

## 2024/2025 TOBY CRITERIA UPDATES

### I. CATEGORY UPDATES:

#### 1. LIFE SCIENCE

a. Define Life Science and Lab Space Ratio:  
Minimum 50% Life Science/30% (of the 50%) Lab Space

b. Lab Space: defined as wet lab, dry lab, clean room, vivarium, and all lab support rooms.

#### 2. SUBURBAN Mid-Rise

Changed Number of Stories from 6-10 to  
6-12

#### 3. PUBLIC ASSEMBLY (NEW for 2024)

a. Included with Mixed-Use Criteria Set

b. Added Other Functions

Examples: Event Space/Meeting space/Galleries/Amphitheaters (including single venues), Courthouses, Education Facilities (which may share a building or campus with other non-public activities.)

#### **4. MIXED-USE**

**Added Other 10% Function**

**Examples: Event/Venue Space (weddings, market space, etc.)  
Conference Center (available to tenants and public), Outdoor areas  
(available to tenants and public such as; pickleball, basketball, etc.)**

#### **5. AT LARGE ENTRIES – Not Eligible – this section deleted**

**~~At Large entries, entries that are outside the jurisdiction of a local  
association,  
etc. (Eligibility requirements)~~**

#### **7. RENOVATED**

**Updated Renovation Type:**

**New, or renovation of, amenity spaces such as fitness center, tenant  
lounge, conference rooms, roof decks, etc.**

#### **6. INDUSTRIAL**

- a. Description: More than 5% and less than 50% office.**
- b. Inspection Items Revised such as:**
  - i. Removing management office**
  - ii. Multi-tenant corridors, stairs, etc.**
- c. Other items revised for applicability to Industrial operations.**

## **II. UNIVERSAL CHANGES - GENERAL**

### **Inspection Item: #13**

**Changed Parking Facilities (Owner/Agent Operated to Owner/Agent Controlled)**

### **Section 0: Building Detail**

**Other Certified RSF – such as lab space, retail, space, mixed-use areas  
– Lines added for RSF to verify required percentages.**

### **Section 1: #13: Building Operations & Management**

**Description and copies of any specific certifications and/or awards that have been achieved is now **OPTIONAL** and **can include** BOMA BEST, BREEAM, and BOMA 360**

### **Section 3: Training & Education**

**Attach Organization Chart of Property Personnel**

### **WORD COUNT CHANGES**

#### **a. Section 2: Life Safety/Security/Risk Management**

**2,000 (from 1,800)**

#### **b. Section 4: Energy**

**2,000 (from 1,750)**

### **III. UNIVERSAL CHANGES – ENERGY STAR**

#### **1. ELIGIBILITY REQUIREMENTS ALL CATEGORIES:**

**a. MANDATORY ENERGY STAR SEP** (generated within the last 12 months)

**b. IF SCORE IS GREATER THAN 75:**

**A VALIDATING ENGINEERS SIGNATURE AND STAMP IS REQUIRED TO  
RECEIVE CORRESPONDING POINT ALLOCATION**

**c. SCORES BELOW 75 OR UNSTAMPED SEPs RECEIVE THREE (3)  
POINTS, REGARDLESS OF SCORE.**

## **Section 4: Energy**

### **4.1 Benchmarking and Performance Report (9 Total Points) (formerly 6 Points)**

**a. Describe ENERGY STAR score and efforts to increase the score, etc. (3 Points)**

**b. ENERGY STAR score (up to 6 Points)**

**Score < 75: 3 Points (and non-stamped SEP's.)**

**Score 75-84: 4 Points**

**Score 85-90: 5 Points**

**Score > 90: 6 Points**

**Life science buildings will receive 6 points for submitting SEP (with or without a stamp)**

### **ENERGY SECTION – SUMMARY (20 Points):**

<b>4.1: Benchmarking and Performance Rating</b>	<b>9 Points (formerly 6 Points)</b>
<b>4.2: Building Staff/Tenant Education</b>	<b>2 Points (formerly 4 Points)</b>
<b>4.3: Building Operations &amp; Maintenance</b>	<b>3 Points (no change)</b>
<b>4.4: Energy Performance Results</b>	<b>3 Points (formerly 2 Points)</b>
<b>4.5: Building EMS Monitoring</b>	<b>3 Points (formerly 5 Points)</b>

### **Other:**

**OPTIONAL Attachment: Charts or graphs outlining results**

### **WORD COUNT:**

**2,000 (formerly 1,800)**

#### **IV. BOMA 360**

##### **BOMA 360**

- a. REQUIRED FOR REGIONAL TOBY COMPETITION**
- b. BOMA 360 INFORMATION does not need to be reuploaded into the portal.**
- c. Designation required by January 15 of the year of International competition.**
- d. Must be Active through June 30 of Competition Year**