

**From:** [Amy Keith](#)  
**To:** [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)  
**Subject:** Public Comment Re: BoS File 200701 (Item 2 of 10/5 Land Use)  
**Date:** Tuesday, October 6, 2020 1:21:59 PM

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

Land Use Committee, Board of Supervisors, and Sup. Mandelman,

I'm a resident of San Francisco in District 8 writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. San Francisco can lead the state and the country in building a better future.

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by Earthjustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

It is important to me that we:

1. Eliminate the feasibility exception to the electric-ready requirement and make fully electric-ready construction a baseline requirement for new construction. We know that the future is electric. Allowing any building to be built that will require massive retrofits in the near future is unacceptable. With full electric readiness, we minimize that retrofit cost.
2. Create a Clean Energy Building Hub through the City and County of San Francisco that provides for the outreach, resources, and education needed to eliminate barriers and maximize opportunity for all-electric new construction to benefit both climate and equity.
3. Expand the ordinance's definition of "mixed-fuel buildings" to include laboratory, industrial, and decorative uses of gas. Gas shouldn't be allowed for upscale decorative uses. It's wrong to harm public health for private enjoyment.
4. Provide additional limitations and transparency in the exemption process to ensure any project found exempt for infeasibility is truly in the public interest. I'm concerned about the news of powerful and connected people being able to get favors from DBI. We need sunshine on the exemption process, and exemptions should only be given in the public interest.
5. Amend section 106A.1.17 to require that the Building Official find "sufficient evidence was submitted to substantiate the infeasibility of an All-Electric Building or Project design without regard to financial, floor-area, or amenity-related loss unless deemed to be in the public welfare." The housing crisis is real. And we need to find ways of fixing it without sacrificing our children's future. The space taken up by a transformer should not be an acceptable reason for

an exemption.

6. Eliminate the blanket exemption for commercial kitchens delaying compliance until 2022. Existing restaurants are not helped by giving builders a pass on making future commercial kitchens all-electric.

Thank you for taking up this important issue and considering the health and safety of our residents and climate.

Sincerely,  
Amy Keith  
527 Dolores St  
Apt 4  
SF, CA  
94110

Amy Keith  
amykeith7@gmail.com  
527 Dolores St, Apt 4  
San Francisco, California 94110

**From:** [Nik Evasco](#)  
**To:** [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)  
**Subject:** Public Comment Re: BoS File 200701 (Item 1 of 9/21 Land Use)  
**Date:** Monday, October 5, 2020 12:56:43 PM

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

Land Use Committee, Board of Supervisors, and Sup. Peskin,

Dear San Francisco Board of Supervisors,

My name is Nik Evasco.

I'm a resident of San Francisco residing in Supervisor Peskin's District writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. San Francisco can lead the state and the country in building a better future.

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by Earthjustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

It is important to me that we:

1. Eliminate the feasibility exception to the electric-ready requirement and make fully electric-ready construction a baseline requirement for new construction. We know that the future is electric. Allowing any building to be built that will require massive retrofits in the near future is unacceptable. With full electric readiness, we minimize that retrofit cost.
2. Create a Clean Energy Building Hub through the City and County of San Francisco that provides for the outreach, resources, and education needed to eliminate barriers and maximize opportunity for all-electric new construction to benefit both climate and equity.
3. Expand the ordinance's definition of "mixed-fuel buildings" to include laboratory, industrial, and decorative uses of gas. Gas shouldn't be allowed for upscale decorative uses. It's wrong to harm public health for private enjoyment.
4. Provide additional limitations and transparency in the exemption process to ensure any project found exempt for infeasibility is truly in the public interest. I'm concerned about the news of powerful and connected people being able to get favors from DBI. We need sunshine on the exemption process, and exemptions should only be given in the public interest.
5. Amend section 106A.1.17 to require that the Building Official find "sufficient evidence was submitted to substantiate the infeasibility of an All-Electric Building or Project design without

regard to financial, floor-area, or amenity-related loss unless deemed to be in the public welfare." The housing crisis is real. And we need to find ways of fixing it without sacrificing our children's future. The space taken up by a transformer should not be an acceptable reason for an exemption.

6. Eliminate the blanket exemption for commercial kitchens delaying compliance until 2022. Existing restaurants are not helped by giving builders a pass on making future commercial kitchens all-electric.

Thank you for taking up this important issue and considering the health and safety of our residents and climate.

