

**From:** [patrick bownes](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Saturday, August 2, 2025 11:37:44 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

As you know, San Francisco's building stock is responsible for over 40% of the City's greenhouse gas emissions. Gas-fired building appliances also generate a variety of other harmful pollutants including nitrogen oxides, fine particle pollution, formaldehyde, carbon monoxide, and benzene, which contribute to respiratory disease, asthma attacks, cardiovascular issues, dementia, cancer and premature death. Further, ubiquitous gas-fired equipment in buildings exposes the entire City to greater fire risk from gas leaks, gas pipeline failures, and seismic activity.

Building electrification is one of the most impactful pathways for San Francisco to reduce its greenhouse gas emissions and meet its Climate Action Plan targets, all while improving public health and safety. It also supports the entire Bay Area's efforts to attain EPA Clean Air standards – a long overdue accomplishment that would especially benefit the City's communities of color, who disproportionately bear the burden of unsafe air quality. And in many cases, all-electric design can reduce upfront renovation costs and improve building energy efficiency, leading to lower ongoing building operating costs.

All around, this legislation is a winner and it is urgently needed. Board President Mandelman and his staff, the SF Environment Department and dozens of community stakeholders have been working hard for more than two years to reach a consensus on the language in this important building code amendment. Now is the time to pass it – before the recently mandated, statewide residential building code freeze goes into effect on October 1 – so that its full benefits can be felt as soon as possible.

Please support the All-Electric Major Renovations amendment. Thank you.

patrick bownes  
patrickbownes@me.com  
1407 39th ave  
San Francisco,, California 94122

**From:** [caiochow@gmail.com](mailto:caiochow@gmail.com)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Saturday, August 2, 2025 7:49:46 AM

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BOS Land Use and Transportation Committee,

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Please support the All-Electric Major Renovations amendment. Thank you.

caiochow@gmail.com  
Crestmoor Dr  
San Bruno, California 94066

**From:** [David Kaskowitz](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 30, 2025 1:01:21 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

David Kaskowitz  
dkasko@gmail.com  
306 PARK ST  
San Francisco, California 94110

**From:** [mark roller](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Sunday, July 27, 2025 9:57:22 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

mark roller  
kramm51@earthlink.net  
316 Highland Ave.  
San Francisco, California 94110

**From:** [Jeff Whittington](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Sunday, July 27, 2025 1:40:39 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Jeff Whittington  
[jeff@codecology.com](mailto:jeff@codecology.com)  
1301 14th Avenue #5  
San Francisco, California 94122

**From:** [Pam Hemphill](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Important to Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Monday, July 28, 2025 11:07:44 AM

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BOS Land Use and Transportation Committee,

Please pass the All-Electric Major Renovations Amendment now. San Francisco is way behind in moving forward with these issues and it will never be easy to begin these changes. Let's do it now, for the environment and for our children!

Every time that I turn on the ventilation hood over my gas stove before turning on the burners, I wish that there was an easy way to add a circuit breaker to my electrical service and be able to connect to a new electrical/induction cooktop, but the walls are sealed and the distance from the service is too great. If I did a major renovation of my home, I would happily make this change.

Thanks,  
Pam Hemphill MD

Pam Hemphill  
[pam.hemphill@gmail.com](mailto:pam.hemphill@gmail.com)  
423 Hill Street  
San Francisco, California 94114

**From:** [David Hecht](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please! Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Monday, July 28, 2025 3:57:43 PM

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BOS Land Use and Transportation Committee,

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Please support the All-Electric Major Renovations amendment. Thank you!

David Hecht  
[dhecht@tannerhecht.com](mailto:dhecht@tannerhecht.com)  
1831 Powell Street 1831 Powell Street  
SAN FRANCISCO, California 94133

**From:** [Jean Bogiages](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Monday, July 28, 2025 5:48:26 PM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

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Please support the All-Electric Major Renovations amendment. Thank you.

Jean Bogiages  
[jeanmbogiages@gmail.com](mailto:jeanmbogiages@gmail.com)  
550 Utah  
San Francisco, California 94110

**From:** [Chinese Chamber of SF](#)  
**To:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Fieber, Jennifer \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [charlie@sfccho.org](#); [Cooper, Raynell \(BOS\)](#)  
**Cc:** [Carroll, John \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Felder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#)  
**Subject:** Opposing Supervisor Mandelman Electrification Ordinance - BOS File No. 250702  
**Date:** Monday, July 28, 2025 11:42:46 AM  
**Attachments:** [FINAL - Board of Supervisor Letter Natural Gas Ban.pdf](#)

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

Please see attached letter from the Chinese Chamber of Commerce opposing Supervisor Mandelman's Electrification Ordinance, BOS File No. 250702.

The Chinese Chamber represents hundreds of small businesses, including many in Chinatown—one of the city's most historic and culturally significant neighborhoods. This policy, while well-intentioned, would impose a disproportionate burden on older buildings and small, legacy businesses—especially traditional Chinese restaurants.

For many of these establishments, gas cooking isn't just a preference—it's essential. Wok cooking requires the kind of high heat and precision that electric appliances simply can't replicate. Forcing these restaurants to electrify could mean loss of authenticity, higher operating costs, and in some cases, shutting down their businesses.

What's more concerning is how the ordinance may discourage much-needed structural upgrades, like seismic retrofits. Property owners tell us they may delay or avoid improvements altogether if it means being forced into a costly full electrification retrofit. That's a serious safety and equity issue.

We urge the Board to consider the following:

1.

**Delay implementation** until at least 2028 to give businesses and building owners time to prepare, there has been zero community input, and we'd appreciate more community outreach.

2.

**Include a financial feasibility exemption**, so that small property owners aren't priced out of compliance.

3.

**Expand exemptions** for cultural and culinary uses—especially restaurants in Chinatown and other ethnic communities.

We fully support San Francisco's climate goals, but equity must be built into climate policy. Let's move forward in a way that uplifts—not displaces—our small businesses and historic neighborhoods.

Thank you,  
Chinese Chamber of Commerce



# CHINESE CHAMBER OF COMMERCE

730 Sacramento Street, San Francisco, CA 94108

(415) 982-3000

Fax: (415) 982-4720

July 27, 2025

Board of Supervisors  
City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Subject: Opposition to Proposed Natural Gas Ban in Major Renovations Ordinance

Dear President Mandelman and Members of the Board of Supervisors:

On behalf of the Chinese Chamber of Commerce, representing hundreds of local businesses—including restaurants, property owners, and service providers—we respectfully submit this letter of opposition to the proposed ordinance that would prohibit the use of natural gas in residential and commercial buildings undergoing major renovations.

Major renovations in older buildings may require seismic retrofits or structural improvements. Under the current proposal, any project involving structural changes or system replacements must transition to all-electric systems unless technically infeasible. However, there is no clear provision for exemptions based on financial feasibility. Industry stakeholders have raised concerns that the added cost could deter necessary voluntary renovations, compromising building safety and preservation. Particularly for small and mid-sized Chinese restaurants—many of which rely on high-heat natural gas cooking—the transition represents a significant investment in new equipment and infrastructure.

