions

Buildings are considered exempt from reporting requirements for the following reasons:

- The Building was vacant for a full calendar year;
- The Building was demolished during the previous calendar year;
- The Building was vacant for more than 50% of the year due to natural causes, including but not limited to fire, flood, and wind damage;
- The Building Owner has filed or been dissolved in bankruptcy;
- Other unique or unforeseen circumstances that warrant an exclusion as determined by DOER from the Building Energy Reporting Requirements.

See the Knowledgebase for more information on Exemptions for Energy Usage from an Unresponsive Lessee

Exemption Tips

- Submit full supporting documentation (documentation types listed on form)
- Submit by March 15th for changes to be in effect for the final Covered Buildings List

Submit a Exemption Request Form

Submitter Email*

This e-mail address will receive copies of all public updates to this ticket.

How to Get Help

What is the Knowledgebase?

- Your one-stop-shop with all the information, resources, and tools you need to understand and comply.
- Includes step-by-step written walk-throughs, video walk-throughs, and recordings of past webinars.

LBER Helpdesk

- General Inquiries
- Why your UBID is important in Helpdesk communications
- Email doer.ber@mass.gov

The screenshot shows the 'Building Performance Helpdesk' interface. The top navigation bar includes the 'Building Performance Helpdesk' title and the 'Massachusetts Department of Energy Resources' logo. A sidebar on the left contains links for 'Homepage', 'New Ticket', 'Knowledgebase', and 'BEAM Inventory'. The main content area is titled 'Knowledgebase / Overview' and contains a 'Knowledgebase' section with a brief introduction. Below this, there are three columns of article categories, each with a 'View articles' button:

- Announcements and Upcoming Events:** DOER is currently finalizing its LBER regulation (225 CMR 27.00) that further details the responsibilities on electric, gas, and steam utilities and building owners. The final version regulation, which DOER expects to promulgate on February 14, 2025, can be found by [clicking here](#). The Massachusetts Department of Energy Resources is hosting a webinar on **Wednesday, January 29th from 11 am - 12 pm**. You can register for the webinar using [this link](#).
- About the Large Building Energy Reporting Policy:** Starting in 2025, buildings with a Gross Floor Area equal to or greater than 20,000 square feet must disclose their energy use data. Utilities are required to report electric, gas, and steam usage, while building owners or agents must report additional energy sources, including oil, propane, wood, and on-site renewable energy generation. **If you're not familiar with the policy, START HERE. This page includes policy documentation and information about the commonwealth's benchmarking requirements, applicability, and commonly asked questions.**
- Investor-Owned Utilities and Munis Guidance:** COMING SOON.

The Reporting Process

May 19th Webinar

- The reporting process will be reviewed in more detail during a public webinar in May. You can access a recording of that webinar [here](#).

Streamlining other reporting processes

- If you already use ENERGY STAR Portfolio Manager (ESPM), you will be able to share existing records with DOER.
- DOER can share the data received by utilities with your ESPM account

The screenshot displays the ENERGY STAR Portfolio Manager interface. At the top, the logo and navigation links are visible. The main content area is divided into several sections:

- MyPortfolio** tab is selected, with sub-tabs for Sharing, Reporting, and Recognition.
- Properties (27)** section includes an "Add a Property" button.
- Dashboard** section features a search bar, a notification about refreshing metrics, and a "Refresh Metrics" button.
- A table lists properties with columns for Name, Energy Current Date, ENERGY STAR Score, Site EUI (kBtu/ft²), and Source EUI (kBtu/ft²).
- A **Source EUI Trend** chart is shown with a "Change Metric" link and a y-axis from 2014 to 2024.

Name	Energy Current Date	ENERGY STAR Score	Site EUI (kBtu/ft ²)	Source EUI (kBtu/ft ²)
001 Medford 52158593				
018 Weymouth 52170295				
020 Chicopee 52170804				

What are your next steps?

1. Confirm that your building is covered. If you need to [add your building](#) to the covered buildings list or need to [remove your building](#) from inclusion in the covered buildings list, please fill out the respective form.
2. Complete a [Claim My Building Form](#). Contact information collected here will be used to inform you of program updates.
3. If you need an [exemption](#), submit the respective form.
4. Review [past webinar recordings](#).
5. For further information and instructions, stay tuned for upcoming updates to the DOER [Knowledgebase](#). This is where you will find further guidance as soon as it becomes available.

If you have any questions, please submit a [general inquiry](#).

Additional Resources

- [DOER Large Building Energy Reporting \(LBER\) Homepage](#)
- [Final Draft Regulations](#)
- [Enabling Statute \(M.G.L ch. 25A, §20\)](#)
- [LBER Knowledgebase](#)
- [Covered Buildings List](#)
- [Interactive Property Map](#)
- [Claim My Building Form](#)
- [General Inquiry Form](#)
- [Mass Save Energy Efficiency Incentives for Commercial and Industrial Customers](#)
- [Mass Save Energy Efficiency Technical Services for Commercial and Industrial Customers](#)
- [Mass Save Energy Efficiency Incentives for Multifamily Buildings](#)
- [Mass Save Energy Efficiency Resources for Small Businesses](#)
- [Massachusetts Clean Energy Center Programs](#)



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Thank You!