All the best,  
Nik

Nik Evasco  
nikevasco@gmail.com  
930 Post St., #26  
San Francisco, California 94109

**From:** [Linda Ray](#)  
**To:** [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Walton, Shamann \(BOS\)](#)  
**Subject:** Public Comment Re: BoS File 200701 (Item 1 of 9/21 Land Use)  
**Date:** Tuesday, September 29, 2020 9:59:24 AM

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

Land Use Committee, Board of Supervisors, and Sup. Walton,

I'm a resident of San Francisco writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. San Francisco can lead the state and the country in building a better future. I worked for many years as a Public Health Nurse and now know that children exposed to gas stoves and other appliances have a much higher rate of asthma than children in electric powered homes.

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by Earthjustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

It is important to me that we:

1. Eliminate the feasibility exception to the electric-ready requirement and make fully electric-ready construction a baseline requirement for new construction. We know that the future is electric. Allowing any building to be built that will require massive retrofits in the near future is unacceptable. With full electric readiness, we minimize that retrofit cost.
2. Create a Clean Energy Building Hub through the City and County of San Francisco that provides for the outreach, resources, and education needed to eliminate barriers and maximize opportunity for all-electric new construction to benefit both climate and equity.
3. Expand the ordinance's definition of "mixed-fuel buildings" to include laboratory, industrial, and decorative uses of gas. Gas shouldn't be allowed for upscale decorative uses. It's wrong to harm public health for private enjoyment.
4. Provide additional limitations and transparency in the exemption process to ensure any project found exempt for infeasibility is truly in the public interest. I'm concerned about the news of powerful and connected people being able to get favors from DBI. We need sunshine on the exemption process, and exemptions should only be given in the public interest.
5. Amend section 106A.1.17 to require that the Building Official find "sufficient evidence was submitted to substantiate the infeasibility of an All-Electric Building or Project design without regard to financial, floor-area, or amenity-related loss unless deemed to be in the public

welfare." The housing crisis is real. And we need to find ways of fixing it without sacrificing our children's future. The space taken up by a transformer should not be an acceptable reason for an exemption.

6. Eliminate the blanket exemption for commercial kitchens delaying compliance until 2022. Existing restaurants are not helped by giving builders a pass on making future commercial kitchens all-electric.

Thank you for taking up this important issue and considering the health and safety of our residents and climate.

Linda Ray  
dadaray@hotmail.com  
1125 Potrero Ave.  
San Francisco, California 94110

**From:** [Khoen Meisinger](#)  
**To:** [Major, Erica \(BOS\)](#)  
**Cc:** [Steve Guttman](#)  
**Subject:** SF land Use & Transportation Committee Meeting - SF All Electric Ordinance - TESTIMONY NEEDED  
**Date:** Monday, October 5, 2020 10:10:18 AM  
**Attachments:** [AB112 Support Letter\\_Khoen Meisinger.pdf](#)

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

Good morning Ms. Major,

Please see the attached letter in support of AB112. Let me know if you have any questions or concerns.

Thank you!  
Khoen

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**Khoen K. Meisinger, HERS**

Senior Engineer

Commissioning and Building Performance Modeling

d 707.523.3010 xt 309 c 707.308.5918



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October 05, 2020

Clerk of the Board  
Land Use and Transportation Committee  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

**RE: Support for AB112 All-Electric New Construction Regulations**

Dear Committee Members,

I am writing to express my full support for AB112, the All-Electric Buildings for New Construction ordinance, introduced for adoption on June 30, 2020, by Supervisor Mandelman. I work for Guttman & Blaevot Consulting Engineers and have personal experience commissioning two all-electric buildings, the UCSF Tideland project in San Francisco. We will also be commissioning two other all-electric buildings, the First Community Housing's Roosevelt Park Apartments in San Jose and the Tenderloin Neighborhood Development Corporation's 4200 Geary Street Housing project in San Francisco. These buildings demonstrate that we can design and build all-electric buildings. I support AB112 and believe that it is the path forward for California as a world leader to combat climate change as well as reduce the risk of fires and explosions associated with gas use.

The Department of the Environment has put forward a solid case for adopting this new ordinance. I agree that this ordinance is critical to:

- Fulfill the city's commitment to combating climate change.
- Strengthen our city's ability to get back to business quickly after an earthquake (as demonstrated by the superior resilience of the electrical grid compared to the natural gas infrastructure, as seen after Hurricanes Sandy and Katrina as well as the fires in Sonoma County in 2017 and 2019)
- Protect human health from the pollutants that cause both poor indoor and outdoor air quality, and address the disproportionate impact on the health of our low-income residents and communities of color from the resulting indoor and outdoor air pollution created by residential natural gas use.
- Reduce the risk of fires and explosions on a day to day basis, as well as in the case of an earthquake.

We should be thoughtful about helping those who see themselves as the "losers" as a result of this change, and seek innovative and meaningful ways to support them. But there is far more to gain by a much broader group of people, and over generations, by adopting these regulations.

Please be forward-thinking enough to take the necessary actions to place help make this ordinance the law in San Francisco.

Very Truly yours,



Khoeun Meisinger



**From:** [Helena B](#)  
**To:** [Major, Erica \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Ronen, Hillary](#); [Beinart, Amy \(BOS\)](#)  
**Subject:** Public Comment Re: BoS File 200701  
**Date:** Monday, October 5, 2020 9:30:33 AM

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

Hello Board of Supervisors and Staff,

I am writing again to support strong all-electric new construction legislation, including the changes outlined in the September 18 letter to the Board of Supervisors signed by the SF Climate Emergency Coalition, Earthjustice, Sierra Club, PODER SF, Emerald Cities, and 20 other organizations.

I am grateful and pleased to be able to report that last time I wrote to my Supervisor, Hillary Ronen, about this, she wrote back, "I agree."

Incremental change with many caveats will no longer serve. Instead, we need an ordinance that

- closes the financial feasibility loophole-- electric feasibility should be determined without regard to floor area or amenity-related loss, and the space taken up by a transformer should not be a reason for an exemption,
- requires full electric readiness in *any* cases of exemption or exception, and
- maximizes equity with a clean energy Building Hub as outlined by PODER SF.

This fire season is not an anomaly. It fits the trend of more extreme, longer fire seasons with faster spreading fires (and more smoke) that is well-explained by the science of climate change, and it is terrifying. San Francisco **must lead** on climate solutions, both for the health and wellbeing of SF residents and to do our part to make possible a livable future.

And San Francisco **needs all-electric buildings**, now more than ever, not only because natural gas destroys our climate and is a deadly explosion risk, but also because unless we shift to all-electric buildings, there will be literally nowhere to go to escape poor air quality. Children growing up in homes with gas stoves already have a [42% increased risk of asthma](#). Now close all the windows.

With regard to restaurants/food service, please consider what it would be like to be a line cook in a gas-fueled kitchen on a hot, smoky day. Now imagine being in an induction-based kitchen that's [much cooler, with much cleaner air](#), and please eliminate the extension for permitting new commercial kitchens with gas.

I understand that there is a lot of pressure from developers for exemptions and loopholes, but people can be creative when it's required. I was chatting with a friend whose father is a developer-- said they will always petition for the status quo, but can work for the best outcomes if that's what's required of them. "Necessity is the mother of invention" and there's definitely necessity to change in the face of the climate emergency.

As San Francisco's elected officials, please make sure that private profit doesn't take precedence over the public good, and please listen to all the residents pleading for all-electric new construction legislation as a critical first step in addressing the climate emergency.

Our health and lives depend on it.

Sincerely,

Helena Birecki

D9 San Francisco resident

**From:** [Jeff Weitzel](#)  
**To:** [Major, Erica \(BOS\)](#)  
**Cc:** [Board of Supervisors \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Ronen, Hillary](#)  
**Subject:** Public Comment Re: BoS File 200701  
**Date:** Monday, October 5, 2020 7:01:19 AM

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

I live in District 9 in San Francisco, and I'm writing to voice my support for a natural gas ban in new buildings in San Francisco. Given the enormous footprint buildings account for in California's climate impact, natural gas has no future in our state or our nation's energy mix, and every new structure erected with gas infrastructure is a building that will have to be retrofitted for electric heating and cooking only a few years into its lifetime

Please refer to the letter of September 18th, sent to the Land Use and Transportation Committee and signed by Earthjustice, the Sierra Club, the SF Climate Emergency Coalition, PODER SF and more than 20 other organizations. I urge the Committee to adopt the changes outlined in that letter and recommend an amended All Electric ordinance to the full Board of Supervisors.

It is important to me that we:

1. Eliminate the feasibility exception to the electric-ready requirement and make fully electric-ready construction a baseline requirement for new construction. We know that the future is electric. Allowing any building to be built that will require massive retrofits in the near future is unacceptable. With full electric readiness, we minimize that retrofit cost.
2. Create a Clean Energy Building Hub through the City and County of San Francisco that provides for the outreach, resources, and education needed to eliminate barriers and maximize opportunity for all-electric new construction to benefit both climate and equity.
3. Expand the ordinance's definition of "mixed-fuel buildings" to include laboratory, industrial, and decorative uses of gas. Gas shouldn't be allowed for upscale decorative uses. It's wrong to harm public health for private enjoyment.
4. Provide additional limitations and transparency in the exemption process to ensure any project found exempt for infeasibility is truly in the public interest. I'm concerned about the news of powerful and connected people being able to get favors from DBI. We need sunshine on the exemption process, and exemptions should only be given in the public interest.
5. Amend section 106A.1.17 to require that the Building Official find "sufficient evidence was submitted to substantiate the infeasibility of an All-Electric Building or Project design without regard to financial, floor-area, or amenity-related loss unless

deemed to be in the public welfare." The housing crisis is real. And we need to find ways of fixing it without sacrificing our children's future. The space taken up by a transformer should not be an acceptable reason for an exemption.

6. Eliminate the blanket exemption for commercial kitchens delaying compliance until 2022. Existing restaurants are not helped by giving builders a pass on making future commercial kitchens all-electric.

Thank you for taking up this important issue and considering the health and safety of our residents and climate.

Sincerely,

Jeff Weitzel

2264A Bryant St, San Francisco, 94110

Breana Wheeler  
1119 Stanyan Street  
San Francisco, CA  
94117

October 2, 2020

Clerk of the Board  
Land Use and Transportation Committee  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

**RE: Support for AB112 All-Electric New Construction Regulations**

Dear Commissioners,

I am writing to express my full support for AB112, the All-Electric Buildings for New Construction ordinance, introduced for adoption on June 30, 2020 by Supervisor Mandelman. I am a San Francisco resident and a sustainability professional in the real estate and construction industry. I care deeply about our city and all the communities within it.

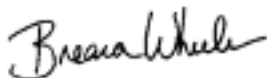
The Department of the Environment has put forward a solid case for adopting this new ordinance. I agree that this ordinance is critical to:

- Fulfill the city's commitment to combating climate change.
- Strengthen our city's ability to get back to business quickly after an earthquake (as demonstrated by the superior resilience of the electrical grid compared to the natural gas infrastructure, as seen after Hurricanes Sandy and Katrina as well as the fires in Sonoma County in 2017 and 2019)
- Protect human health from the pollutants that cause both poor indoor and outdoor air quality, and address the disproportionate impact on the health of our low-income residents and communities of color from the resulting indoor and outdoor air pollution created by residential natural gas use.
- Reduce the risk of fires and explosions on a day to day basis, as well as in the case of an earthquake.

We should be thoughtful about helping those who see themselves as the "losers" as a result of this change, and seek innovative and meaningful ways to support them. But there is far more to gain by a much broader group of people, and over generations, by adopting these regulations.

Please be forward-thinking enough to take the necessary actions to place help make this ordinance the law in San Francisco.

Very Truly yours,



E: [breana.wheeler@gmail.com](mailto:breana.wheeler@gmail.com)

M: 415-866-9167

# Steven Guttman

October 1, 2020

Clerk of the Board  
Land Use and Transportation Committee  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

## **RE: Support for AB112 All-Electric New Construction Regulations**

Dear Committee Members,

I am writing to express my full support for AB112, the All-Electric Buildings for New Construction ordinance, introduced for adoption on June 30, 2020 by Supervisor Mandelman. I am a native San Franciscan, I currently reside in San Francisco, and I am a design professional in the construction industry with personal experience designing all-electric buildings.

The Department of the Environment has put forward a solid case for adopting this new ordinance. I agree that this ordinance is critical to:

- Fulfill the city's commitment to combating climate change.
- Strengthen our city's ability to get back to business quickly after an earthquake (as demonstrated by the superior resilience of the electrical grid compared to the natural gas infrastructure, as seen after Hurricanes Sandy and Katrina as well as the fires in Sonoma County in 2017 and 2019)
- Protect human health from the pollutants that cause both poor indoor and outdoor air quality, and address the disproportionate impact on the health of our low-income residents and communities of color from the resulting indoor and outdoor air pollution created by residential natural gas use.
- Reduce the risk of fires and explosions on a day to day basis, as well as in the case of an earthquake.

We should be thoughtful about helping those who sees themselves as the "losers" as a result of this change, and seek innovative and meaningful ways to support them. But there is far more to gain by a much broader group of people, and over generations, by adopting these regulations.

Please be forward-thinking enough to take the necessary actions to place help make this ordinance the law in San Francisco.

Very Truly yours,



Steven Guttman

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359 Vernon Street  
San Francisco, CA 94132  
(415) 585-8347

**From:** [Teresa Jan](#)  
**To:** [Major, Erica \(BOS\)](#)  
**Subject:** Support for AB112  
**Date:** Sunday, October 4, 2020 9:50:46 PM  
**Attachments:** [AB112 Support Letter from Teresa Jan- Oct 4, 2020.pdf](#)

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Hi Erica,  
See my support letter for AB 112 attached. Thank you.

Teresa Jan  
Senior Associate  
AIA, LEED AP, WELL AP

---

g o u l d e v a n s

tel:  
+14158442138  
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95 Brady Street  
San Francisco, CA 94103  
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October 04, 2020

Clerk of the Board  
Land Use and Transportation Committee  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

**RE: Support for AB112 All-Electric New Construction Regulations**

Dear Commissioners,

I am writing to express my full support for AB112, the All-Electric Buildings for New Construction ordinance, introduced for adoption on June 30, 2020 by Supervisor Mandelman.

As a registered architect, I have professional experience designing all-electric buildings for both residential and non-residential buildings. In 2019 fall, I organized and partnered with Riggs Showroom Burlingame, and AEC professionals from Frontier Energy, Berkeley Lawrence Lab and Arup Engineering for a panel discussion regarding induction cooking. The panel discussion event premiered a short documentary film of gas and induction cook off as well as live induction cooking demonstration and reception, demystifying and providing hand on experience of induction cooking. The event was well attended by 70 people and generated many good follow ups conversation and outreach.

To walk the talk, I have replaced my aged gas boiler to heat pump/electrical boiler as well as only cooking with portable induction cooktop, induction wok and instant pot at home – quick and easy, versatile and precise, better air quality and safer for my family and the environment. I truly support AB112 as our quickest pathway to decarbonize and minimize casualty our built environment.

The Department of the Environment has put forward a solid case for adopting this new ordinance. I agree that this ordinance is critical to:

- Fulfil the city's commitment to combating climate change, social equity and environmental justice.
- Strengthen our city's ability to get back to business quickly after an earthquake (as demonstrated by the superior resilience of the electrical grid compared to the natural gas infrastructure, as seen after Hurricanes Sandy and Katrina as well as the fires in Sonoma County in 2017 and 2019)
- Protect human health from the pollutants that cause both poor indoor and outdoor air quality for all, and address the disproportionate impact on the health of our low-income residents and communities of color from the resulting indoor and outdoor air pollution created by residential (and commercial) natural gas use. Children are particularly impacted since their mind and body are still developing.
- Reduce the risk of fires and explosions on a day to day basis, as well as in the case of an earthquake.

We should be thoughtful about helping those who worry about financial burdens resulting of this change, such as plumbers and restaurant owners, and seek innovative and meaningful ways to support them. Education and training programs for plumbers, electricians, contractors, and inspectors for the heat pump technology installation, integration and commissioning are crucial; Rebates and incentive program for both residential and commercial induction and electrical cooking appliances should be made available to cover the more expensive cost until the price of new technology become truly competitive. The hand on equipment try out program (like FTSC) would facilitate the swift change of cooking habits for both professional and home chefs, especially come to understanding that induction wok works just as well as



traditional wok on gas stovetop. Public and private investment today will be far more to gain by a much broader group of people, and over generations, by adopting these regulations.

Covid-19 Pandemic demonstrated us the importance of collective action to ensure public health and illuminate the inequitable/injustice of our built environment. San Francisco is the capital of technology and brilliant minds and that we should continue to be the leader and example of transforming our home to be safer, healthier, and equitable. I appreciate all the forward-thinking efforts to take the necessary actions and help make this ordinance the law in San Francisco.

yours,

Teresa Jan  
AIA, LEED AP, WELL AP  
Senior Associate  
Gould Evans