

File No. 250702

Committee Item No. 4

Board Item No. 4

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: July 28, 2025

Board of Supervisors Meeting:

Date: September 2, 2025

Cmte Board

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

OTHER

- ENV Presentation – July 28, 2025
- ENV Policy White Paper
- BIC Transmittal – July 18, 2025
- COE Resolution No. 2024-09-COE – October 28, 2024
- CEQA Determination – July 25, 2025
- Referrals CEQA, BIC – July 11 and 3, 2025
- Committee Report Request Memo – July 24, 2025
- _____
- _____

Prepared by: John Carroll

Date: July 25, 2025

Prepared by: John Carroll

Date: July 29, 2025

Prepared by: _____

Date: _____

1 [Building Code - All-Electric Major Renovations]

2

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

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

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

19 Section 1. General Findings.

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

25 (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

9

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

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

13

14

15

16

17

18

19

20

21

22

23

24

25

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.

n:\legana\as2024\2400453\01858336.docx



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

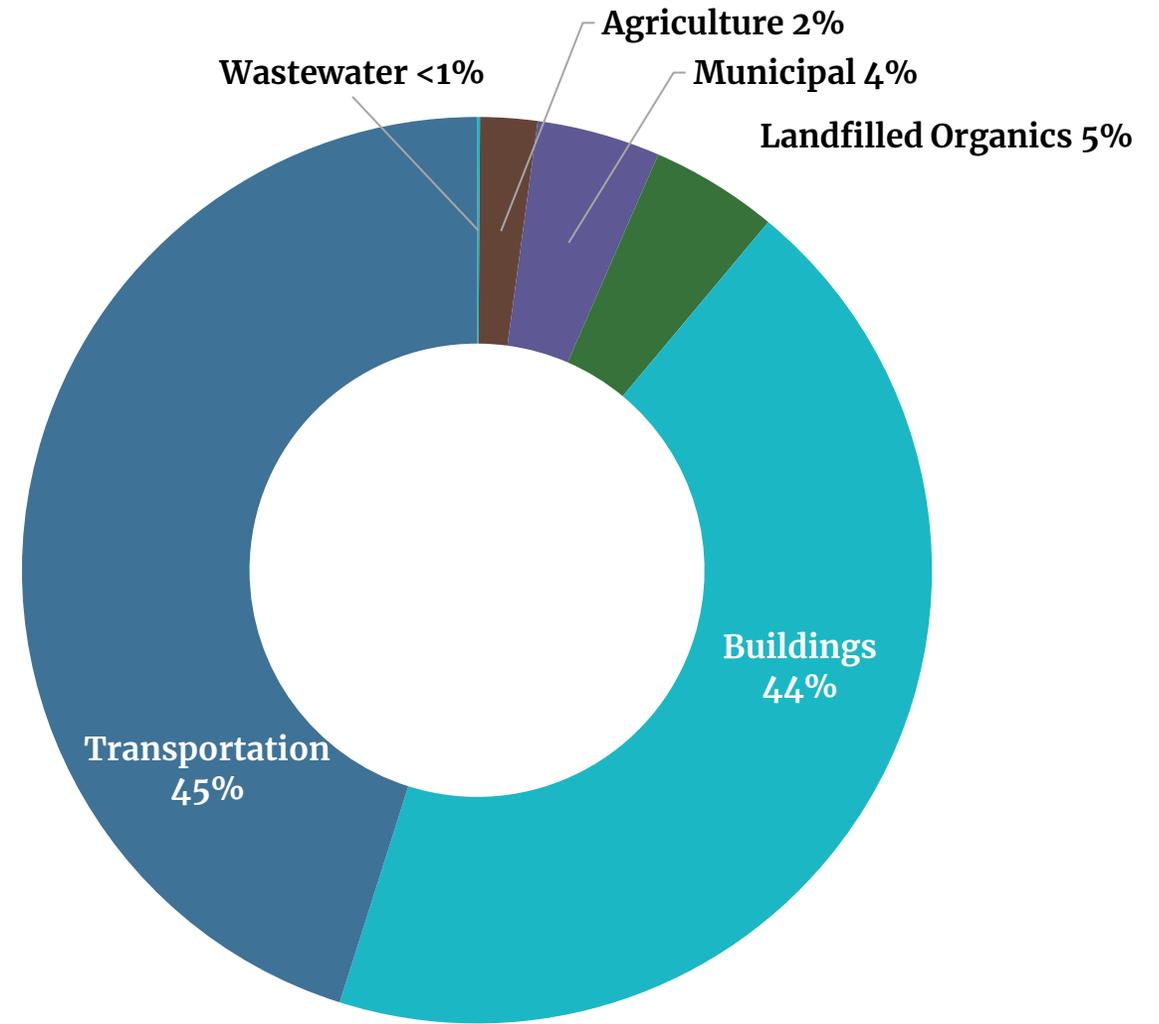
Public Utilities Commission



Major Renovations Ordinance: Why Now?

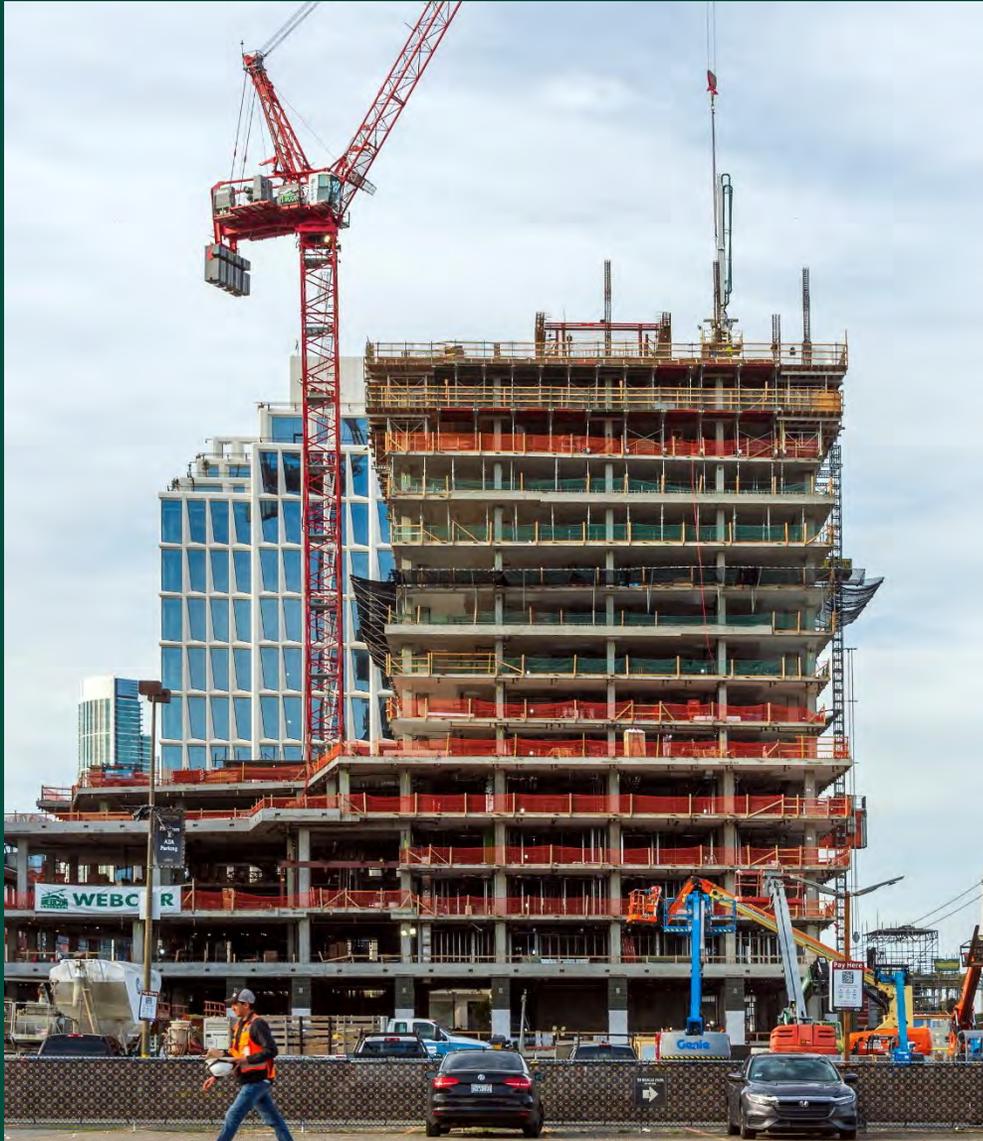
- **Saves Taxpayers Money** – Reduces long-term cost to residents and to the City
- **Protects Public Health** – Reduces chronic disease, premature mortality and healthcare costs
- **Creates a Resilient City** – reduces disaster impacts and fire risks

Climate Action Plan Goal: Net-Zero Emissions by 2040



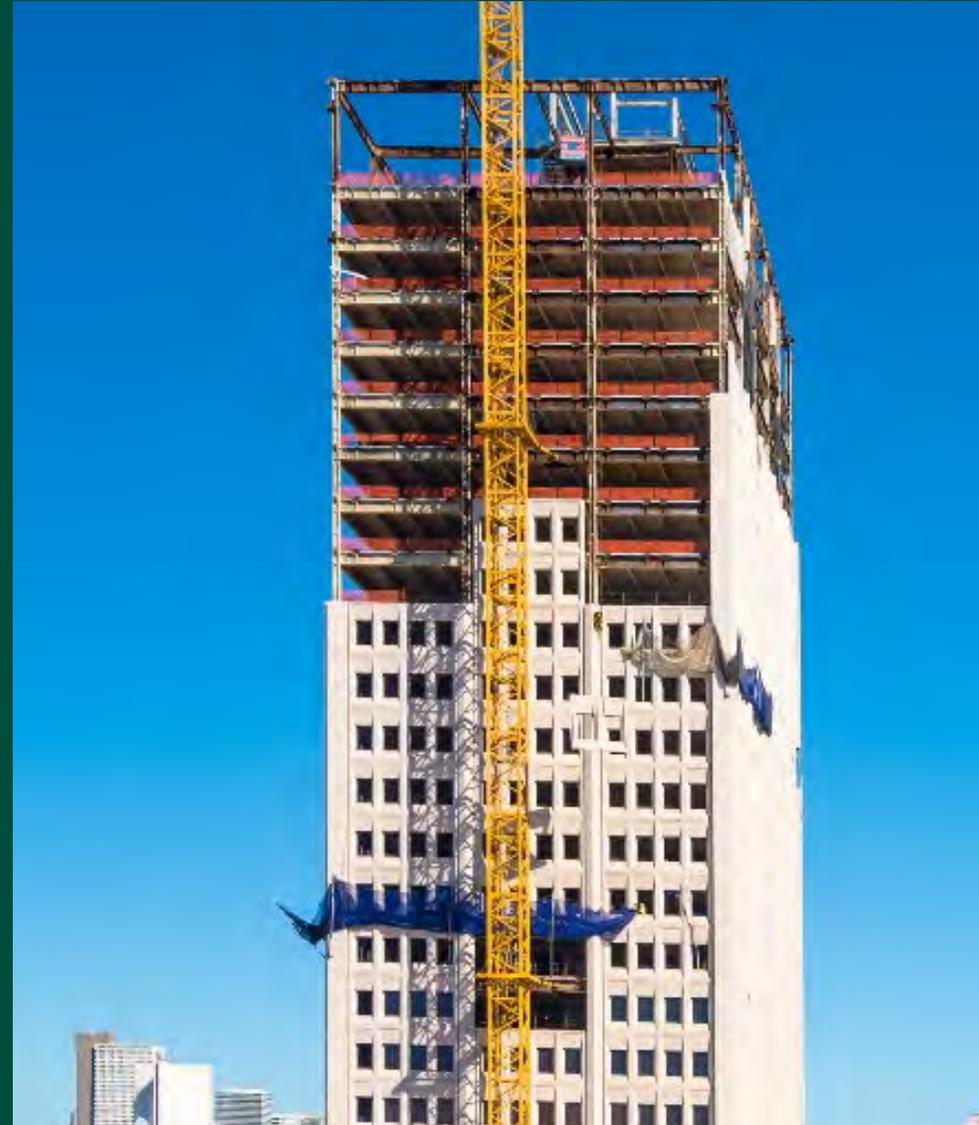
2022 San Francisco Community-wide Emissions

New Construction



Mission Rock (Image: SPUR)

Major Renovation

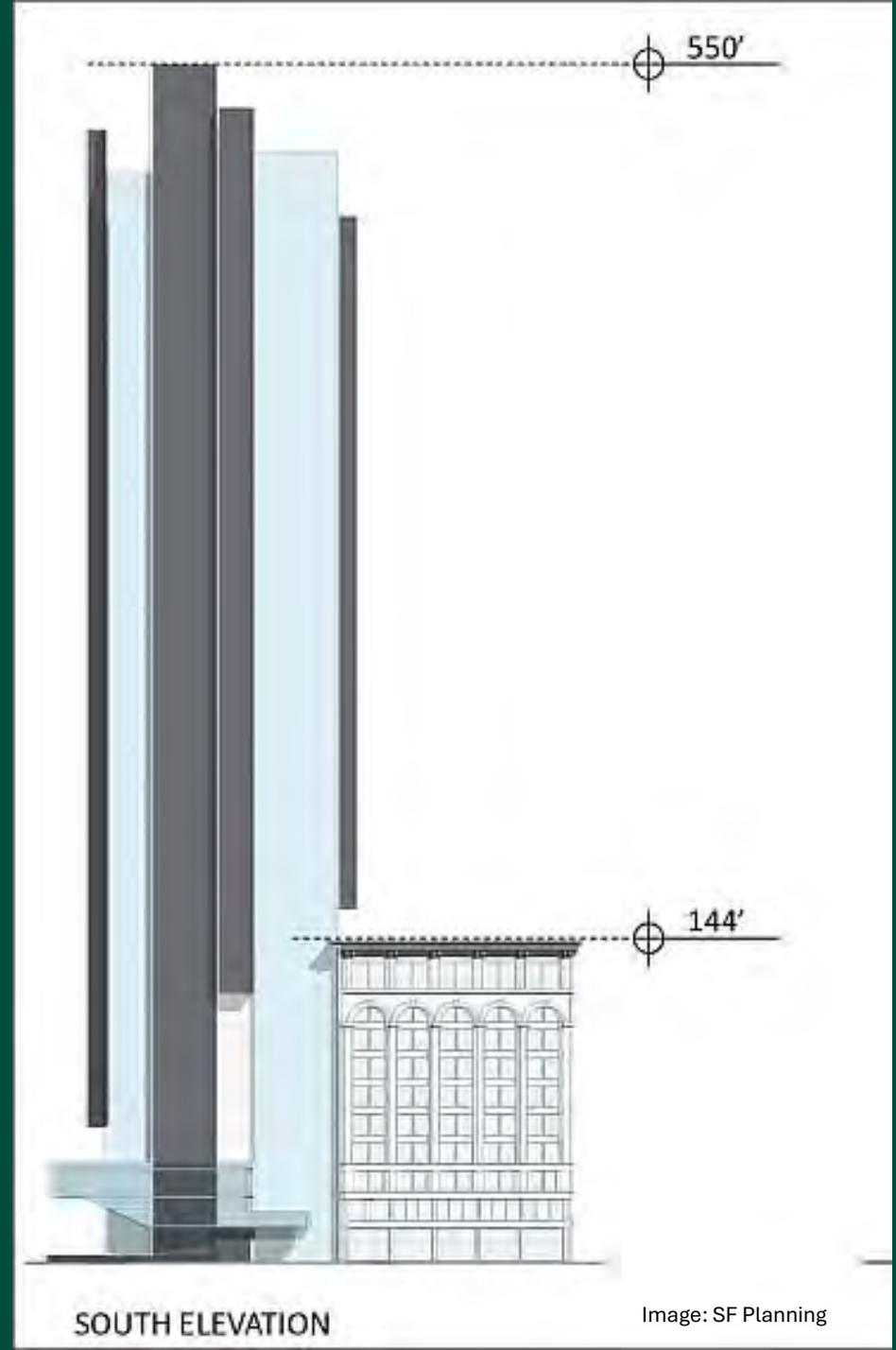


100 Van Ness (Image: SPUR)



Additions

46-story addition
to historic
Aronsen Building



SOUTH ELEVATION

Image: SF Planning

Image: Wikimedia Commons

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

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

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



SAN FRANCISCO
ENVIRONMENT
DEPARTMENT

© 2022

San Francisco Environment Department, All Rights Reserved

The author of this document has secured the necessary permission to use all the images depicted in this presentation. Permission to reuse or repurpose the graphics in this document should not be assumed nor is it transferable for any other use. Please do not reproduce or broadcast any content from this document without written permission from the holder of this copyright.

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 Celsiusⁱ – 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.ⁱⁱ 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.ⁱⁱⁱ

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>Major Renovation is an alteration or addition to an existing building that includes Substantial Upgrade to Mechanical Systems, and:</p> <ul style="list-style-type: none"> i. A Non-Structural Alteration that is a “substantial change” pursuant to San Francisco Building Code 503.11.1.^{iv} OR ii. Substantial Structural Alteration as defined by San Francisco Existing Building Code 202; OR iii. An addition that is a Substantial Improvement as defined by San Francisco Existing Building Code Section 202. 	<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>Substantial Upgrade to Mechanical Systems is an alteration or addition to an existing building where the proposed project:</p> <ul style="list-style-type: none"> i. Replaces space heating and hot water heating system for the entire building; OR ii. Installs space heating and water heating systems that will serve 80% or more of total conditioned floor area of the proposed building; OR iii. Installs space conditioning or water heating systems serving the area of addition. 	<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](#))^v 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. ^{vi} 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. ⁱ 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 ⁱ – 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.^{vii}

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^{viii}), 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^{ix}

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.^x 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.^{xi} Combustion of gas in buildings is responsible for 31% of NOx emissions from stationary sources in the Bay Area.^{xii} In homes with combustion appliances, indoor concentrations of NOx are about twice as high as outdoors.^{xiii} 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.^{xiv} For example, on February 6, 2019, a gas line explosion on Geary Street burned five buildings.^{xv} In 2010, the explosion of a gas pipeline in San Bruno resulted in eight fatalities and destroyed an entire neighborhood.^{xvi}

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.^{xvii} 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.^{xviii}

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.^{xix} The elimination of natural gas is necessary to achieve the City’s climate goals.^{xx} 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.^{xxi}

END NOTES

ⁱ 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>

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

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

^{iv} As of January 1, 2026 this specific code provision will move to San Francisco Existing Building Code Section 305.5, with no modification.

^v 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

^{vi} 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.

^{vii} 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.

^{viii} Turner & Townsend (2022) International Construction Market Survey, accessed April 17, 2023.

^{ix} 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

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>

^x 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.

^{xi} 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

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, and

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

^{xii} 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

^{xiii} 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>

^{xiv} Kelso (2018) "Pipeline Incidents Continue to Impact Residents" www.fractracker.org/2018/12/pipeline-incidents-impact-residents/

^{xv} 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/

^{xvi} Wikipedia (2019) en.wikipedia.org/wiki/San_Bruno_pipeline_explosion

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

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

^{xix} 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

^{xx} 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

^{xxi} San Francisco Environment Department (2023) 2020 Sector-Based Greenhouse Gas Emissions Inventory at a Glance
sfenvironment.org/climate



BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection

49 South Van Ness Avenue, 5th Floor San Francisco, California 94103

Voice (628) 652 -3510

July 18, 2025

Daniel Lurie
Mayor

COMMISSION

Alysabeth
Alexander-Tut
President

Catherine Meng
Vice-President

Dan Calamuci
Evita Chavez
Bianca Neumann
Kavin Williams

Sonya Harris
Secretary

Monique Mustapha
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.

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

3
4 Alice Hur

5 Alice Hur, Commission Affairs Officer

6

7 Vote: 7-0 Approved

8 Ayes: Commissioners Ahn, Bermejo, Hunter, Sullivan, Tompkins, Wan, Yuen

9 Noes: None

10 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

MEMORANDUM

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.

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

MEMORANDUM

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

- 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.

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

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.

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

BOARD of SUPERVISORS



City Hall
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

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



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

A handwritten signature in black ink, appearing to read "mm", located to the right of the "FROM:" line.

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

- | | |
|------------------------|--|
| File No. 250760 | Commemorative Plaques - San Francisco Little Italy Honor Walk Expansion
Sponsors: Sauter; Dorsey |
| File No. 240803 | Planning, Building Codes - Unauthorized and Rent-Controlled Dwelling Units
Sponsor: Melgar |
| File No. 250634 | Planning Code - Use Size Limits
Sponsors: Melgar; Sherrill and Sauter |
| File No. 250702 | Building Code - All-Electric Major Renovations
Sponsors: Mandelman; Mahmood, Fielder and Melgar |
| File No. 240796 | Administrative Code - Ban on Automated Rent-Setting
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: [Chuck Bennett](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Thursday, August 21, 2025 2:09:30 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.

Chuck Bennett
buckchennett@sbcglobal.net
590 Pennsylvania Ave
San Francisco, California 94107

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

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

BOS Land Use and Transportation Committee,

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

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

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

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

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

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

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

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.

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

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

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.

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

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

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

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.

Jeff Whittington
jeff@codeecology.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
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

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 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.

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 Hecht
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

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.

Jean Bogiages
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', written in a cursive style.

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.

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.

Ferrara Pan
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

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.

Paul Sussman
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

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.

Frank Leykamm
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

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.

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

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.

Kristin Reed
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

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.

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

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.

AJ cho
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

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.

Karen Kirschling
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

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.

ATID KIMELMAN
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

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.

Todd Snyder
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

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.

Dan Finkle
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

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.

Martha Goldin
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

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.

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

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.

Justin Truong
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

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.

Carol Brownson
cbbrownson@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

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.

Linda Dallin
dallinlinda@gmail.com
3 Elsie St
San Francisco, California 94110

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

Thank you for your comment letter.

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

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

-

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

John Carroll

Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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

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

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

From: Peter Belden <pbelden@gmail.com>

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

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

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

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

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

Peter Belden
Political Chair
San Francisco Group
Sierra Club



SIERRA CLUB

SAN FRANCISCO BAY

San Francisco Group of the San Francisco Bay Chapter

July 24, 2025

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

Dear Mayor and Supervisors,

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

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

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

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

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

Sincerely,

Charles Whitfield
Chair, San Francisco Group
Sierra Club

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

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.

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

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.

Tem Narvios
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

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.

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

From: 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

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.

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

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.

Kylie Cobb
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

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.

Karen Kirschling
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

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.

Gregory Stevens
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

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.

Christopher Lish
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

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.

Susan Weisberg
swhys42@gmail.com
54 Greenwich St
San Francisco, California 94133

From: 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

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.

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

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.

John Oda
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

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

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
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

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
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

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
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

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
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

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

BOS Land Use and Transportation Committee,

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

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

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

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

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

Corey Monteith
corey.monteith@gmail.com
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

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.

Joan Anyon
Sanchez Street
San Francisco, CA

Joan Anyon
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

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.

Julie Lindow
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

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

BOS Land Use and Transportation Committee,

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

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

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

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

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

Hilary Rand
allear@earthlink.net
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

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

BOS Land Use and Transportation Committee,

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

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

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

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

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

Joni Eisen
jonieisen@sbcglobal.net
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

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

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.

Gregory Stevens
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

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. 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

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

BOS Land Use and Transportation Committee,

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

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

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

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

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

Patrick Villano
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

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.

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

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.

Lindsey Alami
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

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. 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.

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.

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

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.

Rosalie Chan
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

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.

Linda Dallin
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

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.

Lisa Pinckney
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

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.

Brandon Kayes
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

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.

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

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.

Justin Truong
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

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.

Karen Kirschling
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

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.

Chuck Bennett
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

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.

Peter Belden
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

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.

David Fairley
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

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.

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

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

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.

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

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.

Jesse turner
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

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.

Kevin Fonseca
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

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.

Kevin Fonseca
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

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.

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

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.

Kylie Cobb
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

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.

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

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.

Nancy Haber
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

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.

Susan Green
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

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.

Martha Goldin
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

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.

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

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.

Sara Syer
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

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.

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

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.

Elena Engel
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

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.

Gabriel Goffman
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

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.

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.

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.

Margie Chen
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

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.

Martha Gorak
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

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.

Martha Gorak
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

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.

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

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.

Mercedes Lackey
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

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.

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

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.

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

From: [stephanie_ellis](mailto:stephanie_ellis@me.com)
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

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.

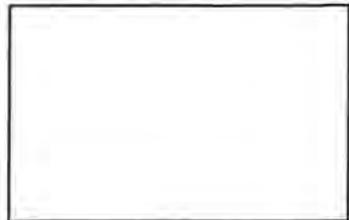
All around, this legislation is a winner and it is urgently needed. Board President Mandelman and his staff, the SF Environment Department and dozens of community stakeholders have been working hard for more than two years to reach a consensus on the language in this important building code amendment. 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.

stephanie ellis
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:

