

[Supporting the Bay Area Air District's Zero-Emission Building Appliance Rules]

Resolution supporting the Bay Area Air District's timely implementation of Rules 9-4 and 9-6 that establish zero-emission standards for building appliances.

WHEREAS, The combustion of gas in building equipment like furnaces and water heaters generates a range of air pollutants linked to poor health outcomes, including nitrogen oxides (NOx), fine particle pollution (PM2.5), formaldehyde, carbon monoxide, and benzene, which contribute to breathing problems, asthma attacks, cardiovascular issues, dementia, and premature death; and

WHEREAS, Gas-powered furnaces and water heaters are major contributors to smog-forming NOx pollution and PM2.5 in the Bay Area, causing up to 85 premature deaths and 15,000 asthma attacks per year, and costing the region \$890 million annually in health-related costs from air pollution exposure; and

WHEREAS, Communities of color are disproportionately exposed to health-harming pollution from gas combustion in homes and businesses, both nationally and in the Bay Area; and

WHEREAS, The Bay Area faces an ongoing air quality crisis – with nearly 30 consecutive years failing to achieve national ambient air quality standards for ozone and 15 straight years of nonattainment with fine particulate matter standards – and further reductions of particulate matter and ozone pollution through the implementation of all feasible measures are needed for attainment and maintenance of these health-protective standards; and

WHEREAS, Gas-burning building equipment in the region's homes and businesses emits more NOx pollution than all the Bay Area's passenger cars combined, making it one of the top sources of pollution in the region; and

1 WHEREAS, The Bay Area Air District's Board of Directors adopted Rules 9-4 and 9-6
2 without any 'no' votes in March of 2023, establishing future zero-NOx standards for water
3 heaters and furnaces, and these rules will accelerate the transition to zero-polluting heating
4 equipment in the region as residents' old equipment reaches end of life; and

5 WHEREAS, The Air District's Implementation Working Group has worked with the Air
6 District to achieve a successful and equitable implementation of the zero-emission rules to
7 residential water heating in 2027; and

8 WHEREAS, San Francisco is engaging with the Air District to provide feedback on
9 additional rulemaking to introduce flexibility measures that reduce compliance complexity and
10 enhance equity within the zero-NOx equipment rules, thereby ensuring that residents who
11 may face challenges meeting these requirements have viable compliance options; and

12 WHEREAS, Switching from gas-powered space and water heating to efficient zero-
13 emission appliances like electric heat pumps reduces smog-forming pollution, enhances
14 climate resilience, and improves household resilience by introducing reliable cooling and
15 improved air filtration to homes without air conditioning; and

16 WHEREAS, The Air District's zero-NOx furnace and water heater rules help San
17 Francisco make substantial progress toward achieving its climate goals of reducing and
18 eventually eliminating the burning of fossil fuels, a step required to curb global warming and
19 mitigate sea level rise, extreme heat, and climate related natural disasters; and

20 WHEREAS, Adoption of these rules aligns with California's commitment to achieving
21 zero-emission space and water heating standards statewide by 2030, and San Francisco's
22 net-zero emissions goal by 2040; and

23 WHEREAS, San Francisco has been integrally involved in planning for the
24 implementation of these rules and has participated in the Air District's Implementation
25

Working Group, which has thus far examined challenges and recommended solutions for the successful, equitable rollout of zero-emission residential water heating; now, therefore, be it

RESOLVED, That the City and County of San Francisco supports the timely implementation of the Bay Area Air District's Rules 9-4 and 9-6 to accelerate the transition to zero-emission water heaters and furnaces, with amendments to ensure flexibility for residents who have particular difficulty with compliance - prioritizing equity and simplicity.



City and County of San Francisco
Tails
Resolution

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 251064

Date Passed: October 28, 2025

Resolution supporting the Bay Area Air District's timely implementation of Rules 9-4 and 9-6 that establish zero-emission standards for building appliances.

October 28, 2025 Board of Supervisors - ADOPTED

Ayes: 10 - Chan, Chen, Dorsey, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

File No. 251064

**I hereby certify that the foregoing
Resolution was ADOPTED on 10/28/2025 by
the Board of Supervisors of the City and
County of San Francisco.**



Angela Calvillo
Clerk of the Board

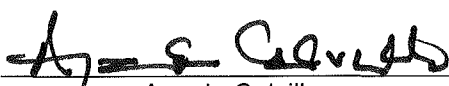
Unsigned

Daniel Lurie
Mayor

11-07-25

Date Approved

I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, or time waived pursuant to Board Rule 2.14.2, became effective without his approval in accordance with the provision of said Section 3.103 of the Charter or Board Rule 2.14.2.



Angela Calvillo
Clerk of the Board

11-07-25

Date