Cooking with gas remains integral to authentic Chinese culinary practices, especially those requiring high-heat wok cooking. The ordinance's limited exemption for commercial kitchens does not fully account for the ongoing reliance on gas in many existing establishments. Without further nuance or extension of exemptions, many businesses may face severe operational disruptions or forced relocations.

The proposed 2027 implementation date may seem distant, but developers and building owners plan far in advance. Delaying necessary structural or seismic improvements until then could unintentionally increase costs or expose buildings to risk. The Building Inspection Commission recommended delaying the effective date until 2027 and adding an exemption for voluntary seismic retrofits to avoid placing undue barriers on life safety work.

The ordinance includes exemptions for affordable housing and EPCA-covered appliances, but does not consider project budgets or the financial realities of smaller property owners. In a city where electrification retrofits are estimated to cost \$3.5–\$5.9 billion for full scope projects, the burden on small businesses and low-margin operations is likely to be disproportionate.

To better protect the interests of the Chinese Chamber and citywide stakeholders while supporting San Francisco's climate goals, we respectfully propose the following adjustments:

- Expand exemptions to include financial infeasibility for smaller renovation projects, particularly those tied to seismic retrofits or essential maintenance.
- Extend the timeframe for implementation to 2028 or later for specified categories, ensuring adequate planning and budget alignment.
- Offer transitional support or streamlined permitting processes for vulnerable businesses, such as local ethnic restaurants, to adapt to electrification requirements without undue disruption.
- Provide phased approaches or optional compliance milestones to allow building owners to comply over time in alignment with replacement cycles or major upgrade schedules.

The Chinese Chamber of Commerce remains committed to supporting sustainable policies that help San Francisco advance its climate goals in a way that is fair, equitable, and sensitive to the needs of small businesses, cultural institutions, and safe buildings.

We appreciate the opportunity to share these perspectives and remain available for further discussion as the legislation advances.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donald Luu', with a stylized, cursive script.

Donald Luu  
President, Chinese Chamber of Commerce

**From:** [Dave Rhody](#)  
**To:** [Carroll, John \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#)  
**Cc:** [Mandelman, Rafael \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Engardio, Joel \(BOS\)](#)  
**Subject:** Item 250702 – All-Electric Major Renovations  
**Date:** Sunday, July 27, 2025 3:51:48 PM  
**Attachments:** [AllElectricOrdinanceClimateRealitySF.doc](#)

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Supervisors & Clerk -

Please find attached, a letter of support for the All Electric Major Renovations Ordinance that you will be addressing in the Monday 7/28/25 session.

Thank you,  
-Dave Rhody  
SF Policy Co-Chair  
[Climate Reality Project](#)



# San Francisco Policy Action Team

Date: July 26, 2025

To: SF Board of Supervisors'  
Land Use & Transportation Committee

c.c. Supervisors Mandelman, Fielder  
Committee Clerk: John Carroll

From: Dave Rhody, SF Policy Co-Chair  
Climate Reality Project

Re: Item 250702 – All-Electric Major Renovations

## Supervisors:

Gas use in buildings is responsible for almost one half of San Francisco's greenhouse gas emissions. Building electrification, particularly electrification of space and water heating equipment, is key to reducing those emissions.

Gas-fired building appliances also generate a variety of air pollutants that harm public health including [nitrogen oxides](#) (NOx), [fine particle pollution](#) (PM 2.5), [formaldehyde](#), [carbon monoxide](#), and benzene, which contribute to breathing problems, asthma attacks, cardiovascular issues, dementia, cancer and premature death.

All-electric is also cost-effective. When conducting major renovations, it is more cost-effective to utilize all-electric design to meet a building's energy needs than installing both gas and electrical infrastructure.

This ordinance complements the Air District's existing zero NOx appliance rules that will take effect in the coming years, mandating the installation of zero NOx equipment upon burnout of old gas-fired equipment. Together, these measures will initiate a coordinated, gradual transition to building decarbonization that is needed to ensure success.

For all these reasons and more, we strongly urge your support for the All-Electric Renovation legislation.

Sincerely,

Dave Rhody, SF Policy Co-Chair  
[Climate Reality Project](#)

**From:** [Ferrara Pan](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Monday, July 28, 2025 8:58:29 AM

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Please support the All-Electric Major Renovations amendment. Thank you.

Ferrara Pan  
[enantiodromia23@gmail.com](mailto:enantiodromia23@gmail.com)  
870 Castro St  
San Francisco, California 94114-2809

**From:** [Paul Sussman](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Sunday, July 27, 2025 9:17:38 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Paul Sussman  
[pesussman@yahoo.com](mailto:pesussman@yahoo.com)  
3 Elsie Street  
San Francisco, California 94110

**From:** [Frank Leykamm](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Sunday, July 27, 2025 8:30:04 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Frank Leykamm  
[frankleykamm@aol.com](mailto:frankleykamm@aol.com)  
348 Church St  
San Francisco, California 94114

**From:** [Josephine Coffey](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Sunday, July 27, 2025 4:43:53 PM

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All around, this legislation is a winner and it is urgently needed. Board President Mandelman and his staff, the SF Environment Department and dozens of community stakeholders have been working hard for more than two years to reach a consensus on the language in this important building code amendment. Now is the time to pass it – before the recently mandated, statewide residential building code freeze goes into effect on October 1 – so that its full benefits can be felt as soon as possible.

Please support the All-Electric Major Renovations amendment. Thank you.

Josephine Coffey  
coffey.jo@gmail.com  
248 Dublin Street  
San Francisco, California 94112

**From:** [Kristin Reed](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Sunday, July 27, 2025 4:13:01 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

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Please support the All-Electric Major Renovations amendment. Thank you.

Kristin Reed  
[reedkmb@gmail.com](mailto:reedkmb@gmail.com)  
681 47th Ave  
San Francisco, California 94121

**From:** [AJ cho](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Sunday, July 27, 2025 3:41:22 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

AJ cho  
[amenoartemis@gmail.com](mailto:amenoartemis@gmail.com)  
159 Santa Teresa  
San Leandro, California 94579

**From:** [AJ cho](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Sunday, July 27, 2025 3:41:04 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

AJ cho  
[amenoartemis@gmail.com](mailto:amenoartemis@gmail.com)  
159 Santa Teresa  
San Leandro, California 94579

**From:** [Karen Kirschling](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Sunday, July 27, 2025 2:43:20 PM

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BOS Land Use and Transportation Committee,

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Please support the All-Electric Major Renovations amendment. Thank you.

Karen Kirschling  
[kumasong@icloud.com](mailto:kumasong@icloud.com)  
633 Oak  
SF, California 94117

**From:** [ATID KIMELMAN](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Sunday, July 27, 2025 2:38:47 PM

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BOS Land Use and Transportation Committee,

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Please support the All-Electric Major Renovations amendment. Thank you.

ATID KIMELMAN  
[atid.b.k@gmail.com](mailto:atid.b.k@gmail.com)  
8 Buchanan St, Unit 402  
San Francisco, California 94102

**From:** [Todd Snyder](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Sunday, July 27, 2025 2:27:26 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Todd Snyder  
[toddclarksnyder@gmail.com](mailto:toddclarksnyder@gmail.com)  
1941 Turk st  
San Francisco, California 94115

**From:** [Dan Finkle](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Sunday, July 27, 2025 1:50:27 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Dan Finkle  
[danfinklesf@gmail.com](mailto:danfinklesf@gmail.com)  
2040 Franklin St., Apt 706  
San Francisco, California 94109-2979

**From:** [Martha Goldin](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Sunday, July 27, 2025 1:45:43 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Martha Goldin  
[honmgret@gmail.com](mailto:honmgret@gmail.com)  
701 4th Ave  
San Francisco , California 94118

**From:** [Robert Hall](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Sunday, July 27, 2025 1:16:46 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Robert Hall  
bilgepump100@sbcglobal.net  
1946 Grove St. Apt. 6  
San Francisco, California 94117

**From:** [Justin Truong](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Sunday, July 27, 2025 1:14:49 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Justin Truong  
[justintruong56@gmail.com](mailto:justintruong56@gmail.com)  
33 Junior Terrace  
San Francisco, California 94112

**From:** [Carol Brownson](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Sunday, July 27, 2025 12:24:48 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Carol Brownson  
[cdbrownson@gmail.com](mailto:cdbrownson@gmail.com)  
2309 California St.  
San Francisco, California 94115

**From:** [Linda Dallin](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Sunday, July 27, 2025 12:12:43 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Linda Dallin  
[dallinlinda@gmail.com](mailto:dallinlinda@gmail.com)  
3 Elsie St  
San Francisco, California 94110

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Peter Belden](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Fieber, Jennifer \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Charlie Sciammas; Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** FW: Land use 7/28 Sierra Club supports Mandelman electrification ordinance - BOS File No. 250702  
**Date:** Friday, July 25, 2025 8:52:00 AM  
**Attachments:** [Building Electrification for Major Renovation.pdf](#)  
[image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the Land Use and Transportation committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 250702](#)

**John Carroll**

**Assistant Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

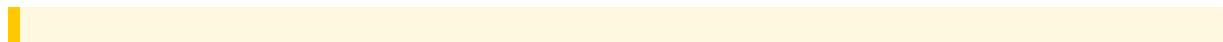
---

**From:** Peter Belden <pbelden@gmail.com>

**Sent:** Thursday, July 24, 2025 7:02 PM

**To:** Carroll, John (BOS) <john.carroll@sfgov.org>

**Subject:** Land use 7/28 Sierra Club supports Mandelman electrification ordinance



This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please find attached a letter from the Sierra Club expressing support for President Mandelman's building electrification ordinance which we understand will be heard at the Land Use committee on Monday.

Peter Belden  
Political Chair  
San Francisco Group  
Sierra Club



**SIERRA CLUB**  
SAN FRANCISCO BAY

San Francisco Group of the San Francisco Bay Chapter

July 24, 2025

To: San Francisco Board of Supervisors and Mayor Daniel Lurie  
Re: Support for building electrification ordinance

Dear Mayor and Supervisors,

The Sierra Club supports Board President Mandelman's Electrification for Building Renovation Ordinance.

The ordinance requires buildings undergoing major renovations to remain or convert to all-electric buildings. The ordinance creates several exceptions including for physical and technical infeasibility, commercial food establishments, non-residential to residential conversions, buildings with recent major system replacements, and 100% Affordable Housing.

San Francisco has committed to achieving net zero greenhouse gas emissions in just 15 years. Nearly half of the City's greenhouse gas emissions come from buildings and so this ordinance contains a significant opportunity to address a major source of emissions in San Francisco. Electrification, even during major renovations, may come with additional upfront costs and lengthen project timelines. As part of this ordinance, or in parallel, we urge the city to streamline related processes and lower city-controlled costs to reduce possible burdens of going electric.

Building electrification can help solve some of the nation's top challenges—lowering air pollution, improving resilience during extreme weather and earthquakes and dramatically reducing greenhouse gas pollution. Efficient electric appliances like heat pumps for heating and cooling, hot water heaters, and induction stoves require far less energy than fossil fuel-powered ones and produce zero pollution.

Both for the health of San Francisco residents and for the sake of the climate, we urge you to support this important ordinance.

Sincerely,

Charles Whitfield  
Chair, San Francisco Group  
Sierra Club

**From:** [Todd Snyder](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 22, 2025 6:14:29 PM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

As you know, San Francisco's building stock is responsible for over 40% of the City's greenhouse gas emissions. Gas-fired building appliances also generate a variety of other harmful pollutants including nitrogen oxides, fine particle pollution, formaldehyde, carbon monoxide, and benzene, which contribute to respiratory disease, asthma attacks, cardiovascular issues, dementia, cancer and premature death. Further, ubiquitous gas-fired equipment in buildings exposes the entire City to greater fire risk from gas leaks, gas pipeline failures, and seismic activity.

Building electrification is one of the most impactful pathways for San Francisco to reduce its greenhouse gas emissions and meet its Climate Action Plan targets, all while improving public health and safety. It also supports the entire Bay Area's efforts to attain EPA Clean Air standards – a long overdue accomplishment that would especially benefit the City's communities of color, who disproportionately bear the burden of unsafe air quality. And in many cases, all-electric design can reduce upfront renovation costs and improve building energy efficiency, leading to lower ongoing building operating costs.

All around, this legislation is a winner and it is urgently needed. Board President Mandelman and his staff, the SF Environment Department and dozens of community stakeholders have been working hard for more than two years to reach a consensus on the language in this important building code amendment. Now is the time to pass it – before the recently mandated, statewide residential building code freeze goes into effect on October 1 – so that its full benefits can be felt as soon as possible.

Please support the All-Electric Major Renovations amendment. Thank you.

Todd Snyder  
novicedetective@gmail.com  
1941 Turk st  
San Francisco, California 94115

**From:** [Tem Narvios](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 22, 2025 5:11:36 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

As you know, San Francisco's building stock is responsible for over 40% of the City's greenhouse gas emissions. Gas-fired building appliances also generate a variety of other harmful pollutants including nitrogen oxides, fine particle pollution, formaldehyde, carbon monoxide, and benzene, which contribute to respiratory disease, asthma attacks, cardiovascular issues, dementia, cancer and premature death. Further, ubiquitous gas-fired equipment in buildings exposes the entire City to greater fire risk from gas leaks, gas pipeline failures, and seismic activity.

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Please support the All-Electric Major Renovations amendment. Thank you.

