

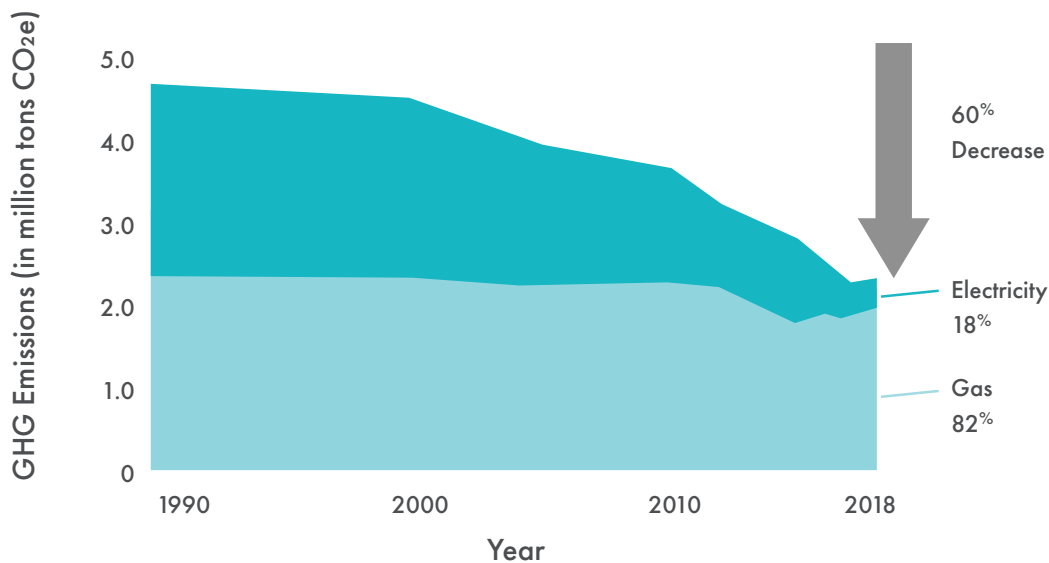
Today, nearly half (44%) of San Francisco’s emissions come from buildings. Fully transitioning buildings away from relying on natural gas to efficient technologies that run on clean electricity, like heat pumps, will be critical to reaching the City’s climate goals. The strategies to get there will include protections for low-and-middle-income owners and renters, support for affordable housing developers, and ensuring new job and training opportunities for local workers.

Sector Goals:

- Achieve zero emissions for all new building construction by 2030
- Achieve zero emissions in all buildings by 2050

Greenhouse Gas (GHG) Emissions from San Francisco Buildings

Since 1990, San Francisco has successfully cut building emissions in half by prioritizing energy efficiency and shifting to renewable electricity. Today, more than 80% of building emissions come from the burning of natural gas, while only 18% come from electricity.



Community Benefits

Community benefits refers to the positive outcomes of reducing climate emissions while also addressing racial and social equity, public health, economic recovery, and resilience.



Economy and Jobs

Zero emissions buildings support economic development and create jobs for workers who construct, retrofit, maintain and operate buildings.



Health

Efficient all-electric buildings improve general air quality while reducing immediate health risks from burning natural gas inside homes.



Resilience

All-electric buildings can be combined with solar panels and battery storage to power services needed during an emergency.



Racial and Social Equity

Electrification reduces exposure to pollution, which benefits low-income residents who often live in areas with lower air quality and spend a disproportionately higher percentage of their income on health care.

Draft Strategies and Supporting Actions

The draft strategies and supporting actions may change based on community and stakeholder feedback.

Draft Strategy		Supporting Actions
1	Eliminate fossil fuel use in new construction	<ul style="list-style-type: none"> By 2021, require newly constructed buildings to be efficient and all-electric with no on-site carbon emissions.
2	Eliminate fossil fuels in existing buildings with solutions tailored to different building, ownership, and use types	<ul style="list-style-type: none"> Between 2023-2028 phase-in a policy that requires all newly installed equipment to be efficient and all-electric. Customize requirements for different circumstances: from simple equipment replacements to full renovations. Adopt a policy requiring all large commercial buildings to submit a decarbonization plan to become efficient and all-electric by 2035. Develop and adopt tenant protection and anti-displacement policies for renters in buildings transitioning to efficient and all-electric.
3	Expand the zero emissions building workforce with targeted support for disadvantaged workers and others with barriers to employment	<ul style="list-style-type: none"> Partner with workforce training providers, labor unions and apprenticeship programs to align with and disseminate regional and statewide electrification workforce training, funding and project financing opportunities (ongoing) By 2022, define goals and create policies to ensure equitable access to building decarbonization jobs for disadvantaged workers and those from BIPOC and low-income communities, including employment in design, installation, and business operations, etc.
4	Transition to low global warming potential refrigerants	<ul style="list-style-type: none"> By 2022, publish guidelines for refrigerant management best practices for selection of lowest-GWP refrigerants in new and replacement equipment, and collection and recovery of refrigerants from existing equipment to enhance compliance with state regulations. Support the adoption of more stringent state and federal regulations to reduce refrigerant GWP. (ongoing)