

File No. 250702

Committee Item No. 4
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation
Board of Supervisors Meeting:

Date: July 28, 2025
Date: _____

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input type="checkbox"/>	<input type="checkbox"/>	Resolution
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ordinance - VERSION 2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legislative Digest - VERSION 2
<input type="checkbox"/>	<input type="checkbox"/>	Budget and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Introduction Form
<input type="checkbox"/>	<input type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract / DRAFT Mills Act Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

OTHER

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

Prepared by: John Carroll
Prepared by: _____
Prepared by: _____

Date: July 25, 2025
Date: _____
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

26 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.

18
19 Section 3. Chapters 1A and 2 of the Building Code are hereby amended by adding
20 Section 106A.1.17.3 to Section 106A, and revising Section 202, to read as follows:

22 SECTION 106A – PERMITS

23 * * * *

106A.1.17.3 All-Electric Major Renovations. After January 1, 2026, the Building Official shall not accept permit applications to conduct Major Renovations, as defined in Section 202 of this Code, of

1 Mixed-Fuel Buildings. Permit applications for Major Renovations submitted to the Department after
2 that date may only be accepted for work that retains or results in All-Electric Buildings or Projects.

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

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

19 (2) The Building Official may issue a permit for Major Renovation of a Mixed-Fuel
20 Building that includes an area specifically designated for occupancy by a commercial food service
21 establishment (A-2 Occupancy) that is a Mixed-Fuel Building solely because it retains gas piping
22 systems, fixtures, and/or infrastructure exclusively for cooking equipment within the designated
23 commercial food service area; or

24
25

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

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

10 (5) 100% Affordable Housing, as defined in Administrative Code Section 109.1, shall be
11 exempt from this Section 106A.1.17.3 until January 1, 2027. From January 1, 2027 to January 1, 2028,
12 100% Affordable Housing projects that demonstrate the cost of converting to All-Electric conflicts with
13 the projects' ability to meet their housing goals are exempt. After January 1, 2028, this exception
14 expires.

15 * * * *

16 SECTION 202 – DEFINITIONS

17 **ALL-ELECTRIC BUILDING OR PROJECT.** A building or project that uses a
18 permanent supply of electricity as the source of energy for all space conditioning (including
19 heating and cooling), water heating (including pools and spas), cooking appliances, and
20 clothes drying appliances. An All-Electric Building or Project may not install natural gas or
21 propane piping systems, fixtures, or infrastructure for those purposes in or in connection with
22 the building, structure, or within property lines of the premises, extending from the point of
23 delivery at the gas meter. An All-Electric Building or Project may contain natural gas infrastructure
24 dedicated solely to serve appliances covered by the Federal Energy Policy and Conservation Act (42
25 U.S.C. §§ 6201 et seq.), provided that the building complies with Design Guidelines and Review

1 Procedures for Public Safety and Electric-Ready Construction published by the Department of Building
2 Inspection. All-Electric Projects include additions or expansions of existing buildings that constitute
3 Substantial Improvements as defined by Section 202 of this code, where the unaltered building area
4 may remain a Mixed-Fuel Building.

5 * * * *

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

8 (1) a Non-structural Alteration that is substantial pursuant to Section 503.11.1 of the San
9 Francisco Existing Building Code;
10 (2) a Substantial Structural Alteration as defined by Section 202 of the San Francisco Existing
11 Building Code;
12 (3) an addition that is a Substantial Improvement as defined by Section 202 of this Code.

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

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

20 * * * *

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

23 (1) Replaces space heating and hot water heating system for the entire building; or
24 (2) Installs space heating and water heating systems that will serve 80% or more of the total
25 conditioned floor area of the building; or

(3) Installs space conditioning or water heating systems serving the area of addition.

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

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

Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this ordinance, or any application thereof, is held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of the ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this ordinance, irrespective of whether any one or more sections, subsections, sentences, clauses, or applications of the ordinance, or applications thereof, be declared invalid.

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

4

5 APPROVED AS TO FORM:
6 DAVID CHIU, City Attorney

7 By: /s/ Robb Kapla
8 ROBB KAPLA
9 Deputy City Attorney

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REVISED LEGISLATIVE DIGEST

(Substituted, July 8, 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 January 1, 2026. Applications submitted after that date for major renovations must result in (or retain) all-electric buildings. The Proposed Legislation amends the definition of all-electric buildings to include buildings that contain natural gas infrastructure solely dedicated to serve appliances covered by the Federal Energy Policy and Conservation Act (42 U.S.C. §§ 6201 et seq., "EPCA") and that comply with DBI's Design Guidelines for Electric-Ready Buildings. Those buildings would be considered all-electric and able to proceed with major renovations after enactment of the legislation.

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

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

Background Information

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

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

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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

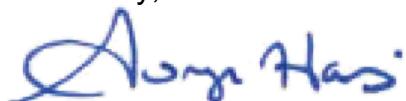
The Building Inspection Commission met and held a public hearing on July 16, 2025 regarding the proposed amendment to the Building Code contained in Board File No. 250702-2. The Commissioners recommended approving the ordinance with the following amendments: 1) Extend the effective date from January 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



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 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*

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.



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.



M E M O R A N D U M

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



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

MM

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: [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



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From: Peter Belden <pbelden@gmail.com>
Sent: Thursday, July 24, 2025 7:02 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Land use 7/28 Sierra Club supports Mandelman electrification ordinance



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

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

Peter Belden
Political Chair
San Francisco Group
Sierra Club



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

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BOS Land Use and Transportation Committee,

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

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

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

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BOS Land Use and Transportation Committee,

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

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

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

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BOS Land Use and Transportation Committee,

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

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

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.

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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.

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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

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BOS Land Use and Transportation Committee,

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

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

Gregory Stevens
gregory@interfaithpower.org
277 19th Ave.
San Francisco , California 94121

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

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BOS Land Use and Transportation Committee,

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

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

Christopher Lish
lishchris@yahoo.com
1004 Los Gamos Road Apt. D
San Rafael, California 94903

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

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BOS Land Use and Transportation Committee,

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

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

Susan 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

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BOS Land Use and Transportation Committee,

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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

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BOS Land Use and Transportation Committee,

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

John Oda
jandjoda@aol.com
2000 post
San Francisco, California 94115

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

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BOS Land Use and Transportation Committee,

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

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

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

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

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

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

Thank you.

Rachel Colson
gc.rachel@gmail.com
551 Goettingen Street
San Francisco, California 94134

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

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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

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BOS Land Use and Transportation Committee,

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

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

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.

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

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

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

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

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

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BOS Land Use and Transportation Committee,

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

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

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

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

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

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

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BOS Land Use and Transportation Committee,

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

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

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

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

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.

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

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

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.

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

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

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

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

BOS Land Use and Transportation Committee,

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

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

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

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BOS Land Use and Transportation Committee,

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

Karen Kirschling
kumasong@icloud.com
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.

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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.

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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

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BOS Land Use and Transportation Committee,

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

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

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

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BOS Land Use and Transportation Committee,

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

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

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

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

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

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

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

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

Jesse turner
jessehturner@gmail.com
123 Lyon st
San Francisco , California 94117

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

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

Kevin Fonseca
kefonseca98@icloud.com
2020 Clement street
San Francisco, California 94121

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

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

Kevin Fonseca
kefonseca98@icloud.com
2020 Clement street
San Francisco, California 94121

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

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BOS Land Use and Transportation Committee,

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

David T
thompsondaviddt415@gmail.com
920 Diamond Street
San Francisco, California CA

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

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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

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

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

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

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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

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BOS Land Use and Transportation Committee,

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

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

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

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BOS Land Use and Transportation Committee,

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

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

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.

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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

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BOS Land Use and Transportation Committee,

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

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

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.

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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.

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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.

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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

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BOS Land Use and Transportation Committee,

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

Martha 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

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BOS Land Use and Transportation Committee,

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

Martha 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

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BOS Land Use and Transportation Committee,

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

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

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

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BOS Land Use and Transportation Committee,

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

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

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

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

Leo Buckley
buckleo666@gmail.com
78 Sycamore
San Francisco , California 94110

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

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

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

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

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BOS Land Use and Transportation Committee,

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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:

