

BOARD of SUPERVISORS



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## MEMORANDUM

### LAND USE AND TRANSPORTATION COMMITTEE

### SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair  
Land Use and Transportation Committee

FROM: John Carroll, Assistant Clerk

DATE: July 29, 2025

SUBJECT **COMMITTEE REPORT, BOARD MEETING**  
Tuesday, July 29, 2025

The following file should be presented as COMMITTEE REPORT during the Board meeting on Tuesday, July 29, 2025. This ordinance was acted upon during the Land Use and Transportation Committee meeting on Monday, July 28, 2025, at 1:30 p.m., by the votes indicated.

**BOS Item No. 64**

**File No. 250702**

**[Building Code - All-Electric Major Renovations]**

Ordinance amending the Building Code to require buildings undergoing major renovations to remain or convert to All-Electric Buildings with exceptions for physical and technical infeasibility, commercial food establishments, non-residential-to-residential conversions, buildings with recent major system replacements, and 100% Affordable Housing; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

**RECOMMENDED AS AMENDED AS A COMMITTEE REPORT**

Vote: Supervisor Myrna Melgar – Aye  
Supervisor Chyanne Chen – Aye  
Supervisor Bilal Mahmood – Aye

Cc: Board of Supervisors  
Angela Calvillo, Clerk of the Board  
Alisa Somera, Legislative Deputy  
Brad Russi, Deputy City Attorney

File No. 250702

Committee Item No. 4

Board Item No. 64

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: July 28, 2025

Board of Supervisors Meeting:

Date: July 29, 2025

#### Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input type="checkbox"/>	<input type="checkbox"/>	Resolution
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance - VERSION 3
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Legislative Digest - VERSION 3
<input type="checkbox"/>	<input type="checkbox"/>	Budget and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Introduction Form
<input type="checkbox"/>	<input type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract / DRAFT Mills Act Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Public Correspondence

#### OTHER

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>ENV Presentation – July 28, 2025</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>ENV Policy White Paper</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>BIC Transmittal – July 18, 2025</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>COE Resolution No. 2024-09-COE – October 28, 2024</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>CEQA Determination – July 25, 2025</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Referrals CEQA, BIC – July 11 and 3, 2025</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Committee Report Request Memo – July 24, 2025</u>
<input type="checkbox"/>	<input type="checkbox"/>	<u> </u>
<input type="checkbox"/>	<input type="checkbox"/>	<u> </u>

Prepared by: John Carroll

Date: July 25, 2025

Prepared by: John Carroll

Date: July 29, 2025

Prepared by:  

Date:

[Building Code - All-Electric Major Renovations]

**Ordinance amending the Building Code to require buildings undergoing major renovations to remain or convert to All-Electric Buildings with exceptions for physical and technical infeasibility, commercial food establishments, non-residential-to-residential conversions, buildings with recent major system replacements, and 100% Affordable Housing; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this ordinance to the California Building Standards Commission upon final passage.**

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
**Additions to Codes** are in *single-underline italics Times New Roman font*.  
**Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~.  
**Board amendment additions** are in double-underlined Arial font.  
**Board amendment deletions** are in ~~Arial font~~.  
**Asterisks (\* \* \* \*)** indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. General Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 250702 and is incorporated herein by reference. The Board affirms this determination.

(b) On July 16, 2025, the Building Inspection Commission considered this ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building Code Section

1 104A.2.11.1.1. A copy of a letter from the Secretary of the Building Inspection Commission  
2 regarding the Commission's recommendation is on file with the Clerk of the Board of  
3 Supervisors in File No. 250702.  
4

5 Section 2. Findings Regarding Local Conditions.

6 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that local  
7 jurisdictions may enact more restrictive building standards than those contained in the  
8 California Building Code, provided that the local jurisdictions make express findings that each  
9 change or modification is reasonably necessary because of local climate, geologic, or  
10 topographical conditions and that the local jurisdictions file the local amendments and  
11 required findings with the California Building Standards Commission before the local changes  
12 or modifications can go into effect.

13 (b) The Board of Supervisors hereby finds and declares that the following  
14 amendments to the San Francisco Building Code are reasonably necessary because of local  
15 climatic, topological, and geological conditions as discussed below.

16 (1) The topography of San Francisco creates increased risk of fire due to  
17 high density of buildings on very small and steep lots with high population density. It is  
18 necessary and appropriate to limit reliance on natural gas infrastructure and impose safety  
19 measures on any natural gas infrastructure that would otherwise increase acute and  
20 cumulative fire risk across the City.

21 (2) San Francisco's geologic and topographic conditions produce increased  
22 risk for earthquake-induced failure, which can lead to fires due to local hazardous seismic  
23 microzones, slide areas, and local liquefaction hazards. Natural gas infrastructure may  
24 rupture, fail, and/or explode due to earthquake-induced structural failure. After seismic  
25 events, natural gas infrastructure will take significantly longer to resume service compared to

1 electrical infrastructure. It is necessary, appropriate, and cost effective to reduce fire risk and  
2 increase resiliency by reducing natural gas infrastructure when conducting major renovations,  
3 requiring essential building systems be Electric Ready to function on electricity during natural  
4 gas service disruptions, and imposing safety requirements for any new or remaining natural  
5 gas infrastructure.

6 (3) San Francisco's climate and topography create wind patterns and  
7 periodic seasonal high temperatures that produce smog and ozone that exacerbate the  
8 respiratory ailments of residents. Natural gas combustion is a major source of indoor air  
9 pollution that further exacerbates the effects of regional pollution for the City's residents and  
10 can be particularly acute given the City's dense population and smaller dwelling units.  
11 Studies have shown children living in homes with natural gas stoves have a 42% higher risk of  
12 experiencing asthma symptoms, and those impacts may be exacerbated in a compact city  
13 such as San Francisco where low-income households are more likely to have more people  
14 living in smaller spaces with poor ventilation. It is reasonable and appropriate to reduce  
15 pollution exposure and resulting human health impacts by utilizing All-Electric construction for  
16 major renovations, and ensuring proper ventilation for any remaining or new natural gas  
17 infrastructure.

18 (4) The City and County of San Francisco's General Plan, as approved prior  
19 to June 10, 2025, advances the health and safety of San Francisco residents and businesses,  
20 and explicitly references and integrates the goals and strategies of the San Francisco Climate  
21 Action Plan. In alignment with the City's adopted greenhouse gas emissions reduction  
22 strategy, the General Plan supports the transition to all-electric buildings.

23  
24 Section 3. Chapters 1A and 2 of the Building Code are hereby amended by adding  
25 Section 106A.1.17.3 to Section 106A, and revising Section 202, to read as follows:

1  
2           **SECTION 106A – PERMITS**

3           \*   \*   \*   \*

4           **106A.1.17.3 All-Electric Major Renovations.** After ~~July~~January 1, 2026, the Building Official  
5 shall not accept permit applications to conduct Major Renovations, as defined in Section 202 of this  
6 Code, of Mixed-Fuel Buildings. Permit applications for Major Renovations submitted to the  
7 Department after that date may only be accepted for work that retains or results in All-Electric  
8 Buildings or Projects.

9           EXCEPTIONS: The Building Official may accept an application and issue a permit for Major  
10 Renovation of a Mixed-Fuel Building that qualifies for one of the five exceptions outlined below. Any  
11 permit qualifying for one of the exceptions shall be Electric-Ready and shall provide equivalent health,  
12 safety, and fire-protection to a design with no gas piping systems. The Department of Building  
13 Inspection, in consultation with the Environment Department, shall publish Design Guidelines and  
14 Review Procedures for Public Safety and Electric-Ready Construction to facilitate implementation of  
15 this requirement.

16           (1) Upon the Building Official's finding that converting to an All-Electric Building or  
17 Project is physically or technically infeasible and that a modification pursuant to Section 104A.2.7 is  
18 warranted. Financial considerations shall not play any role in determining physical or technical  
19 infeasibility. Modifications shall only be issued under this exception if the Building Official finds: (a)  
20 sufficient evidence was submitted to substantiate the infeasibility of an All-Electric Building or Project  
21 design; (b) the installation of natural gas piping systems, fixtures, and/or infrastructure is strictly  
22 limited to the system and area of the building for which an All-Electric Building or Project design is  
23 infeasible; and (c) the project's modified design provides health, safety, and fire-protection equivalent  
24 to that of an All-Electric Building or Project design; or

1           (2) The Building Official may issue a permit for Major Renovation of a Mixed-Fuel  
2 Building that includes an area specifically designated for occupancy by a commercial food service  
3 establishment (A-2, B, or F Occupancy) that is a Mixed-Fuel Building solely because it retains gas  
4 pipng systems, fixtures, and/or infrastructure exclusively for cooking equipment within the designated  
5 commercial food service area; or

6           (3) Major Renovation projects that consist of a change of use from non-residential to new  
7 residential dwelling units shall be exempt from this Section 106A.1.17.3 through January 1, 2031 and  
8 are not required to be Electric Ready. After January 1, 2031, this exception expires.

9           (4) The Building Official may issue a permit for Major Renovation involving a Substantial  
10 Upgrade to Mechanical Systems if the following conditions are met: (a) The project installs either  
11 space heating or water heating systems that will serve at least 80% of the total conditioned floor area  
12 of the building; and (b) The project retains for ongoing use an existing water heating or space heating  
13 system that serves at least 80% of the total conditioned floor area, provided the equipment was  
14 installed within the last five years and complies with all applicable codes and safety standards.

