

10/7/26 Staff Comments

BEUDO Review Board

CP1247, 1035 Cambridge St Administrative Modification Application

Status	New hearing
Size	99,616 CSF
Emissions Requirements	Non-Residential, under 100,000 Covered Square Feet.
Application Type	Administrative Modification Hardship Compliance Plan
Request	The 432 Columbia Street Condominium Trust is seeking an Administrative Modification to alter their Baseline years to a new Baseline of 2024-2025, which is otherwise not permitted for this Covered Property.
Summary	This Covered Property received its Certificate of Occupancy in 1989, giving it a default Baseline of 2018-2019. The Applicant has stated that due to this property's change in tenancy and subsequent energy use, they feel a Baseline prior to 2019 is not an accurate reflection of the property's actual emissions and requests a new Baseline of 2024-2025. Despite renovations done to the property, it does not meet the qualifications for a New Covered Property and a subsequent Baseline adjustment. The Covered Property must remain at or below their Baseline from 2026-2029. This application was submitted under the qualifying criteria of "Individual Ownership of Non-Residential Condos" and "Other," "Although the building's occupancy classification (Group B – Business) has not changed since the 2018-19 baseline was established, the composition of the tenants has changed from general office to lab and technical tenants. The technical and lab tenants have a much higher energy use intensity than general office occupants."
Current Compliance Status	Compliant with 2025 Benchmarking requirements.

Staff Comments	Included Documents: CP1247_AdminMod_1035CambridgeSt_Application_09_16_2026 CP1247_AdminMod_1035CambridgeSt_Audit_ASHRAE_L1-DecarbStudy CP1247_AdminMod_1035CambridgeSt_GHGSchedule CP1247_AdminMod_1035CambridgeSt_LeaseSummary CP1247_AdminMod_1035CambridgeSt_MasterDeed CP1247_AdminMod_1035CambridgeSt_TenantSpaceDetails CP1247_AdminMod_1035CambridgeSt_TrustBylaws A Baseline is set for each Covered Property before their first Compliance Period. This application has been submitted ahead of the December 1 deadline for Administrative Modifications. City Staff has examined this application and found it to be complete and suitable for the Review Board to review and make a determination. The proposed change in Baseline would not change this Covered Property's percentage emissions reduction requirements (as defined in 8.67.100(2) Performance requirement). The Covered Property's 2025 benchmarking data reports 2025 emissions 23% above the default Baseline.
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