Tem Narvios  
[winevitable@sbcglobal.net](mailto:winevitable@sbcglobal.net)  
1425 Visitacion Ave  
San Francisco, California 94134

**From:** [Deborah Yu](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 22, 2025 4:27:59 PM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

As you know, San Francisco's building stock is responsible for over 40% of the City's greenhouse gas emissions. Gas-fired building appliances also generate a variety of other harmful pollutants including nitrogen oxides, fine particle pollution, formaldehyde, carbon monoxide, and benzene, which contribute to respiratory disease, asthma attacks, cardiovascular issues, dementia, cancer and premature death. Further, ubiquitous gas-fired equipment in buildings exposes the entire City to greater fire risk from gas leaks, gas pipeline failures, and seismic activity.

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Please support the All-Electric Major Renovations amendment. Thank you.

Deborah Yu  
debbyx33@gmail.com  
1025 Jackson St, Apt 25  
San Francisco, California 94133

**From:** [patdavis821@gmail.com](mailto:patdavis821@gmail.com)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 22, 2025 4:07:46 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

BOS Land Use and Transportation Committee,

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As you know, San Francisco's building stock is responsible for over 40% of the City's greenhouse gas emissions. Gas-fired building appliances also generate a variety of other harmful pollutants including nitrogen oxides, fine particle pollution, formaldehyde, carbon monoxide, and benzene, which contribute to respiratory disease, asthma attacks, cardiovascular issues, dementia, cancer and premature death. Further, ubiquitous gas-fired equipment in buildings exposes the entire City to greater fire risk from gas leaks, gas pipeline failures, and seismic activity.

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All around, this legislation is a winner and it is urgently needed. Board President Mandelman and his staff, the SF Environment Department and dozens of community stakeholders have been working hard for more than two years to reach a consensus on the language in this important building code amendment. Now is the time to pass it – before the recently mandated, statewide residential building code freeze goes into effect on October 1 – so that its full benefits can be felt as soon as possible.

Please support the All-Electric Major Renovations amendment. Thank you.

patdavis821@gmail.com  
165 Pierce Street #202  
Daly City, California 94015

**From:** [Kylie Cobb](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 22, 2025 12:57:12 PM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

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Please support the All-Electric Major Renovations amendment. Thank you.

Kylie Cobb  
[kylie.rachele@gmail.com](mailto:kylie.rachele@gmail.com)  
2042 Grove St.  
SAN FRANCISCO, California 94117

**From:** [Karen Kirschling](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 22, 2025 10:54:04 AM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

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Please support the All-Electric Major Renovations amendment. Thank you.

Karen Kirschling  
[kumasong@icloud.com](mailto:kumasong@icloud.com)  
633 Oak  
SF, California 94117

**From:** [Gregory Stevens](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 22, 2025 8:59:16 AM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

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Please support the All-Electric Major Renovations amendment. Thank you.

Gregory Stevens  
[gregory@interfaithpower.org](mailto:gregory@interfaithpower.org)  
277 19th Ave.  
San Francisco , California 94121

**From:** [Christopher Lish](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Monday, July 21, 2025 3:28:53 PM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

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Please support the All-Electric Major Renovations amendment. Thank you.

Christopher Lish  
[lishchris@yahoo.com](mailto:lishchris@yahoo.com)  
1004 Los Gamos Road Apt. D  
San Rafael, California 94903

**From:** [Susan Weisberg](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Monday, July 21, 2025 10:15:55 AM

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Please support the All-Electric Major Renovations amendment. Thank you.

Susan Weisberg  
[swhys42@gmail.com](mailto:swhys42@gmail.com)  
54 Greenwich St  
San Francisco, California 94133

**From:** [amenoartemis@gmail.com](mailto:amenoartemis@gmail.com)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Saturday, July 19, 2025 5:13:30 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

[amenoartemis@gmail.com](mailto:amenoartemis@gmail.com)  
159 Santa Teresa  
San Leandro, California 94579

**From:** [John Oda](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Saturday, July 19, 2025 5:02:58 PM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

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Please support the All-Electric Major Renovations amendment. Thank you.

John Oda  
[jandjoda@aol.com](mailto:jandjoda@aol.com)  
2000 post  
San Francisco, California 94115

**From:** [Rachel Colson](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Saturday, July 19, 2025 11:08:29 AM

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BOS Land Use and Transportation Committee,

As a long-time San Francisco resident who cares deeply about this city and its future, I'm writing to urge you to adopt the proposed All-Electric Major Renovations amendment to the building code without delay.

We all know San Francisco has big climate goals, but our buildings are still responsible for more than 40% of the City's greenhouse gas emissions. On top of that, gas-powered appliances pollute our air with harmful substances like nitrogen oxides, fine particles, formaldehyde, carbon monoxide, and even benzene. These contribute to everything from asthma attacks to cancer to premature death—and they affect our most vulnerable neighbors the most.

Electrifying our buildings is one of the smartest, most effective ways to clean up our air, protect public health, reduce fire risk, and help San Francisco reach its Climate Action Plan goals. It also helps the broader Bay Area finally meet EPA Clean Air standards, which would be a game-changer—especially for communities of color who've been breathing dirty air for far too long.

This policy doesn't just make environmental sense—it's practical too. In many cases, all-electric renovations can lower upfront costs and improve energy efficiency, saving money over the long run.

The amendment has been in the works for over two years, with serious collaboration from Board President Mandelman, SF Environment, and many local groups. The clock is ticking—if it's not passed before the statewide code freeze on October 1, we lose a key chance to lead and protect our city.

Please don't let that happen. Pass the All-Electric Major Renovations amendment now, so we can keep building a healthier, safer, and more sustainable San Francisco—for all of us.

Thank you.

Rachel Colson  
[gc.rachel@gmail.com](mailto:gc.rachel@gmail.com)  
551 Goettingen Street  
San Francisco, California 94134

**From:** [Chris Chidsey](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Saturday, July 19, 2025 11:08:03 AM

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BOS Land Use and Transportation Committee,

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Please support the All-Electric Major Renovations amendment. Thank you.

Chris Chidsey  
[chidseychris@gmail.com](mailto:chidseychris@gmail.com)  
1833 24TH AVE  
San Francisco, California 94122

**From:** [Nicole Fountain](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Saturday, July 19, 2025 10:43:50 AM

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BOS Land Use and Transportation Committee,

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Please support the All-Electric Major Renovations amendment. Thank you.

Nicole Fountain  
[nicmasterflash@yahoo.com](mailto:nicmasterflash@yahoo.com)  
1654 1st St., Apt 39  
Lincoln, California 95648

**From:** [Jennifer Heggie](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Saturday, July 19, 2025 9:31:02 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

BOS Land Use and Transportation Committee,

Please support efforts to update SF's building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

As a resident of San Francisco, I can attest that if it is required, my family would incorporate these changes into our home budget when we need a major change.

As you know, San Francisco's building stock is responsible for over 40% of the City's greenhouse gas emissions. Gas-fired building appliances also generate a variety of other harmful pollutants including nitrogen oxides, fine particle pollution, formaldehyde, carbon monoxide, and benzene, which contribute to respiratory disease, asthma attacks, cardiovascular issues, dementia, cancer and premature death. Further, ubiquitous gas-fired equipment in buildings exposes the entire City to greater fire risk from gas leaks, gas pipeline failures, and seismic activity.

Building electrification is one of the most impactful pathways for San Francisco to reduce its greenhouse gas emissions and meet its Climate Action Plan targets, all while improving public health and safety. It also supports the entire Bay Area's efforts to attain EPA Clean Air standards – a long overdue accomplishment that would especially benefit the City's lower income communities, those who disproportionately bear the burden of unsafe air quality. And in many cases, all-electric design can reduce upfront renovation costs and improve building energy efficiency, leading to lower ongoing building operating costs.

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Please support the All-Electric Major Renovations amendment. Thank you.

Jennifer Heggie  
[jdheggie@gmail.com](mailto:jdheggie@gmail.com)  
532 Flood Ave  
San Francisco, California 94112

**From:** [Corey Monteith](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Friday, July 18, 2025 2:25:05 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

As you know, San Francisco's building stock is responsible for over 40% of the City's greenhouse gas emissions. Gas-fired building appliances also generate a variety of other harmful pollutants including nitrogen oxides, fine particle pollution, formaldehyde, carbon monoxide, and benzene, which contribute to respiratory disease, asthma attacks, cardiovascular issues, dementia, cancer and premature death. Further, ubiquitous gas-fired equipment in buildings exposes the entire City to greater fire risk from gas leaks, gas pipeline failures, and seismic activity.

Building electrification is one of the most impactful pathways for San Francisco to reduce its greenhouse gas emissions and meet its Climate Action Plan targets, all while improving public health and safety. It also supports the entire Bay Area's efforts to attain EPA Clean Air standards – a long overdue accomplishment that would especially benefit the City's communities of color, who disproportionately bear the burden of unsafe air quality. And in many cases, all-electric design can reduce upfront renovation costs and improve building energy efficiency, leading to lower ongoing building operating costs.

All around, this legislation is a winner and it is urgently needed. Board President Mandelman and his staff, the SF Environment Department and dozens of community stakeholders have been working hard for more than two years to reach a consensus on the language in this important building code amendment. Now is the time to pass it – before the recently mandated, statewide residential building code freeze goes into effect on October 1 – so that its full benefits can be felt as soon as possible.

Please support the All-Electric Major Renovations amendment. Thank you.

Corey Monteith  
[corey.monteith@gmail.com](mailto:corey.monteith@gmail.com)  
71 Margaret Ave  
San Francisco, California 94112

**From:** [Joan Anyon](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Friday, July 18, 2025 1:07:10 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

As you know, San Francisco's building stock is responsible for over 40% of the City's greenhouse gas emissions. Gas-fired building appliances also generate a variety of other harmful pollutants including nitrogen oxides, fine particle pollution, formaldehyde, carbon monoxide, and benzene, which contribute to respiratory disease, asthma attacks, cardiovascular issues, dementia, cancer and premature death. Further, ubiquitous gas-fired equipment in buildings exposes the entire City to greater fire risk from gas leaks, gas pipeline failures, and seismic activity.

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All around, this legislation is a winner and it is urgently needed. Board President Mandelman and his staff, the SF Environment Department and dozens of community stakeholders have been working hard for more than two years to reach a consensus on the language in this important building code amendment. Now is the time to pass it – before the recently mandated, statewide residential building code freeze goes into effect on October 1 – so that its full benefits can be felt as soon as possible.

Please support the All-Electric Major Renovations amendment. Thank you.

Joan Anyon  
Sanchez Street  
San Francisco, CA

Joan Anyon  
[sfrentsan@gmail.com](mailto:sfrentsan@gmail.com)  
368 Sanchez Street

San Francisco, California 94114

**From:** [Julie Lindow](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Thursday, July 17, 2025 5:28:35 PM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

As you know, San Francisco's building stock is responsible for over 40% of the City's greenhouse gas emissions. Gas-fired building appliances also generate a variety of other harmful pollutants including nitrogen oxides, fine particle pollution, formaldehyde, carbon monoxide, and benzene, which contribute to respiratory disease, asthma attacks, cardiovascular issues, dementia, cancer and premature death. Further, ubiquitous gas-fired equipment in buildings exposes the entire City to greater fire risk from gas leaks, gas pipeline failures, and seismic activity.

Building electrification is one of the most impactful pathways for San Francisco to reduce its greenhouse gas emissions and meet its Climate Action Plan targets, all while improving public health and safety. It also supports the entire Bay Area's efforts to attain EPA Clean Air standards – a long overdue accomplishment that would especially benefit the City's communities of color, who disproportionately bear the burden of unsafe air quality. And in many cases, all-electric design can reduce upfront renovation costs and improve building energy efficiency, leading to lower ongoing building operating costs.

All around, this legislation is a winner and it is urgently needed. Board President Mandelman and his staff, the SF Environment Department and dozens of community stakeholders have been working hard for more than two years to reach a consensus on the language in this important building code amendment. Now is the time to pass it – before the recently mandated, statewide residential building code freeze goes into effect on October 1 – so that its full benefits can be felt as soon as possible.

Please support the All-Electric Major Renovations amendment. Thank you.

Julie Lindow  
[jujulindow@yahoo.com](mailto:jujulindow@yahoo.com)  
516 1/2 Linden Street, floor 2  
San Francisco, California 94102

**From:** [Hilary Rand](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 16, 2025 5:19:58 AM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

BOS Land Use and Transportation Committee,

I write to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as swiftly as possible.

As is widely known, San Francisco's building stock is responsible for over 40% of the City's greenhouse gas emissions. Gas-fired building appliances also generate a variety of other harmful pollutants including nitrogen oxides, fine particle pollution, formaldehyde, carbon monoxide, and benzene, which contribute to respiratory disease, asthma attacks, cardiovascular issues, dementia, cancer and premature death. Further, ubiquitous gas-fired equipment in buildings exposes the entire City to greater fire risk from gas leaks, gas pipeline failures, and seismic activity.

Building electrification is one of the most impactful pathways for San Francisco to reduce its greenhouse gas emissions and meet its Climate Action Plan targets, all while improving public health and safety. It also supports the entire Bay Area's efforts to attain EPA Clean Air standards – a long overdue accomplishment that would especially benefit the City's communities of color, who disproportionately bear the burden of unsafe air quality. And in many cases, all-electric design can reduce upfront renovation costs and improve building energy efficiency, leading to lower ongoing building operating costs.

All around, this legislation is a winner and it is urgently needed. Board President Mandelman and his staff, the SF Environment Department and dozens of community stakeholders have been working hard for more than two years to reach a consensus on the language in this important building code amendment. Now is the time to pass it – before the recently mandated, statewide residential building code freeze goes into effect on October 1 – so that its full benefits can be felt as soon as possible.

Please support the All-Electric Major Renovations amendment. Thank you.

Hilary Rand  
[allear@earthlink.net](mailto:allear@earthlink.net)  
P.O. Box 460908  
San Francisco , California 94146

**From:** [Joni Eisen](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 16, 2025 12:49:39 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

As you know, San Francisco's building stock is responsible for over 40% of the City's greenhouse gas emissions. Gas-fired building appliances also generate a variety of other harmful pollutants including nitrogen oxides, fine particle pollution, formaldehyde, carbon monoxide, and benzene, which contribute to respiratory disease, asthma attacks, cardiovascular issues, dementia, cancer and premature death. Further, ubiquitous gas-fired equipment in buildings exposes the entire City to greater fire risk from gas leaks, gas pipeline failures, and seismic activity.

Building electrification is one of the most impactful pathways for San Francisco to reduce its greenhouse gas emissions and meet its Climate Action Plan targets, all while improving public health and safety. It also supports the entire Bay Area's efforts to attain EPA Clean Air standards – a long overdue accomplishment that would especially benefit the City's communities of color, who disproportionately bear the burden of unsafe air quality. And in many cases, all-electric design can reduce upfront renovation costs and improve building energy efficiency, leading to lower ongoing building operating costs.

All around, this legislation is a winner and it is urgently needed. Board President Mandelman and his staff, the SF Environment Department and dozens of community stakeholders have been working hard for more than two years to reach a consensus on the language in this important building code amendment. Now is the time to pass it – before the recently mandated, statewide residential building code freeze goes into effect on October 1 – so that its full benefits can be felt as soon as possible.

Please support the All-Electric Major Renovations amendment. Thank you.

Joni Eisen  
[jonieisen@sbcglobal.net](mailto:jonieisen@sbcglobal.net)  
592 Pennsylvania Avenue  
San Francisco, California 94107

**From:** [Harold Erdman](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Thursday, July 17, 2025 4:00:10 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

BOS Land Use and Transportation Committee,

Please support the building electrification legislation!

Since 40% of San Francisco's greenhouse gas emissions comes from residential buildings and half of those emissions come from building warming, switching to all electric is vital in helping fight climate change!

Please support the All-Electric Major Renovations amendment. Thank you.

Harold Erdman  
erdmanha@gmail.com  
2200 Sacramento St., Apt 903  
San Francisco, California 94115

**From:** [Gregory Stevens](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Thursday, July 17, 2025 12:28:22 PM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

As you know, San Francisco's building stock is responsible for over 40% of the City's greenhouse gas emissions. Gas-fired building appliances also generate a variety of other harmful pollutants including nitrogen oxides, fine particle pollution, formaldehyde, carbon monoxide, and benzene, which contribute to respiratory disease, asthma attacks, cardiovascular issues, dementia, cancer and premature death. Further, ubiquitous gas-fired equipment in buildings exposes the entire City to greater fire risk from gas leaks, gas pipeline failures, and seismic activity.

Building electrification is one of the most impactful pathways for San Francisco to reduce its greenhouse gas emissions and meet its Climate Action Plan targets, all while improving public health and safety. It also supports the entire Bay Area's efforts to attain EPA Clean Air standards – a long overdue accomplishment that would especially benefit the City's communities of color, who disproportionately bear the burden of unsafe air quality. And in many cases, all-electric design can reduce upfront renovation costs and improve building energy efficiency, leading to lower ongoing building operating costs.

All around, this legislation is a winner and it is urgently needed. Board President Mandelman and his staff, the SF Environment Department and dozens of community stakeholders have been working hard for more than two years to reach a consensus on the language in this important building code amendment. Now is the time to pass it – before the recently mandated, statewide residential building code freeze goes into effect on October 1 – so that its full benefits can be felt as soon as possible.

Please support the All-Electric Major Renovations amendment. Thank you.

Gregory Stevens  
[gregory@interfaithpower.org](mailto:gregory@interfaithpower.org)  
506 Guerrero St.  
San Francisco, California 94110

**From:** [Barbara Jue](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Thursday, July 17, 2025 9:55:13 AM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

As you know, San Francisco's building stock is responsible for over 40% of the City's greenhouse gas emissions. Gas-fired building appliances also generate a variety of other harmful pollutants including nitrogen oxides, fine particle pollution, formaldehyde, carbon monoxide, and benzene, which contribute to respiratory disease, asthma attacks, cardiovascular issues, dementia, cancer and premature death. Further, ubiquitous gas-fired equipment in buildings exposes the entire City to greater fire risk from gas leaks, gas pipeline failures, and seismic activity. Time is closing in on a major earthquake hitting our area, threatening gas-fueled fires.

Building electrification is one of the most impactful pathways for San Francisco to reduce its greenhouse gas emissions and meet its Climate Action Plan targets, all while improving public health and safety. It also supports the entire Bay Area's efforts to attain EPA Clean Air standards – a long overdue accomplishment that would especially benefit the City's communities of color, who disproportionately bear the burden of unsafe air quality. And in many cases, all-electric design can reduce upfront renovation costs and improve building energy efficiency, leading to lower ongoing building operating costs. Electrical infrastructure is always essential, but gas is not.

All around, this legislation is a winner and it is urgently needed. Board President Mandelman and his staff, the SF Environment Department and dozens of community stakeholders have been working hard for more than two years to reach a consensus on the language in this important building code amendment. Now is the time to pass it – before the recently mandated, statewide residential building code freeze goes into effect on October 1 – so that its full benefits can be felt as soon as possible. Vulnerable communities will thank you for this.

Please support the All-Electric Major Renovations amendment. Thank you.

Barbara Jue  
[bljue@yahoo.com](mailto:bljue@yahoo.com)  
81 Lansing St, Apt 411  
San Francisco, California 94105

**From:** [Patrick Villano](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 16, 2025 9:58:13 PM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

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Please support the All-Electric Major Renovations amendment. Thank you.

Patrick Villano  
[pvillano@gmail.com](mailto:pvillano@gmail.com)  
330 Parnassus ave, Apt 102  
San Francisco, California 94117-3739

**From:** [Caroline Ayres](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 16, 2025 8:55:29 PM

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BOS Land Use and Transportation Committee,

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All around, this legislation is a winner and it is urgently needed. Board President Mandelman and his staff, the SF Environment Department and dozens of community stakeholders have been working hard for more than two years to reach a consensus on the language in this important building code amendment. Now is the time to pass it – before the recently mandated, statewide residential building code freeze goes into effect on October 1 – so that its full benefits can be felt as soon as possible.

Please support the All-Electric Major Renovations amendment. Thank you.

Caroline Ayres  
carolineayres6@gmail.com  
205 28th St, Apt 2  
San Francisco, California 94131-2301

**From:** [Lindsey Alami](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 16, 2025 5:36:37 PM

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BOS Land Use and Transportation Committee,

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Please support the All-Electric Major Renovations amendment. Thank you.

Lindsey Alami  
[lindseywatt@gmail.com](mailto:lindseywatt@gmail.com)  
10 Pemberton Pl  
San Francisco, California 94114

**From:** [lisa ryers](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 16, 2025 5:24:22 PM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible. From there we can work on making these installations fast tracked through instant permitting measures. Electric appliances such as heat pump, heat pump water heaters, and induction cooking is not only safer for its residents, creates jobs, but do not emit harmful pollutants period.

On my block on Connecticut Street alone, there are three properties gutting their homes but leaving four walls and thus considered a "remodel" and thus not required to meet the same stringent building codes as those built "new." How much of San Francisco building is in the "remodel" sector?

As you know, San Francisco's building stock is responsible for over 40% of the City's greenhouse gas emissions. Gas-fired building appliances also generate a variety of other harmful pollutants including nitrogen oxides, fine particle pollution, formaldehyde, carbon monoxide, and benzene, which contribute to respiratory disease, asthma attacks, cardiovascular issues, dementia, cancer and premature death. Further, ubiquitous gas-fired equipment in buildings exposes the entire City to greater fire risk from gas leaks, gas pipeline failures, and seismic activity.

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All around, this legislation is a winner and it is urgently needed. Board President Mandelman and his staff, the SF Environment Department and dozens of community stakeholders have been working hard for more than two years to reach a consensus on the language in this important building code amendment. Now is the time to pass it – before the recently mandated, statewide residential building code freeze goes into effect on October 1 – so that its full benefits can be felt as soon as possible.

Please support the All-Electric Major Renovations amendment. Thank you.

lisa ryers  
lisaryers@gmail.com  
698 connecticut st  
san francisco, California 94107

**From:** [Rosalie Chan](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 16, 2025 4:29:18 PM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

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All around, this legislation is a winner and it is urgently needed. Board President Mandelman and his staff, the SF Environment Department and dozens of community stakeholders have been working hard for more than two years to reach a consensus on the language in this important building code amendment. Now is the time to pass it – before the recently mandated, statewide residential building code freeze goes into effect on October 1 – so that its full benefits can be felt as soon as possible.

Please support the All-Electric Major Renovations amendment. Thank you.

Rosalie Chan  
[rosaliechan2017@u.northwestern.edu](mailto:rosaliechan2017@u.northwestern.edu)  
319 Edna St  
San Francisco, California 94112

**From:** [Linda Dallin](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 16, 2025 3:43:31 PM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

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All around, this legislation is a winner and it is urgently needed. Board President Mandelman and his staff, the SF Environment Department and dozens of community stakeholders have been working hard for more than two years to reach a consensus on the language in this important building code amendment. Now is the time to pass it – before the recently mandated, statewide residential building code freeze goes into effect on October 1 – so that its full benefits can be felt as soon as possible.

Please support the All-Electric Major Renovations amendment. Thank you.

Linda Dallin  
[dallinlinda@gmail.com](mailto:dallinlinda@gmail.com)  
3 Elsie St  
San Francisco, California 94110

**From:** [Lisa Pinckney](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 16, 2025 3:00:55 PM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

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Please support the All-Electric Major Renovations amendment. Thank you.

Lisa Pinckney  
[lisap@lisapinckney.com](mailto:lisap@lisapinckney.com)  
4035 Pacheco Street  
San Francisco , California 94116

**From:** [Brandon Kayes](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 16, 2025 1:26:56 PM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

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Building electrification is one of the most impactful pathways for San Francisco to reduce its greenhouse gas emissions and meet its Climate Action Plan targets, all while improving public health and safety. It also supports the entire Bay Area's efforts to attain EPA Clean Air standards – a long overdue accomplishment that would especially benefit the City's communities of color, who disproportionately bear the burden of unsafe air quality. And in many cases, all-electric design can reduce upfront renovation costs and improve building energy efficiency, leading to lower ongoing building operating costs.

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Please support the All-Electric Major Renovations amendment. Thank you.

Brandon Kayes  
[brandonkayes@gmail.com](mailto:brandonkayes@gmail.com)  
1342 McAllister St  
San Francisco, California 94115

**From:** [Sarah Gao](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 16, 2025 11:37:29 AM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

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Please support the All-Electric Major Renovations amendment. Thank you.

Sarah Gao  
s.mastah.g@gmail.com  
1711 Lake St  
San Francisco, California 94121

**From:** [Justin Truong](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 11:29:57 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Justin Truong  
[justintruong56@gmail.com](mailto:justintruong56@gmail.com)  
33 Junior Terrace  
San Francisco, California 94112

**From:** [Karen Kirschling](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 11:29:53 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Karen Kirschling  
[kumasong@icloud.com](mailto:kumasong@icloud.com)  
633 Oak  
SF, California 94117

**From:** [Chuck Bennett](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 11:08:03 PM

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I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

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Please support the All-Electric Major Renovations amendment. Thank you.

Chuck Bennett  
[buckchennett@sbcglobal.net](mailto:buckchennett@sbcglobal.net)  
590 Pennsylvania Ave  
San Francisco, California 94107

**From:** [Peter Belden](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 10:52:09 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Peter Belden  
[pbelden@gmail.com](mailto:pbelden@gmail.com)  
519 Vermont St  
San Francisco, California 94107

**From:** [David Fairley](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 10:33:53 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

David Fairley  
[for1people1planet@gmail.com](mailto:for1people1planet@gmail.com)  
25 Fair Oaks St  
San Francisco, California 94110

**From:** [Dan Finkle](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 9:50:52 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Dan Finkle  
danfinklesf@gmail.com  
2040 Franklin St., Apt 706  
San Francisco, California 94109-2979

**From:** [Sharon F Piansay](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 9:03:10 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Sharon F Piansay  
sfpiansay@gmail.com  
351 Ney St  
San Francisco, California 94112

**From:** [Jesse turner](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 9:00:30 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Jesse turner  
[jessehturner@gmail.com](mailto:jessehturner@gmail.com)  
123 Lyon st  
San Francisco , California 94117

**From:** [Kevin Fonseca](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 8:47:36 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Kevin Fonseca  
[kefonseca98@icloud.com](mailto:kefonseca98@icloud.com)  
2020 Clement street  
San Francisco, California 94121

**From:** [Kevin Fonseca](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 8:47:07 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Kevin Fonseca  
[kefonseca98@icloud.com](mailto:kefonseca98@icloud.com)  
2020 Clement street  
San Francisco, California 94121

**From:** [David T](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 8:46:16 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

David T  
thompsondavidtdt415@gmail.com  
920 Diamond Street  
San Francisco, California CA

**From:** [Kylie Cobb](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 8:41:19 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Kylie Cobb  
[kylie.rachele@gmail.com](mailto:kylie.rachele@gmail.com)  
2042 Grove St.  
SAN FRANCISCO, California 94117

**From:** [NANCY HABER](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 8:40:17 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

NANCY HABER  
NancyHaber38@gmail.com  
73 HAZELWOOD AVENUE  
SAN FRANCISCO, California 94112

**From:** [Nancy Haber](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 8:39:15 PM

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Building electrification is one of the most impactful pathways for San Francisco to reduce its greenhouse gas emissions and meet its Climate Action Plan targets, all while improving public health and safety. It also supports the entire Bay Area's efforts to attain EPA Clean Air standards – a long overdue accomplishment that would especially benefit the City's communities of color, who disproportionately bear the burden of unsafe air quality. And in many cases, all-electric design can reduce upfront renovation costs and improve building energy efficiency, leading to lower ongoing building operating costs.

All around, this legislation is a winner and it is urgently needed. Board President Mandelman and his staff, the SF Environment Department and dozens of community stakeholders have been working hard for more than two years to reach a consensus on the language in this important building code amendment. Now is the time to pass it – before the recently mandated, statewide residential building code freeze goes into effect on October 1 – so that its full benefits can be felt as soon as possible.

Please support the All-Electric Major Renovations amendment. Thank you.

Nancy Haber  
[nancyhaber38@gmail.com](mailto:nancyhaber38@gmail.com)  
73 Hazelwood Ave  
San Francisco, California 94112

**From:** [Susan Green](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 8:38:24 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

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Please support the All-Electric Major Renovations amendment. Thank you.

Susan Green  
[green.susan.s@gmail.com](mailto:green.susan.s@gmail.com)  
920 Diamond Street  
San Francisco, California 94114

**From:** [Martha Goldin](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 8:33:24 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Martha Goldin  
[honmgret@gmail.com](mailto:honmgret@gmail.com)  
701 4th Ave  
San Francisco , California 94118

**From:** [Mahin Charles](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 8:33:04 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Mahin Charles  
ferdousi68.mh@gmail.com  
577 Dolores street  
San Francisco, California 94110

**From:** [Sara Syer](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 8:32:29 PM

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BOS Land Use and Transportation Committee,

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Please support the All-Electric Major Renovations amendment. Thank you.

Sara Syer  
[sarasyer3@gmail.com](mailto:sarasyer3@gmail.com)  
22 Roanoke Street  
San Francisco, CA, California 94131

**From:** [Robert Hall](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 8:29:01 PM

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BOS Land Use and Transportation Committee,

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Please support the All-Electric Major Renovations amendment. Thank you.

Robert Hall  
bilgepump100@sbcglobal.net  
1946 Grove St. Apt. 6  
San Francisco, California 94117

**From:** [Elena Engel](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 8:23:30 PM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

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Please support the All-Electric Major Renovations amendment. Thank you.

Elena Engel  
[elenajengel@gmail.com](mailto:elenajengel@gmail.com)  
2289 Bryant St  
San Francisco, California 94110

**From:** [Gabriel Goffman](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 8:20:56 PM

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Please support the All-Electric Major Renovations amendment. Thank you.

Gabriel Goffman  
[gfgoffman@gmail.com](mailto:gfgoffman@gmail.com)  
273 Frederick  
San Francisco , California 94117

**From:** [Margie Chen](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Tuesday, July 15, 2025 8:14:15 PM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

I am an ObGyn physician in SF and deeply concerned about the harmful effects of climate change to the health and outcomes of my vulnerable patients- pregnant women and their unborn babies.

As you know, San Francisco's building stock is responsible for over 40% of the City's greenhouse gas emissions. Gas-fired building appliances also generate a variety of other harmful pollutants including nitrogen oxides, fine particle pollution, formaldehyde, carbon monoxide, and benzene, which contribute to respiratory disease, asthma attacks, cardiovascular issues, dementia, cancer and premature death. Further, ubiquitous gas-fired equipment in buildings exposes the entire City to greater fire risk from gas leaks, gas pipeline failures, and seismic activity.

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Please support the All-Electric Major Renovations amendment. Thank you.

Margie Chen  
[paredocs@gmail.com](mailto:paredocs@gmail.com)  
2722 Green St

**From:** [Martha Gorak](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 16, 2025 5:14:57 AM

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Please support the All-Electric Major Renovations amendment. Thank you.

Martha Gorak  
[martha2503@gmail.com](mailto:martha2503@gmail.com)  
22502 Downdale Cir.  
Katy, Texas 77450

**From:** [Martha Gorak](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 16, 2025 5:16:06 AM

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Please support the All-Electric Major Renovations amendment. Thank you.

Martha Gorak  
[martha2503@gmail.com](mailto:martha2503@gmail.com)  
837 Jaquet Dr  
Bellaire , Texas 77401

**From:** [Mercedes Lackey](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 16, 2025 5:24:26 AM

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Please support the All-Electric Major Renovations amendment. Thank you.

Mercedes Lackey  
helloelsie@gmail.com  
16525 E 470 Rd  
Claremore, Oklahoma 74017

**From:** [Mercedes Lackey](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 16, 2025 5:24:28 AM

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Please support the All-Electric Major Renovations amendment. Thank you.

Mercedes Lackey  
[helloelsie@gmail.com](mailto:helloelsie@gmail.com)  
16525 E 470 Rd  
Claremore, Oklahoma 74017

**From:** [Leo Buckley](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 16, 2025 9:13:04 AM

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Please support the All-Electric Major Renovations amendment. Thank you.

Leo Buckley  
[buckleo666@gmail.com](mailto:buckleo666@gmail.com)  
78 Sycamore  
San Francisco , California 94110

**From:** [Josephine Coffey](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 16, 2025 10:20:10 AM

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Please support the All-Electric Major Renovations amendment. Thank you.

Josephine Coffey  
[coffey.jo@gmail.com](mailto:coffey.jo@gmail.com)  
248 Dublin Street  
San Francisco, California 94112

**From:** [stephanie ellis](#)  
**To:** [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)  
**Subject:** Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP  
**Date:** Wednesday, July 16, 2025 10:55:40 AM

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BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

As you know, San Francisco's building stock is responsible for over 40% of the City's greenhouse gas emissions. Gas-fired building appliances also generate a variety of other harmful pollutants including nitrogen oxides, fine particle pollution, formaldehyde, carbon monoxide, and benzene, which contribute to respiratory disease, asthma attacks, cardiovascular issues, dementia, cancer and premature death. Further, ubiquitous gas-fired equipment in buildings exposes the entire City to greater fire risk from gas leaks, gas pipeline failures, and seismic activity.

Building electrification is one of the most impactful pathways for San Francisco to reduce its greenhouse gas emissions and meet its Climate Action Plan targets, all while improving public health and safety. It also supports the entire Bay Area's efforts to attain EPA Clean Air standards – a long overdue accomplishment that would especially benefit the City's communities of color, who disproportionately bear the burden of unsafe air quality. And in many cases, all-electric design can reduce upfront renovation costs and improve building energy efficiency, leading to lower ongoing building operating costs.

All around, this legislation is a winner and it is urgently needed. Board President Mandelman and his staff, the SF Environment Department and dozens of community stakeholders have been working hard for more than two years to reach a consensus on the language in this important building code amendment. Now is the time to pass it – before the recently mandated, statewide residential building code freeze goes into effect on October 1 – so that its full benefits can be felt as soon as possible.

Please support the All-Electric Major Renovations amendment. Thank you.

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