15           (5) 100% Affordable Housing, as defined in Administrative Code Section 109.1, shall be  
16 exempt from this Section 106A.1.17.3 until ~~July~~January 1, 2027. From ~~July~~January 1, 2027 to  
17 January 1, 2031~~2028~~, 100% Affordable Housing projects that demonstrate the cost of converting to  
18 All-Electric conflicts with the projects' ability to meet their housing goals are exempt. After January 1,  
19 2031~~2028~~, this exception expires.

20           \* \* \* \*

## 21           **SECTION 202 – DEFINITIONS**

22           **ALL-ELECTRIC BUILDING OR PROJECT.** A building or project that uses a  
23 permanent supply of electricity as the source of energy for all on-site space conditioning  
24 (including heating and cooling), water heating (including pools and spas), cooking appliances,  
25 and clothes drying appliances. Use of steam generated off-site for space conditioning, water

1 heating, laundry equipment, or cooking appliances is permitted. An All-Electric Building or  
2 Project may not install natural gas or propane piping systems, fixtures, or infrastructure for  
3 those purposes in or in connection with the building, structure, or within property lines of the  
4 premises, extending from the point of delivery at the gas meter. *An All-Electric Building or*  
5 *Project may contain natural gas infrastructure dedicated solely to serve appliances covered by the*  
6 *Federal Energy Policy and Conservation Act (42 U.S.C. §§ 6201 et seq.), provided that the building*  
7 *complies with Design Guidelines and Review Procedures for Public Safety and Electric-Ready*  
8 *Construction published by the Department of Building Inspection. All-Electric Projects include*  
9 *additions or expansions of existing buildings that constitute Substantial Improvements as defined by*  
10 *Section 202 of this code, where the unaltered building area may remain a Mixed-Fuel Building.*

11 \* \* \* \*

12 **MAJOR RENOVATION.** An alteration or addition to an existing building that includes  
13 Substantial Upgrade to Mechanical Systems, and one or more of the following:

14 (1) a Non-structural Alteration that is substantial pursuant to Section 503.11.1 or Section  
15 304.5 of the San Francisco Existing Building Code;

16 (2) a Substantial Structural Alteration as defined by Section 202 of the San Francisco Existing  
17 Building Code;

18 (3) an addition that is a Substantial Improvement as defined by Section 202 of this Code.

19 **MAJOR SYSTEM.** A space heating or water heating system serving 80% or more of total  
20 conditioned floor area of the building.

21 **MIXED-FUEL BUILDING.** A building that uses natural gas or propane as fuel for space  
22 heating or cooling, exterior heating, decorative uses and lighting, water heating (including  
23 pools and spas), cooking appliances or clothes drying appliances, onsite generation of  
24 electricity (except where primarily fueled by onsite digestion of organic material), or contains  
25 fixtures, piping systems, or infrastructure for natural gas or propane equipment for such uses.



1           \* \* \* \*

2           **SUBSTANTIAL UPGRADE TO MECHANICAL SYSTEMS.** *An alteration or addition to an*  
3 *existing building where the proposed project either:*

- 4           (1) Replaces space heating and hot water heating system for the entire building; or  
5           (2) Installs space heating and water heating systems that will serve 80% or more of the total  
6 *conditioned floor area of the building; or*  
7           (3) Installs space conditioning or water heating systems serving the area of addition.

8  
9           Section 4. Effective Date. This ordinance shall become effective 30 days after  
10 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
11 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
12 of Supervisors overrides the Mayor's veto of the ordinance.

13  
14           Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
15 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
16 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
17 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
18 additions, and Board amendment deletions in accordance with the "Note" that appears under  
19 the official title of the ordinance.

20  
21           Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this  
22 ordinance, or any application thereof, is held to be invalid by a court of competent jurisdiction,  
23 such decision shall not affect the validity of the remaining portions or applications of the  
24 ordinance. The Board of Supervisors hereby declares that it would have passed this  
25 ordinance, and each section, subsection, sentence, clause, or phrase of this ordinance,

1     irrespective of whether any one or more sections, subsections, sentences, clauses, or  
2     phrases of the ordinance, or applications thereof, be declared invalid.

3  
4             Section 7. Directions to Clerk. Upon enactment of this ordinance, the Clerk of the  
5     Board of Supervisors is hereby directed to transmit this ordinance to the California Building  
6     Standards Commission pursuant to the applicable provisions of State law.

7  
8     APPROVED AS TO FORM:  
9     DAVID CHIU, City Attorney

10    By:     /s/ Robb Kapla  
11             ROBB KAPLA  
              Deputy City Attorney

12     n:\legana\as2024\2400453\01852635.docx

**REVISED LEGISLATIVE DIGEST**  
*(Amended in Committee – July 28, 2025)*

[Building Code - All-Electric Major Renovations]

**Ordinance amending the Building Code to require buildings undergoing major renovations to remain or convert to All-Electric Buildings with exceptions for physical and technical infeasibility, commercial food establishments, non-residential-to-residential conversions, buildings with recent major system replacements, and 100% Affordable Housing; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this ordinance to the California Building Standards Commission upon final passage.**

Existing Law

The Building Code prohibits the Department of Building Inspection (DBI) from issuing building permits for construction of new mixed-fuel buildings, with certain exceptions for installation of cooking equipment in restaurants, or where all-electric design is physically or technically infeasible. The Building Code allows DBI to issue building permits for renovations of existing mixed-fuel buildings, but does not allow existing all-electric buildings to be converted to mixed-fuel buildings. The Building Code does not include a definition of major renovations.

Amendments to Current Law

The Proposed Legislation would define major renovations as substantial upgrades to a building's mechanical systems along with one or more "substantial improvements or upgrades" to the building as defined in the Existing Building Code. The Proposed Legislation would prohibit DBI from accepting or processing permits for major renovations of mixed-fuel buildings that are submitted after July 1, 2026. Applications submitted after that date for major renovations must result in (or retain) all-electric buildings. The Proposed Legislation amends the definition of all-electric buildings to include buildings that contain natural gas infrastructure solely dedicated to serve appliances covered by the Federal Energy Policy and Conservation Act (42 U.S.C. §§ 6201 et seq., "EPCA") and that comply with DBI's Design Guidelines for Electric-Ready Buildings. Those buildings would be considered all-electric and able to proceed with major renovations after enactment of the legislation.

The ordinance includes five exceptions that allow processing and issuing of permits for major renovations of mixed-fuel buildings: (1) where all-electric design is technically or physically infeasible; (2) to serve a restaurant; (3) conversion of non-residential use to new residential dwelling units until the year 2031; (4) the building replaced or upgraded a major system fueled

by natural gas within the last five years; and (5) buildings that provide 100% affordable housing shall not be subject to the full provisions of the legislation until 2031.

### Background Information

Natural gas combustion, infrastructure, and transport create significant health, safety, and environmental risks for San Francisco. The City's unique topography, high population density, stock of older wooden structures, seismic activity, and wind patterns make the City vulnerable to fast spreading fires triggered or strengthened by gas leaks and explosions. Further, natural gas service takes significantly longer to resume after major disruptions than electrical service. Indoor use of natural gas is also a significant contributor to indoor air pollution, the health impacts of which are exacerbated in denser developments with smaller dwelling units that make up a significant portion of the City's housing stock. For these reasons, the City prohibited construction of new mixed-fuel buildings in 2021.

Major renovations, as defined in the proposed legislation, are tantamount to new construction. When conducting major renovations, it is more cost-effective and safer to utilize all-electric design to meet the building's energy needs than installing both gas and electrical infrastructure.

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# All-Electric Major Renovations

**San Francisco Board of Supervisors**  
Land Use and Transportation Committee

Tyrone Jue, Director  
Cyndy Comerford, Climate Program Manager

**SAN FRANCISCO**  
**ENVIRONMENT**  
DEPARTMENT



# All-Electric Major Renovations Ordinance

This proposal would expand the all-electric new construction to limited, specific circumstances when a building is renovated or substantially expanded and building systems are replaced.

Installing electric equipment now avoids costly retrofits of new gas systems in the near future.



# How We Got Here

- 100% Renewable Electricity Ordinance - 2019
- Electric Preference Ordinance – 2019
- Chapter 7 of the Env Code - 2020
- All-Electric New Construction Ordinance – 2020
- Chapter 9 of the Env Code – 2021
- *All-Electric Major Renovations - 2025*



# Robust Stakeholder Engagement

## PHASE I (June 2023-Jan 2024)

- Building Operations Task Force
- Affordable housing developers, building owners, city departments (MOHCD), small contractors, tenants' rights organizations, CBOs

## PHASE II (Feb 2024-June 2024)

- Examples: Emerald Fund, SF & Chinese Chambers of Commerce

## PHASE III (Jan 2025 – Current)

- Examples: SFAA, HAC, Better Housing Coalition, HMS Associates, Forge, Cordia





# California is going all electric

## Zero-NOx Standards (Air District)

Phasing out gas water heaters (2027–2031) and furnaces (2029)

## CPUC Gas Decommissioning Planning long-term gas phase-out

This ordinance aligns with California's broader strategy to phase out fossil fuels



CALIFORNIA

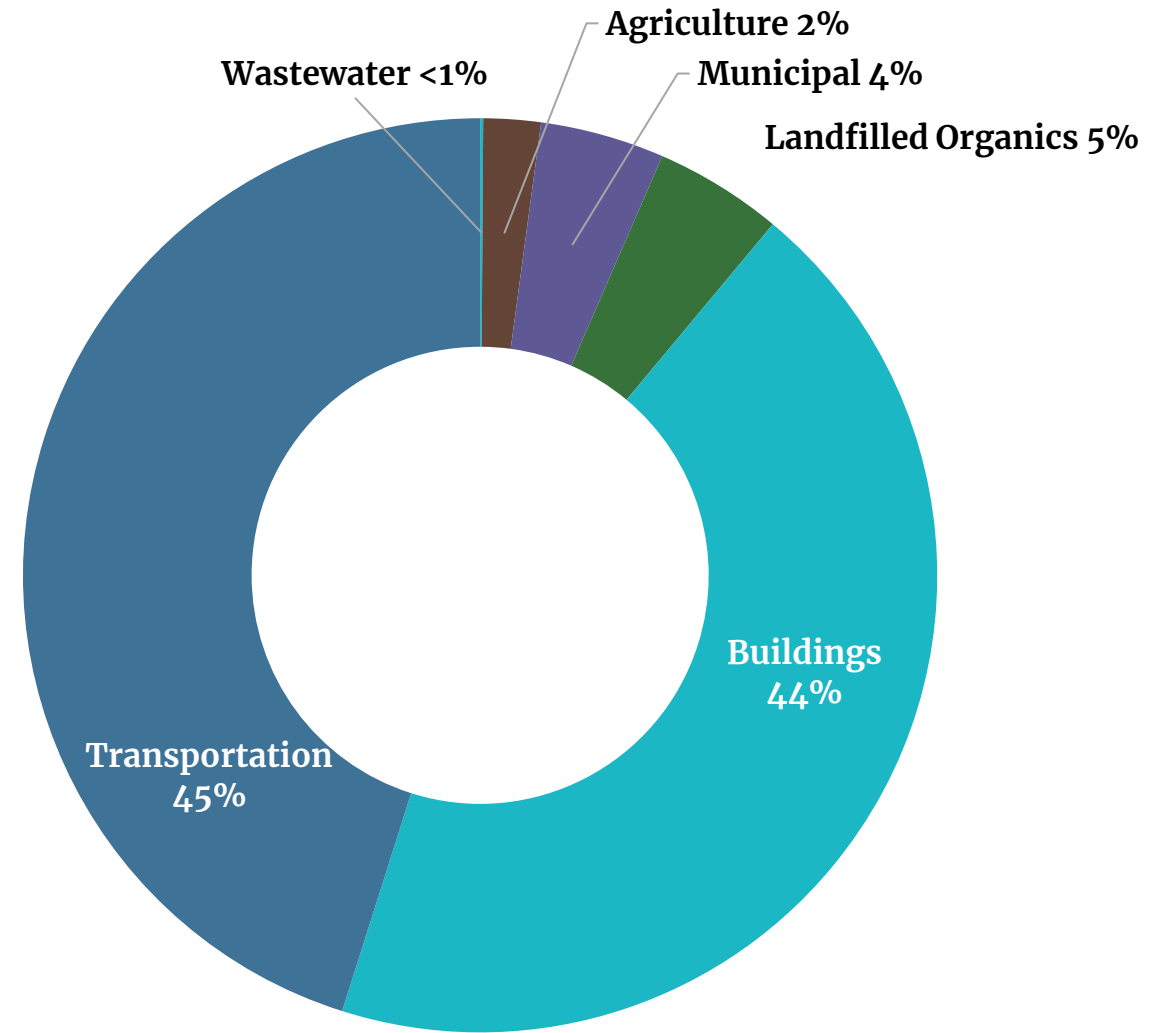
**Public Utilities Commission**



# Major Renovations Ordinance: Why Now?

- **Saves Taxpayers Money** – Reduces long-term cost to residents and to the City
- **Protects Public Health** – Reduces chronic disease, premature mortality and healthcare costs
- **Creates a Resilient City** – reduces disaster impacts and fire risks

# Climate Action Plan Goal: Net-Zero Emissions by 2040



2022 San Francisco Community-wide Emissions

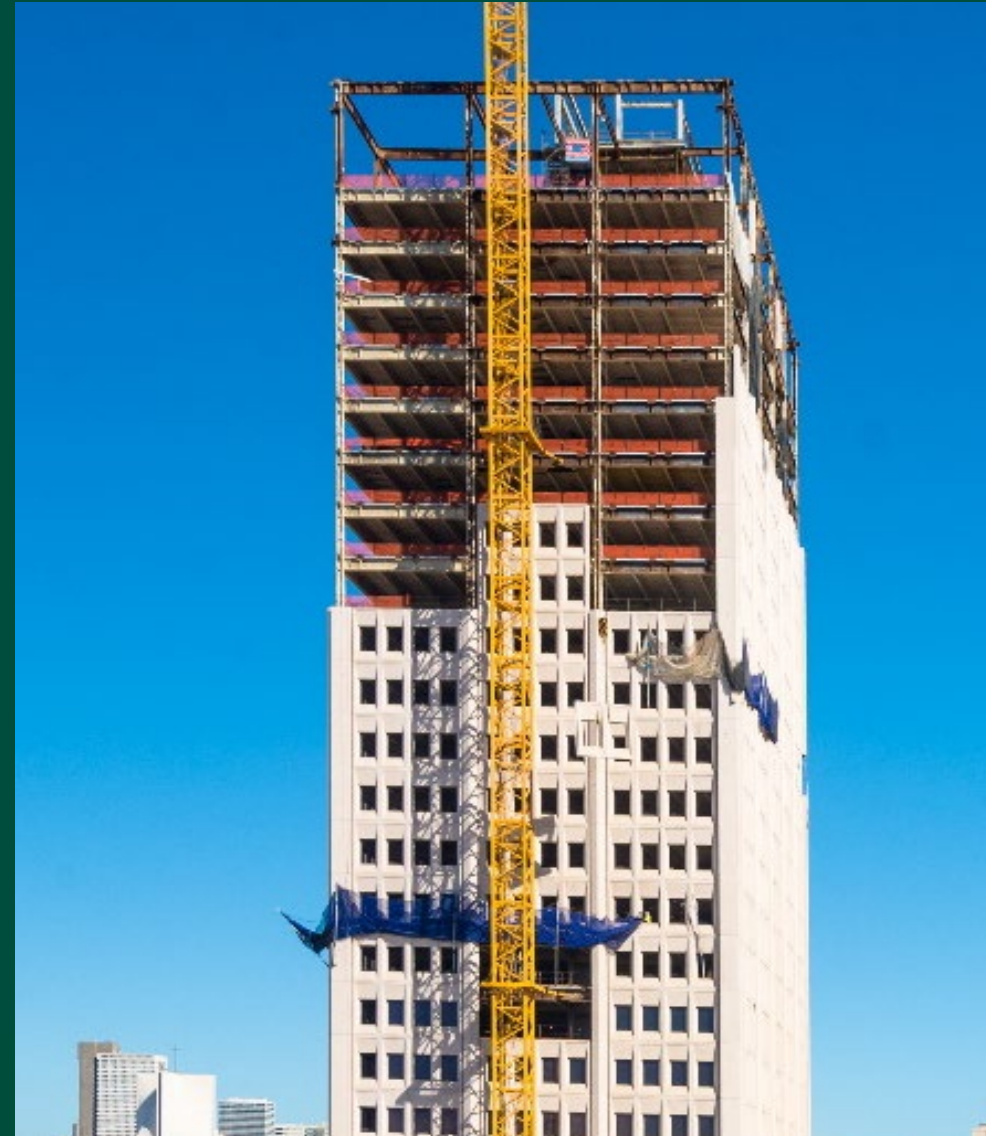


# New Construction



Mission Rock (Image: SPUR)

# Major Renovation



100 Van Ness (Image: SPUR)

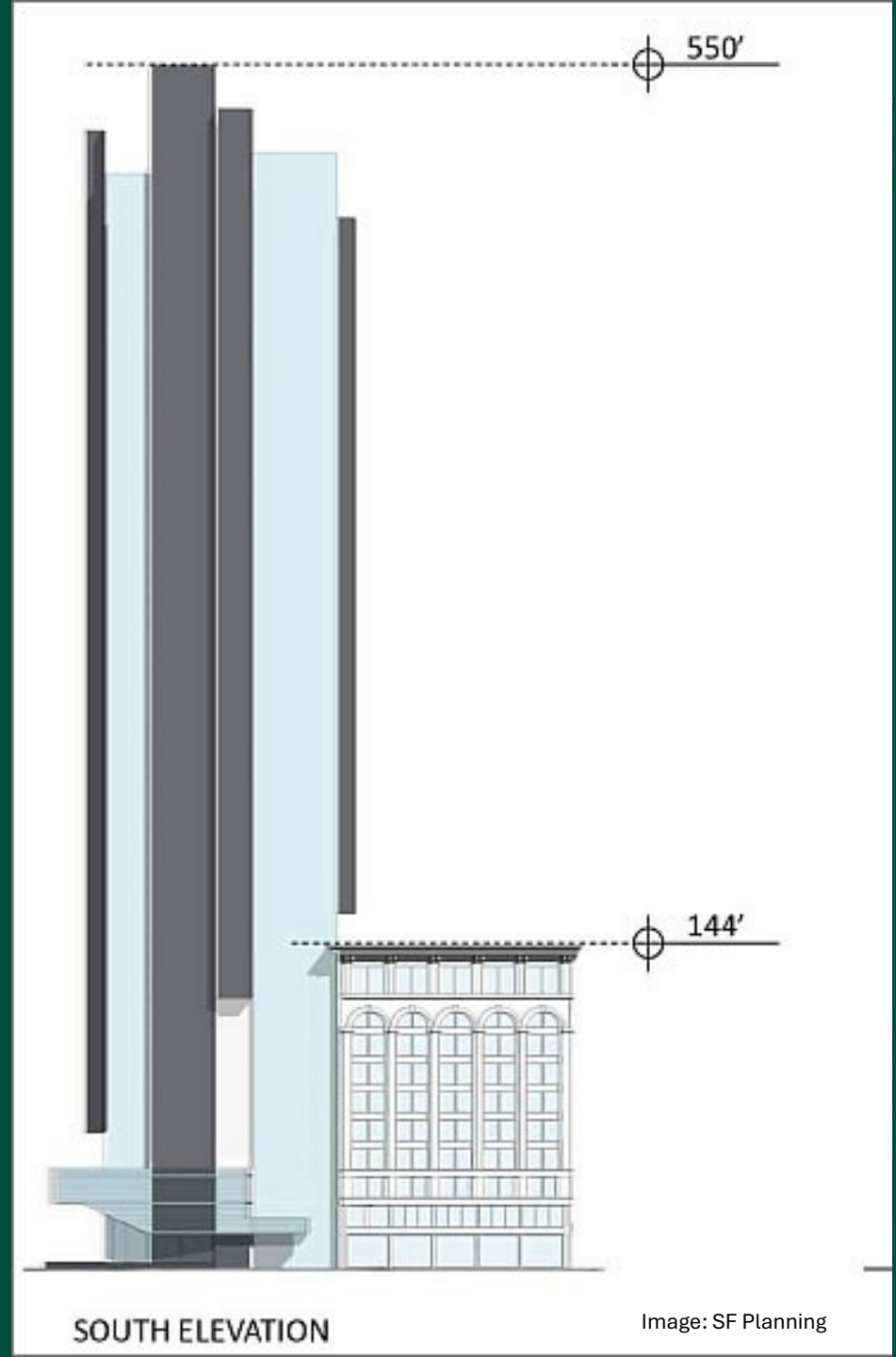




Image: Wikimedia Commons

# Additions

46-story addition  
to historic  
Aronsens Building



SOUTH ELEVATION

Image: SF Planning

# What Qualifies as a Major Renovation?

It is a two-step criteria:

1. A substantial structural alteration or major addition
- AND
2. A substantial upgrade to the mechanical systems (i.e., system replacements of hot water and heating )



## Existing Exceptions:

- Physical or technical infeasibility  
Specific restaurant or food service needs
- Contractual obligations established before the ordinance
- State or federal regulations

## Exceptions Apply:

- An all-electric design is *not feasible*, and
- Gas use *directly addresses* the identified issue



# Key Additional Exemptions for Major Renovations Only

## ISSUE

## APPROACH

Office  
to Housing

Exempt until 2031

Reuse of  
Mechanical  
Systems if < 5yrs

The project can retain for ongoing use an existing water heating or space heating system that serves at least 80% of the area, provided the equipment was installed within the last 5 years

Delay for utility  
service  
(infeasibility)

AB 112 will allow DBI and SFE to permit mixed-fuel construction projects when utility service delays would significantly impact project timelines. This provision will be clarified and incorporated under the technical infeasibility exemption.



# Key Additional Exemptions for Major Renovations Only

## ISSUE

### Affordable housing

## APPROACH

**Before July 1, 2027** - Exempt from ordinance requirements  
**Between July 2027 and December 2030** - Phase-in period and exemption flexibility exist  
**On or After January 1, 2031** - Full ordinance applies

Affordable housing developers face complex financing, tight margins, and strict construction timelines. Supporting best-faith efforts to electrify these projects requires a **clear, accessible off-ramp** in the All-Electric Major Ordinance

The exemption process shall go through the San Francisco Environment Code, Chapter 7 (§§ 700–707), Municipal Green Building Task Force. Section 705 of Chapter 7 outlines conditions under which projects may receive waivers. The waiver types include: emergency, cost prohibitive, alternate compliance and other circumstances. We are proposing to update Chapter 7 to add MOHCD to the Task Force.

Once a request is submitted, the Director is required to respond within 35 days (except for emergency waivers, where a response is required within five business days).

New  
construction and  
renovations are  
cost-efficient  
opportunities to  
electrify

### Incremental Cost per Square Foot

Use	New Construction and Major Renovations
Single family	-\$2.14
Multifamily 2-3 floors	-\$0.64
Multifamily 5-10 floors	-\$0.47
Office	-\$1.19
Retail	\$0.00
Small Hotel	-\$14.56

Negative numbers indicate construction cost reduction.  
Sources: [localenergycodes.com/content/resources](https://localenergycodes.com/content/resources)

# Retrofitting mixed-fuel buildings cost more

## Incremental Cost per Square Foot

Use	Existing Building Retrofit – Low	Existing Building Retrofit - Higher
Single family	\$2.27	\$3.92
Multifamily 2-3 floors	-	\$6.92
Multifamily 5-10 floors	-\$1.94	\$12.12
Office	-	\$2.95
Retail	-\$0.01	-
Small Hotel	-\$2.53	-\$0.34

Negative numbers indicate construction cost reduction.  
Sources: [localenergycodes.com/content/resources](https://localenergycodes.com/content/resources)

# Incentives to Support the Electrification Transition

Funding Source	Program Name	Funding Amount Per Household	Description
Federal	HEEHRA Multifamily	\$14,000	For low- and moderate-income households. Covers 100% and 50% of installation cost, respective
	25C Homeowner tax credit	\$3,200 per year	Provides a 30% tax credit for heat pumps and qualified electrical & efficiency upgrades. Expires December 2025.
State	TECH Clean California	\$1800 to \$8,800	Heat pump water heater rebate program, electric panel upsizing, and low-income households
	GoGreen Home + Equitable Building Decarbonization	0% interest for 10 years	Assists low-income households with energy upgrades, including heat pumps.
Bay Area	BayREN EASE	80% of project cost	Regional program for weatherization, serving households under 120% AMI
City	Climate Equity Hub	\$10,000	For income qualified residents towards to cost of a HPWH
	SFPUC Bill Credit	\$600 a year	\$50 per month bill credit when HPWH installed for 2 year/3 years for low income

# Thank you!

San Francisco Environment Department  
[SFEnvironment.org](https://SFEnvironment.org)



**SAN FRANCISCO**  
**ENVIRONMENT**  
**DEPARTMENT**

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# Proposal: All-Electric Renovations Ordinance

Version: July 24, 2025

## INTRODUCTION

In 2019, San Francisco declared a climate emergency and called for immediate action to limit global warming to 1.5 degrees Celsius<sup>i</sup> – which led the City to revise its climate action goals to commit to 100% renewable electricity by 2025, a 61% reduction in citywide carbon emissions by 2030, and net-zero greenhouse gas (GHG) emissions by 2040.<sup>ii</sup> San Francisco’s approach to achieving these goals was informed by years of stakeholder engagement that preceded the 2021 San Francisco Climate Action Plan, which centers equity and a just transition as the foundation for strategies and actions to systematically reduce carbon emissions citywide.<sup>iii</sup>

Energy use in buildings makes up 44% of San Francisco’s carbon emissions. Burning natural gas in buildings is a major contributor to climate change and negatively impacts health and safety, especially in communities where residents are more likely to experience environmental justice issues like poor air quality. For the City to achieve its net-zero 2040 goal, emissions associated with both existing buildings and new construction must be eliminated.

In 2020, San Francisco adopted the *All-Electric New Construction Ordinance* to reduce the health and safety hazards of piping combustible natural gas throughout a dense city in a seismically active location and to help prevent irreversible damage from climate change. The *All-Electric New Construction Ordinance* prohibits gas piping and appliances in newly constructed buildings but does not impact additions or renovations.

In San Francisco’s urban environment, it is common to expand and renovate existing buildings. Modernizing and repurposing existing structures is an essential strategy in the preservation and expansion of local housing stock. Renovation is critical for maintaining the City’s unique character and extending the lifespan of building materials helps reduce embodied carbon emissions.

During renovations, owners voluntarily commit to significant design and construction work including the installation of new equipment. Systems that contribute to a building’s primary energy use and associated emissions commonly last decades. To meet San Francisco’s target of net-zero emissions by 2040, carbon-emitting systems installed today would need to be replaced before the end of their normal service life.

San Francisco is considering extending its all-electric new construction requirements to major building renovations. The policy would affect projects where the proposed scope of work is comparable to new construction. Such projects would be held to the same standard as new construction, which would

Three distinct terms are used in this policy proposal:

**New Construction** – A building that has never been occupied.

**Major Renovation** – Gutting and rehabilitation, or addition, where the scope of work is similar to new construction. (See p. 3 for detail)

**Existing Building Retrofit** (or ‘Retrofit’) – a limited project with the purpose of improving energy performance – such as replacement of a boiler.



benefit public health and safety, minimize air pollution, and reduce carbon emissions from fossil-fuel combustion.

This document provides basic context and a proposal to adopt an ordinance requiring all-electric major renovations. It highlights priorities previously identified by stakeholders as well as considerations with important consequences for the health and welfare of San Francisco residents and businesses.

**This proposal does not extend to the replacement of individual pieces of equipment in existing buildings, nor to existing building alterations where the scope of work is significantly less than in new construction.** The 2021 San Francisco Climate Action Plan proposes several actions that in combination will comprehensively decarbonize existing buildings, which will be addressed by separate proposals. Legislation implementing each action will be informed by additional stakeholder outreach to advance public safety and health, climate action and racial equity.

## PROPOSAL

San Francisco's *All-Electric New Construction Ordinance* (Building Code Section 106A.1.17) applies to new construction projects that submitted an initial building permit application after June 1, 2021. In alterations and additions to existing buildings where structural, mechanical, electrical, and plumbing systems are replaced or substantially modified, building codes require the area of work to be upgraded to current standards for fire and seismic safety, accessibility, and energy performance. This proposal would expand the all-electric requirement to limited, specific circumstances when a building is renovated or substantially expanded and building systems are proposed to be replaced. Installing electric equipment avoids the need to retrofit new gas-using systems installed today to all-electric in the near future.

An addition to an existing building may fall into one of three categories, below. This proposal would apply to:

- Installing new systems serving the addition (e.g., installing a heating system when adding a new housing unit in an existing structure)
- Making significant changes to central systems in an existing building that serve an addition (e.g., the 2016 Museum of Modern Art renovation which consisted of a 10-story, 170,000 square foot addition and replacement of the central plant in the existing 5-story structure)

This proposal would not apply to:

- Adding conditioned space without replacing or significantly modifying existing gas-fueled equipment

### Timeline Leading to Proposal

2019 – Climate Emergency declared in San Francisco

2020 – Zero Emission Buildings Task Force informs All-Electric New Construction Ordinance and all-electric requirement for municipal new construction and renovations

2021 – San Francisco revises GHG emission targets to net zero by 2040 and 2021 San Francisco Climate Action Plan provides strategies for equitable and just transition

2023 – Electrification at time of equipment replacement required for municipal facilities

In each situation above, fossil-fuel piping and appliances pose the same hazards to health and safety and the same urgency for replacement by 2040. In addition, the retail cost of gas is more volatile than electricity, and gas prices are projected to escalate faster than electricity prices from 2025 to 2040.

## APPLICABILITY

Two new terms are proposed for the major renovation policy: “Major Renovation” and “Substantial Upgrade to Mechanical Systems”. This proposal would apply to a project that meets both definitions.

To align with existing codes and enforcement procedures, the proposed definition of a “Major Renovation” cites existing criteria in state and local building codes that identify when various requirements apply. The cited sections are included on the following page.

### Major Renovation

Draft Building Code Definition	Explanation
<p><b>Major Renovation</b> is an alteration or addition to an existing building that includes Substantial Upgrade to Mechanical Systems, and:</p> <ul style="list-style-type: none"> <li>i. A Non-Structural Alteration that is a “substantial change” pursuant to <a href="#">San Francisco Building Code 503.11.1</a>.<sup>iv</sup> OR</li> <li>ii. Substantial Structural Alteration as defined by <a href="#">San Francisco Existing Building Code 202</a>; OR</li> <li>iii. An addition that is a Substantial Improvement as defined by <a href="#">San Francisco Existing Building Code Section 202</a>.</li> </ul>	<p>Major Renovation means replacing mechanical systems and either:</p> <p>Substantially move, remove, repair, or modify walls or ceilings on 2/3 of floors or more; or</p> <p>Modify structural elements supporting 30% or more of total floor and roof area; or</p> <p>Expand the building, and the valuation of the addition is 50% or more of the building’s previous market value.</p>

### Substantial Upgrade to Mechanical Systems

Draft Building Code Definition	Explanation
<p><b>Substantial Upgrade to Mechanical Systems</b> is an alteration or addition to an existing building where the proposed project:</p> <ul style="list-style-type: none"> <li>i. Replaces space heating and hot water heating system for the entire building; OR</li> <li>ii. Installs space heating and water heating systems that will serve 80% or more of total conditioned floor area of the proposed building; OR</li> <li>iii. Installs space conditioning or water heating systems serving the area of addition.</li> </ul>	<p>A ‘substantial upgrade’ either:</p> <p>Replaces everything: the entire heating and hot water heating system.</p> <p>Replaces most of the equipment that heats and provides hot water to the building.</p> <p>Adds on to the building, and installs new systems that serve the new area.</p>



## California Building Code Section 202

**Substantial Structural Alteration.** *An alteration in which the gravity load-carrying structural elements altered within a 5-year period support more than 30 percent of the total floor and roof area of the building or structure. The areas to be counted toward the 30 percent shall include mezzanines, penthouses, and in-filled courts and shafts tributary to the altered structural elements.*

**Substantial Improvement.** *... any repair, alteration, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure, before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either of the following:*

1. *Any project ... required to correct existing health, sanitary or safety code violations ... [provided the project] is the minimum necessary to ensure safe living conditions.*
2. *Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.*

## San Francisco Building Code

The following is a section, rather than a definition, which triggers compliance with current structural safety requirements.

**503.11.1 Non-structural alterations.** *Whenever alteration work in a building or structure involves substantial changes to elements such as walls, partitions or ceilings, on 2/3 or more of the number of stories excluding basements, the building or structure as a whole shall comply with Section 304.4. The term "substantial change" includes the addition, removal, repair or modification of such elements. All such work included in alteration permits issued within two years of the date of a permit application shall be included in the determination of whether the application is proposing substantial change to the building or structure.*

*Removal and replacement of interior gypsum board or plaster in Type V (wood framed) R3 occupancy (one or two residential units) is not to be considered as "Substantial Change".*

## LIMITATIONS AND EXCEPTIONS

[San Francisco Building Code Section 106A.1.17](#) prohibits natural gas heating, cooling, water heating, cooking, and clothes drying in new construction. Section 106A.1.17.1 also prohibits permits that would alter, modify, or otherwise convert all-electric buildings into mixed-fuel buildings.

San Francisco Building Code Section 106A.1.17 allows the DBI Director to modify requirements for an all-electric building on a case-by-case basis if qualified professionals verify that it is infeasible to build all-electric. DBI regulations ([Administrative Bulletin 112](#))<sup>v</sup> explain the circumstances when an exception is

necessary and the specific processes to ensure all other options are exhausted before gas may be allowed.

If a building receives an exception allowing mixed-fuel construction, current rules:

- Allow gas, but limit its use to the minimum extent necessary to resolve the constraint and
- Require the building to be wired for a future update to all-electric.

In special circumstances the regulations in [Administrative Bulletin 112](#) offer a more lenient path to allow gas use to the minimum extent necessary. These existing exceptions would also apply to Major Renovations:

**Electric Utility Infrastructure:** Electric utility infrastructure is always installed in new construction, and aging electric infrastructure is generally replaced in major renovations – including mixed-fuel projects. DBI’s current regulation allows mixed-fuel construction if all-electric design would require greater electric service capacity and increase the timeline for electric service to a degree that would threaten success of the project.

For renovations, the regulations in [Administrative Bulletin 112](#) should be simplified, consistent with the following:

**Table 1: Guiding Principles for Utility Infrastructure Feasibility Exceptions**

Situation	Approach
All-electric requires the same or greater electric service. <i>And</i> Utility improvements do not delay the project.	Build all-electric
All-electric requires greater electric service. <i>And</i> Utility improvements cannot be completed within project timeline.	First, verify or reduce electric capacity needs. <sup>vi</sup> If utility improvements significantly delay project completion, mixed-fuel should be allowed.
All-electric requires an on-site transformer where there was none previously and mixed-fuel doesn’t require a transformer.	Verify or reduce electric capacity needs. <sup>i</sup> If the project needs a transformer to be all-electric, then mixed fuel should be allowed.
All-electric requires far greater electric service.	A significant greater electrical service is a cause for concern. It is likely that a power-efficient design can narrow the gap <sup>i</sup> – and may resolve the issue.

Efficient design and careful equipment selection can moderate peak demand. With power-efficient design, the electric service capacity needed for all-electric can be very similar to mixed-fuel construction.

Electric utility infrastructure requires time to construct – whether a building is mixed-fuel or all-electric. Utility energization delays are a widespread concern for new construction and major renovations. In 2023 California mandated that PG&E improve delivery of electric service projects, and in September 2024 the [California Public Utilities Commission set firm timelines for energization](#) for both mixed-fuel and all-electric projects.

To understand whether fuel would delay a project, the minimum information needed is:

- How long will the project take to construct after permits are approved?
- What is the difference in electric service and electric infrastructure timeline, if any?

**Small Infill Sites:** In buildings with limited street frontage (less than 75 linear feet), DBI's existing regulation recognizes all-electric construction may be physically infeasible if:

1. An electrical transformer is necessary if the building is all-electric, but not necessary if the building is mixed fuel, AND
2. The existing building does not have a transformer, AND
3. There is no feasible location for a transformer on the property.

With power efficient design, it is rare all three constraints to apply – but if they do, mixed-fuel construction is allowed.

**Commercial Food Service:** Gas piping is allowed exclusively for specific commercial food service equipment for a specific commercial food service establishment (see 106A.1.17 *Exception (2)(i)*). Preserving this exception for renovations would allow existing restaurants to retain gas use for cooking while eliminating other gas uses.

**EPCA Appliances:** The US Department of Energy has adopted efficiency standards for certain equipment under the auspices of the federal *Energy Policy and Conservation Act* (EPCA Appliances). To align with a federal court ruling, appliances covered by federal appliance energy efficiency standards may be installed regardless of fuel, provided all applicable codes are met. All buildings must comply with *Design Guidelines for Public Safety and Electric Ready Construction*. Natural gas piping may be installed to the minimum extent necessary for operation of gas-fueled appliances specified and installed in the proposed project.

Two additional special circumstances are proposed for Major Renovations only:

**100% Affordable Housing:** Major renovations that renovate or create 100% Affordable Housing units are proposed to phase in based on the date that a building permit application is filed:

- Prior to July 2027: Exempt
- July 1, 2027 – Dec 31, 2030: Allows mixed-fuel construction to the minimum extent necessary, based on a finding by the Mayor's Office of Housing and Community Development.
- After January 1, 2031: All-electric is mandatory

**Convert Office to Multifamily Residential:** Major renovations converting an existing office building to multifamily residential and apply for permit prior to January 1, 2031 are proposed to be exempt from this ordinance.

However, other regional and state requirements continue to apply.

During the first two years of implementation, 290 applications for new construction permits were received, and no applications for exception were submitted.<sup>vii</sup>

## **COSTS AND BENEFITS**

Cost analyses are available for new construction and for retrofits. A retrofit is a limited project, where the purpose is to improve energy performance. A major renovation is very different: As discussed in prior sections a Major Renovation is a comprehensive improvement where the scope of work – and cost structure – is much more similar to new construction than a simple retrofit. The larger the proportion of a building undergoing renovation, the more a new construction analysis is applicable. Major renovations are large projects with extensive scopes of work, so **analyses of costs and savings in new construction best represent the impact of the Major Renovations Ordinance**. For completeness, this section also provides cost data for small retrofit projects.

In the context of local, state, and federal net zero emissions goals and rules, gas systems will need to be converted to electric eventually. The most cost-effective time to upgrade to efficient heat pumps and other electric systems is when new equipment is installed. During major renovations, building systems are at their most accessible, undergo redesign, and are replaced or substantially modified.

New construction studies compare the construction of a baseline, mixed-fuel building with the construction of an all-electric alternative, holding constant other aspects of design such as building shape, structural systems, and use. New construction entails design and installation of utility infrastructure, electrical systems, piping systems, and mechanical systems serving the building. This scenario is directly comparable to an addition where new building systems are installed or the gutting and rehabilitation of an existing building.

The retrofit studies consider a baseline of like-for-like replacement of existing gas-powered equipment and the reuse of existing utility service, gas supply piping, and electric infrastructure. This baseline is compared to the installation of electric systems serving the same function including modifications to wiring, infrastructure, and electric utility service. The scope of work for the electric retrofit scenario is inherently greater than like-for-like replacement; in some cases, walls or other aspects of structure are modified to accommodate differences in the size or ventilation requirements of new heat pumps.

The studies suggest construction and utility costs associated with all-electric renovations tend to be modest. In comparison to the cost of new office construction in San Francisco in 2022 (more than \$440 per sq ft excluding land<sup>viii</sup>), the proposal would generate additional costs in the range of 0.2% to 0.7%. For other building uses, all-electric construction may reduce or increase renovation costs, but the impact is modest.

Restaurants are a notable exception, where specific sanitation hot water requirements, utility infrastructure cost, and a not-yet-developed secondary market for electric commercial cooking equipment may pose more significant challenges. Reflecting this concern, this proposal would maintain the existing exception for specific commercial food service cooking processes. Table 1 summarizes recent studies of the incremental construction and utility cost for all-electric new construction and retrofits.

**Table 1. Incremental Cost Per Square Foot for All-Electric Construction<sup>ix</sup>**

Use	Incremental Construction Cost (\$/Sq Ft)		
	New Construction and Major Renovations	Existing Building Retrofit – Low	Existing Building Retrofit - Higher
Single family	-\$2.14	\$2.27	\$3.92
Multifamily 2-3 floors	-\$0.64	-	\$6.92
Multifamily 5-10 floors	-\$0.47	-\$1.94	\$12.12
Office	-\$1.19	-	\$2.95
Retail	\$0.00	-\$0.01	-
Small Hotel	-\$14.56	-\$2.53	-\$0.34
Quick Service Restaurant (Excluding cooking)	\$13.39	-	\$19.83
Quick Service Restaurant (With cooking equipment)	\$28.47	-	\$28.59
Full-Service Restaurant (With cooking equipment)	\$39.50	-	-

The analyses cited in Table 1 exclude tax benefits or incentive payments available. Table 2 considers the approximate tax benefits available in combination with representative local and regional incentives.<sup>x</sup> Tax benefits are emphasized because of their scalability and despite current uncertainty federal law has historically been more consistent over time than rebate funding. The cost per square foot of all-electric major renovations is similar to or less than mixed-fuel construction prior to incentives.

**Table 2. Incentives Supporting Residential All-Electric Renovations and Retrofits**

Funding Source	Program Name	Maximum Funding Per Household	Description
State	TECH Clean California	\$1800 to \$8,800	Heat pump water heater rebate program with kickers for climate-friendly refrigerants, electric panel upsizing, and low-income households
Federal	HEEHRA Multifamily	\$14,000	For low- and moderate-income households. Covers 100% and 50% of installation cost, respectively
Bay Area	BayREN EASE	80% of project cost	Regional program for weatherization, serving households under 120% AMI
Federal	25C Homeowner tax credit	\$3,200 per year	Provides a 30% tax credit for heat pumps and qualified electrical & efficiency upgrades. Expires December 2025.
State	GoGreen Home + Equitable Building Decarbonization	0% interest for 10 years	The CEC's Interest-Rate Buydown (IRDB) program assists low-income households with energy upgrades, including heat pumps.

## RATIONALE

The 2021 Climate Action Plan lays out strategies and supporting actions to systematically decarbonize the entire building stock by 2040. This proposal is designed to address the risks to health, safety, resilience, and equity posed by natural gas infrastructure, indoor combustion of natural gas, and climate change:

**Health:** Exposure to the pollutants produced from gas appliances is detrimental to human health. The combustion of natural gas emits a wide range of air pollutants, such as carbon monoxide (CO), nitrogen oxide (NOx), and particulate matter (PM), that have been linked to various acute and chronic health effects including asthma in children, respiratory illness, cardiovascular disease, and premature death.<sup>xi</sup> Combustion of gas in buildings is responsible for 31% of NOx emissions from stationary sources in the Bay Area.<sup>xii</sup> In homes with combustion appliances, indoor concentrations of NOx are about twice as high as outdoors.<sup>xiii</sup> All-electric buildings eliminate both indoor and outdoor air pollution from burning gas on-site.

**Safety:** Reducing the reliance on gas improves resilience by reducing fire risk and simplifying building systems and maintenance. Gas plumbing in buildings poses fire, explosion, and public safety risks. On average in the United States, a gas or oil pipeline catches fire every four days, results in an injury every five days, explodes every 11 days, and leads to a fatality every 26 days.<sup>xiv</sup> For example, on February 6, 2019, a gas line explosion on Geary Street burned five buildings.<sup>xv</sup> In 2010, the explosion of a gas pipeline in San Bruno resulted in eight fatalities and destroyed an entire neighborhood.<sup>xvi</sup>

**Resilience:** To meet modern safety, efficiency, and functional requirements, modern gas equipment requires electricity to function; gas appliances installed today will not operate during an electric power outage. In addition, gas line ruptures caused 40% of the fires in San Francisco after the 1989 Loma Prieta earthquake.<sup>xvii</sup> Even today, PG&E has estimated that after a 7.9 earthquake, it would take six months to restore gas services citywide while electricity could be restored in less than a week. The 2020

Lifelines Performance Project recommended that the city require electrification of existing buildings to accelerate disaster recovery.<sup>xviii</sup>

**Equity:** Low-income communities and communities of color spend a disproportionate amount of income on health care and suffer greater rates of asthma due to poor indoor air quality. Zero emission homes are an important opportunity to deliver social equity benefits.

**Climate Change:** Natural gas is a non-renewable combustible fuel that is mostly comprised of methane, a greenhouse gas that is 82 times more potent than carbon dioxide.<sup>xix</sup> The elimination of natural gas is necessary to achieve the City’s climate goals.<sup>xx</sup> In 2020, the buildings sector accounted for 44% of the city’s carbon footprint, with most of the emissions from the use of natural gas.<sup>xxi</sup>

## END NOTES

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<sup>i</sup> San Francisco Board of Supervisors (2019) Declaring a Climate Emergency in San Francisco – Resolution 160-19. <https://sfbos.org/sites/default/files/r0160-19.pdf>

<sup>ii</sup> San Francisco Environment Code Chapter 9 (2021) <https://bit.ly/SFGHGGGoals>

<sup>iii</sup> San Francisco 2021 Climate Action Plan <https://sfenvironment.org/climateplan>

<sup>iv</sup> As of January 1, 2026 this specific code provision will move to San Francisco Existing Building Code Section 305.5, with no modification.

<sup>v</sup> San Francisco Department of Building Inspection (2020) “Administrative Bulletin 112: Implementation of All Electric New Construction Regulations”. [https://codelibrary.amlegal.com/codes/san\\_francisco/latest/sf\\_building/0-0-0-100198#JD\\_AB-112](https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_building/0-0-0-100198#JD_AB-112)

<sup>vi</sup> Practices that reduce electric capacity depend upon building size and occupancy. Examples for multifamily and commercial: right-size equipment, reduce heating water distribution temperature, reduce heating load, select power-efficient equipment, update lighting, install load management controls. Examples for single family: 120V combined washer/dryer, cold weather mini-split or window-heat pump, combined air-source heat pump delivering hot water and space heating, induction range instead of separate cooktop and wall oven, battery-assisted induction range, dynamic load management for electric vehicle charger, or plug-in microwave oven. These are illustrative examples where there is often an opportunity to offset equipment cost by reducing or eliminating electric service upsizing.

<sup>vii</sup> As of July 2023, the Department of Building Inspection has not received an application for exception on the basis of infeasibility. Results for the first year of implementation are summarized in:

San Francisco Environment Department and Department of Building Inspection (2023) “All-Electric New Construction Update”. Report to the Commission on the Environment. <https://www.sfenvironment.org/media/13954>

A similar report is scheduled for release in October 2023.

<sup>viii</sup> Turner & Townsend (2022) International Construction Market Survey, accessed April 17, 2023.

<sup>ix</sup> Table 1 summarizes the following, available at: <https://localenergycodes.com/content/resources>

TRC, P2S Engineers (2022) “2021 Non-Residential Alterations Reach Code Cost-Effectiveness Analysis” updated January 27, 2022

Frontier Energy, Bruceri & Associates (2022) “Existing Multifamily Residential Building Upgrades” updated March 7, 2022

Frontier Energy, Bruceri & Associates (2021) “Existing Single Family Residential Building Upgrades”, updated August 27, 2021

Goyal and Faramond (2022) “2022 Code: Nonresidential New Construction Reach Code Cost Effectiveness Study”, updated November 16, 2022

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Frontier Energy, Bruceri & Associates (2023) "2022 Cost-Effectiveness Study: Multifamily New Construction", updated February 28, 2023

Frontier Energy, Bruceri & Associates (2022) "2022 Cost-Effectiveness Study: Single Family New Construction", updated September 12, 2022

Additional contributing resources:

Pande, Feng, Yun Wei, and Nakajima (2022) "All-Electric Multifamily Compliance Pathway" 2022 Codes and Standards Enhancement (CASE) Initiative supporting 2022 California Energy Code. <https://title24stakeholders.com>

Applied Development Economics (2022) "Socioeconomic Impact Analysis of Proposed Amendments to Regulation 9, Rule 4: Residential Central Furnaces; and Regulation 9, Rule 6: Natural Gas-Fired Boilers and Water Heaters." <https://www.baaqmd.gov/rules-and-compliance/rule-development/building-appliances>

<sup>x</sup> Rebates are typically a significant incentive resource for housing serving low-income residents. But incentive programs have specific budgets and are typically authorized for 1 to 3 years before sunset, renewal, or overhaul. To provide context, Table 2 considers the incentives available today as representative of the resources expected to be available over the next 3-5 years.

Table 2 does not consider additional resources available to rehabilitate deed-restricted affordable housing such as competitively allocated Low Income Housing Tax Credits (LIHTC) and the Low-Income Weatherization Programs (LIWP) for single family and multifamily. It also does not consider programs that directly serve income-qualified residents, such as the Weatherization Assistance Program (WAP), the Low Income Heating Assistance Program (LIHEAP), or California's Equitable Building Decarbonization program providing direct installation of electrification measures to income-qualified households.

<sup>xi</sup> See for example:

UCLA Fielding School of Public Health (2020) "Effects of Residential Gas Appliances on Indoor and Outdoor Air Quality and Public Health in California". [coeh.ph.ucla.edu/effects-residential-gas-appliances-indoor-and-outdoor-air-quality-and-public-health-california](https://coeh.ph.ucla.edu/effects-residential-gas-appliances-indoor-and-outdoor-air-quality-and-public-health-california)

Lin, Brunekreef, Gehring (2013) "Meta-analysis of the effects of indoor nitrogen dioxide and gas cooking on asthma and wheeze in children". [academic.oup.com/ije/article/42/6/1724/737113](https://academic.oup.com/ije/article/42/6/1724/737113), and

Nicole (2014) "Cooking Up Indoor Air Pollution". [ehp.niehs.nih.gov/doi/pdf/10.1289/ehp.122-A27](https://ehp.niehs.nih.gov/doi/pdf/10.1289/ehp.122-A27)

<sup>xii</sup> Bay Area Air Quality Management District Figure (2022) "Final Staff Report for Proposed Amendments to Building Appliance Rules 9-5 and 9-6". Figure 5-2. [https://bit.ly/BAAQMDRule9-4\\_9-6StaffReport](https://bit.ly/BAAQMDRule9-4_9-6StaffReport)

<sup>xiii</sup> US Environmental Protection Agency "Nitrogen Dioxide's Impact on Indoor Air Quality," accessed April 19, 2023. <https://www.epa.gov/indoor-air-quality-iaq/nitrogen-dioxides-impact-indoor-air-quality>

<sup>xiv</sup> Kelso (2018) "Pipeline Incidents Continue to Impact Residents" [www.fractracker.org/2018/12/pipeline-incidents-impact-residents/](https://www.fractracker.org/2018/12/pipeline-incidents-impact-residents/)

<sup>xv</sup> ABC 7 News (2019) "NTSB releases preliminary report on gas line explosion in San Francisco" [abc7news.com/ntsb-releases-preliminary-report-on-gas-line-explosion-in-san-francisco/5160531/](https://abc7news.com/ntsb-releases-preliminary-report-on-gas-line-explosion-in-san-francisco/5160531/)

<sup>xvi</sup> Wikipedia (2019) [en.wikipedia.org/wiki/San\\_Bruno\\_pipeline\\_explosion](https://en.wikipedia.org/wiki/San_Bruno_pipeline_explosion)

<sup>xvii</sup> Earthquake Safety Implementation Program (2017) "Study of options to reduce post-earthquake fires in San Francisco ESIP Task A.6.i, Table 2.

<sup>xviii</sup> San Francisco Lifelines Council (2020) "Lifelines Restoration Performance Project" <https://onesanfrancisco.org/lifelines>

<sup>xix</sup> San Francisco Environment Department (2017) Methane Math: How cities can rethink emissions from natural gas" [sfenvironment.org/sites/default/files/fliers/files/methane-math\\_natural-gas-report\\_final.pdf](https://sfenvironment.org/sites/default/files/fliers/files/methane-math_natural-gas-report_final.pdf)

<sup>xx</sup> San Francisco Environment Department (2019) Focus 2030: A Pathway to Net Zero Emissions. [sfenvironment.org/sites/default/files/fliers/files/sfe\\_focus\\_2030\\_report\\_july2019.pdf](https://sfenvironment.org/sites/default/files/fliers/files/sfe_focus_2030_report_july2019.pdf)



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<sup>xxi</sup> San Francisco Environment Department (2023) 2020 Sector-Based Greenhouse Gas Emissions Inventory at a Glance  
[sfenvironment.org/climate](https://sfenvironment.org/climate)



## BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection

Voice (628) 652 -3510

49 South Van Ness Avenue, 5<sup>th</sup> Floor San Francisco, California 94103

July 18, 2025

Daniel Lurie  
Mayor

### COMMISSION

Alysabeth  
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Asst. Secretary

Patrick O'Riordan,  
C.B.O., Director

Ms. Angela Calvillo  
Clerk of the Board  
Board of Supervisors, City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4694

Dear Ms. Calvillo:

**RE: File No. 250702-2**

**Ordinance amending the Building Code to require buildings undergoing major renovations to remain or convert to All-Electric Buildings with exceptions for physical and technical infeasibility, commercial food establishments, non-residential-to-residential conversions, buildings with recent major system replacements, and 100% Affordable Housing; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.**

The Code Advisory Committee (CAC) met on July 7, 2025 to consider adoption of File No. 250702-2 to require buildings undergoing major renovations to remain or convert to All-Electric buildings with exceptions. The committee voted 6 to 3 to recommend that the Building Inspection Commission (BIC) approve File No. 250702-2 including a suggested change to add F-1 occupancies to the list of eligible commercial food service establishments exempted from the requirements

The Building Inspection Commission met and held a public hearing on July 16, 2025 regarding the proposed amendment to the Building Code contained in Board File No. 250702-2. The Commissioners recommended approving the ordinance with the following amendments: 1) Extend the effective date from January 1, 2026 to January 1, 2027, 2) Allow an exception for voluntary seismic retrofits, and 3) Remove the sunset for 100% affordable housing projects to show financial infeasibility as a justification for exemption from the requirements.

The Commissioners voted 4 to 1 to **recommend approval of the Ordinance**, With Commissioner Williams dissenting.

President Alexander-Tut	Excused
Vice-President Meng	Yes
Commissioner Calamuci	Yes
Commissioner Chavez	Yes
Commissioner Neumann	Yes
Commissioner Williams	No

Should you have any questions, please do not hesitate to call me at (628) 652-3510.

Sincerely,



Sonya Harris  
Commission Secretary

cc: Patrick O'Riordan, Director  
Mayor Daniel Lurie  
Supervisor Rafael Mandelman  
Supervisor Bilal Mahmood  
Supervisor Jackie Fielder  
Supervisor Myrna Melgar  
Board of Supervisors

1 [Support of Updates to Building Code to Require Major Renovations of Existing Buildings and Projects  
2 to be All-Electric]

3  
4 **Resolution urging the Board of Supervisors and Mayor to pass an update to the All-Electric New**  
5 **Construction Ordinance to include major renovations;**

6 WHEREAS, the City and County of San Francisco has a duty to promote safety, improve the  
7 health of its citizens, and enhance and protect our City's natural environment; and,

8 WHEREAS, the combustion of natural gas results in pollutants detrimental to human health,  
9 with disproportionate impacts on children, low-income communities, and communities of color; and,

10 WHEREAS, the piping of natural gas throughout a dense city in a seismically active location  
11 poses fire risks and other safety hazards; and,

12 WHEREAS, climate change has already affected San Francisco to varying degrees including  
13 poor air quality from wildfires, drought, flooding, and extreme heat; and,

14 WHEREAS, San Francisco has established an ambitious goal of achieving net zero emissions  
15 by 2040 in order to do its part to stabilize the planet and protect the health of its residents; and,

16 WHEREAS, in 2022, the operation of buildings was responsible for 44% of citywide  
17 greenhouse gas emissions; and,

18 WHEREAS, the Board of Supervisors adopted the All-Electric New Construction Ordinance in  
19 November 2020, which mandated energy-efficient and all-electric systems in buildings at the time of  
20 new construction to improve building safety, mitigate fire risk and health hazards, simplify building  
21 systems and maintenance, and reduce emissions and reliance on fossil fuels; and,

22 WHEREAS, the All-Electric New Construction Ordinance prohibits gas piping and appliances  
23 in newly constructed buildings but does not impact additions or renovations; and,

1 WHEREAS, modernizing and repurposing of existing structures is a common practice in San  
2 Francisco's urban environment, and building renovations are critical for maintaining the City's  
3 character and extending the lifespan of building materials; and,

4 WHEREAS, major renovation projects may have a proposed scope of work comparable to that  
5 of new construction and feature significant design and construction work, including the installation of  
6 new equipment; and,

7 WHEREAS, to meet San Francisco's net-zero emissions targets, carbon-emitting systems  
8 installed today would need to be replaced before the end of their normal service life; and,

9 WHEREAS, existing exemptions in the All-Electric New Construction Ordinance include  
10 physical and technical infeasibility, contractual agreements made prior to the ordinance, restaurant and  
11 food service buildings, and projects that conflict with state or federal regulation; and,

12 WHEREAS, additional exceptions will be proposed to phase in major renovation requirements  
13 for affordable housing and special considerations have been proposed for the conversion of office  
14 spaces into residential developments; and,

15 WHEREAS, zero-emissions buildings, including those developed via major renovations, benefit  
16 the safety, health, and welfare of San Francisco and its residents by improving indoor air quality,  
17 alleviating conditions aggravating asthma, reducing fire risk during and after major seismic events, and  
18 reducing harmful greenhouse gas emissions from energy consumption; now, therefore, be it,

19 RESOLVED, that the Commission on the Environment urges the Board of Supervisors and  
20 Mayor to pass an update to the All-Electric New Construction Ordinance that includes major  
21 renovations, with appropriate exemptions; and, be it,

22 FURTHER RESOLVED, that the Commission on the Environment urges the Board of  
23 Supervisors and Mayor to continue to support policies that help San Francisco reach its goal of  
24 achieving net zero emissions from all buildings by 2040.

I hereby certify that this Resolution was adopted by the Commission on the Environment at its meeting on October 28, 2024

Alice Hur

Alice Hur, Commission Affairs Officer

Vote: 7-0 Approved  
Ayes: Commissioners Ahn, Bermejo, Hunter, Sullivan, Tompkins, Wan, Yuen  
Noes: None  
Absent: None

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

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MEMORANDUM

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Date: July 3, 2025  
To: Planning Department/Planning Commission  
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee  
Subject: Board of Supervisors Legislation Referral - File No. 250702  
Building Code - All-Electric Major Renovations

---

- ☒ California Environmental Quality Act (CEQA) Determination  
(*California Public Resources Code, Sections 21000 et seq.*)
- ☒ Ordinance / Resolution  
☐ Ballot Measure
- Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.  
7/25/2025 *Joy Navarrete*
- ☐ Amendment to the Planning Code, including the following Findings:  
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
- ☐ General Plan ☐ Planning Code, Section 101.1 ☐ Planning Code, Section 302
- ☐ Amendment to the Administrative Code, involving Land Use/Planning  
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- ☐ General Plan Referral for Non-Planning Code Amendments  
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)  
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☐ Historic Preservation Commission
- ☐ Landmark (*Planning Code, Section 1004.3*)  
☐ Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)  
☐ Mills Act Contract (*Government Code, Section 50280*)  
☐ Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org).



**BOARD of SUPERVISORS**



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**1 Dr. Carlton B. Goodlett Place, Room 244**  
**San Francisco, CA 94102-4689**  
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**TDD/TTY No. (415) 554-5227**

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**MEMORANDUM**

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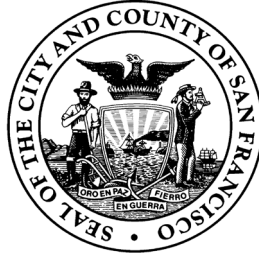
Date: July 3, 2025  
To: Planning Department/Planning Commission  
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee  
Subject: Board of Supervisors Legislation Referral - File No. 250702  
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(*California Public Resources Code, Sections 21000 et seq.*)
  - ☒ Ordinance / Resolution
  - ☐ Ballot Measure
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(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☐ Historic Preservation Commission
  - ☐ Landmark (*Planning Code, Section 1004.3*)
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  - ☐ Mills Act Contract (*Government Code, Section 50280*)
  - ☐ Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org).

BOARD of SUPERVISORS



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Tel. No. (415) 554-5184  
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## MEMORANDUM

TO: Patrick O'Riordan, Director, Department of Building Inspection  
Sonya Harris, Secretary, Building Inspection Commission

FROM: John Carroll, Assistant Clerk  
Land Use and Transportation Committee

DATE: July 11, 2025

SUBJECT: LEGISLATION INTRODUCED

---

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced as a substitute by Supervisor Mandelman on July 8, 2025:

**File No. 250702-2**

Ordinance amending the Building Code to require buildings undergoing major renovations to remain or convert to All-Electric Buildings with exceptions for physical and technical infeasibility, commercial food establishments, non-residential-to-residential conversions, buildings with recent major system replacements, and 100% Affordable Housing; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

The proposed ordinance is being transmitted pursuant to Charter, Section D3.750-5, for public hearing and recommendation. It is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Please forward me the Commission's recommendation and reports at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org).

c:  
Offices of Chair Melgar and Supervisor Mandelman  
Tate Hanna, Department of Building Inspection  
Patty Lee, Department of Building Inspection



**MYRNA MELGAR**

---

DATE: July 23, 2025

TO: Angela Calvillo  
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee  
COMMITTEE REPORTS

---

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request them be considered by the full Board on Tuesday, July 29, 2025

- |                        |  |
|------------------------|--|
| <b>File No. 250760</b> | <b>Commemorative Plaques - San Francisco Little Italy Honor Walk Expansion</b><br>Sponsors: Sauter; Dorsey |
| <b>File No. 240803</b> | <b>Planning, Building Codes - Unauthorized and Rent-Controlled Dwelling Units</b><br>Sponsor: Melgar       |
| <b>File No. 250634</b> | <b>Planning Code - Use Size Limits</b><br>Sponsors: Melgar; Sherrill and Sauter                            |
| <b>File No. 250702</b> | <b>Building Code - All-Electric Major Renovations</b><br>Sponsors: Mandelman; Mahmood, Fielder and Melgar  |
| <b>File No. 240796</b> | <b>Administrative Code - Ban on Automated Rent-Setting</b><br>Sponsors: Chan; Melgar                       |

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, July 28, 2025.

**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

---

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.

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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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.

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

---

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 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,

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

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!

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.

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.

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](#)

---

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.

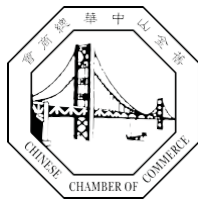
3.

**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](#)

---

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

---

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.

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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BOS Land Use and Transportation Committee,

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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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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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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  
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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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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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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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.

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.*

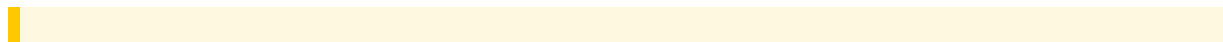
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**From:** Peter Belden <pbelden@gmail.com>

**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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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.

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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BOS Land Use and Transportation Committee,

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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,

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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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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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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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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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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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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,

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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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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.

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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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.

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.

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.

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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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.

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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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.

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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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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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  
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.

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 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,

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.

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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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.

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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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.

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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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.

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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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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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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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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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](mailto: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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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.

David T  
thompsondaviddt415@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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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.

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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BOS Land Use and Transportation Committee,

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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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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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BOS Land Use and Transportation Committee,

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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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BOS Land Use and Transportation Committee,

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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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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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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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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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BOS Land Use and Transportation Committee,

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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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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.

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

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

stephanie ellis  
[stephanie\\_ellis@me.com](mailto:stephanie_ellis@me.com)  
870 church st #1  
San Francisco, California 94114

## Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)  
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor \_\_\_\_\_ inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. \_\_\_\_\_ from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☒ 8. Substitute Legislation File No. 250702
- ☐ 9. Reactivate File No. \_\_\_\_\_
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on \_\_\_\_\_

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission    ☐ Youth Commission    ☐ Ethics Commission
- ☐ Planning Commission    ☐ Building Inspection Commission    ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes    ☒ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Mandelman; Mahmood, Fielder, Melgar

Subject:

Building Code - All-Electric Major Renovations

Long Title or text listed:

Ordinance amending the Building Code to require buildings undergoing major renovations to remain or convert to All-Electric Buildings with exceptions for physical and technical infeasibility, commercial food establishments, non-residential-to-residential conversions, buildings with recent major system replacements, and 100% Affordable Housing; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

Signature of Sponsoring Supervisor:

