



August 25, 2025

Supervisor Myrna Melgar, Chair
Supervisor Chyanne Chen, Vice-Chair
Supervisor Bilal Mahmood, Member
Land Use and Transportation Committee
City of San Francisco Board of Supervisors
Legislative Chamber, Room 250
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Amendment for File No. 250800 to support the affordable housing sector with all-electrification buildings

Summary

The Tenderloin Neighborhood Development Corporation (TNDC) seeks further consideration for File No. 250800 in order for major affordable housing renovations to achieve the all-electric requirement with major renovations. The legislation's all-electric requirement would present significant challenges for the affordable housing sector with limited funding and timeline constraints. Although a waiver process will be made available, it adds to a complicated, lengthy permitting process that universally delays housing development and renovations while waivers are expected to consistently result in exemptions. **Due to unique challenges for affordable housing, TNDC requests that affordable housing be exempted – at a minimum that matches 2031 for non-residential to residential conversions.**

Challenge No. 1: Costs

Transitioning buildings to all-electric increases costs for affordable housing renovations at a time when preservation dollars, i.e. funding for major renovations, are already significantly lacking. While also limited, most affordable housing funding prioritizes adding new units, and resources for renovations are nearly unavailable with the San Francisco Mayor's Office of Housing and Community Development (MOHCD) and at the state-level. Illustrating this, TNDC was recently forced to serve its own gap lender by refinancing one property to support other properties with building renovations. Current funding levels are inadequate, meaning the affordable housing sector will experience significant barriers with the all-electric mandate.

With the limited funding available, affordable housing developers are often required to prioritize resources for other building needs including seismic improvements. Many of TNDC's properties are over 100 years, and these types of building safety improvements are regularly required by investors to invest in or provide construction debt, which leaves dollars to fully electrify buildings unavailable. Making buildings all-electric will also require more electrical services on-site, which will mainly involve Pacific Gas and Electric (PG&E).

PG&E regularly uses service applications to upgrade equipment, thereby adding more costs. Different requirements for funding and required PG&E involvement without necessary resources will create fiscal barriers to successfully achieve this policy.

When feasible, TNDC has fully electrified buildings that match the goal of this ordinance. For example, TNDC recently did a major renovation where the building was made fully electric. The cost totaled \$1.2 million, which is significant in the context of requiring the all-electrification of buildings across the board for affordable housing. Importantly, this building totaled only 47 units, while many affordable housing buildings include a higher number of units and are larger in size. This means other affordable housing buildings will incur higher costs due to their size. In addition, this specific building had enough existing electrical load to support the conversion to all-electric. As described, this means that PG&E involvement was not required, while other buildings will not have the needed electrical load and can increase costs by twice the amount.

Challenge No. 2: Timelines

The affordable housing sector is already constrained with timelines, and the all-electric mandate will add to timelines and hamper funding opportunities. The Low-income Housing Tax Credit (LIHTC) program is one of the most significant sources of funding affordable housing and has strict timelines. TNDC, as an affordable housing developer, has only 180 days to close on construction financing when awarded, and all permits need to be approved prior to closing. Fully electrifying buildings will increase timelines while the LIHTC timeline remains strict.

Major renovations requiring electrification would demand PG&E involvement, and that will also expand timelines. TNDC has experienced twelve months or more in delays with their required involvement, and 40 buildings in TNDC's portfolio are powered through PG&E. TNDC also has seven properties that receive electricity via Wholesale Distribution Tariffs (WDT) that would require going through PG&E and the San Francisco Public Utilities Commission (SFPUC). In TNDC's experience, that process presents unpredictable delays amounting to eighteen months or longer. The need for additional power will create longer and unpredictable timelines and complicate opportunities for tax credit financing.

Other Efforts

Through the all-electric mandate, a waiver process would be made available from July 2027 through December 2030 for affordable housing major renovations. Yet, the San Francisco Environment Department (SFED) has consistently indicated that virtually all waivers now result in an exemption. Based on that account, waivers will only add to a lengthy permitting timeline and increase costs. Regarding permitting timelines, Mayor Daniel Lurie recently announced permitting reforms so that the process would be "fast, predictable, and transparent". With the available waiver, the process does not readily adhere to those permitting improvement goals.

Since 2020, TNDC has completed four major building renovations that were evaluated to become all-electric. Three buildings were assessed as financially unfeasible, and the timelines created significant challenges. For the fourth building, fully electrifying the property was financially viable and completed, which illustrates TNDC's commitment to making buildings all-electric. TNDC staff also participated in an SFED workgroup where the all-electric through major renovations policy was discussed. In that workgroup, the need for funding was raised but not resolved. Equally, the ordinance does not address the funding issue. Unlike the private market, affordable housing providers cannot increase building revenue and rely on prescriptive funding.

Recommendation

TNDC supports the work to advance the City's climate goals to improve the safety, health, and wellbeing for all in San Francisco. Demonstrating that goal, TNDC has proven a commitment to transitioning buildings to all-electric when feasible, but a lack of funding, constrained timelines, and the use of a waiver process, which adds costs and creates a lengthier permitting process, present challenges with this policy.

Accordingly, the affordable housing sector should be exempted at minimum until 2031 that matches the exemption for non-residential to residential conversions. Lastly, further discussions are warranted to identify future funding opportunities for this policy to apply to affordable housing. Quite simply, the affordable housing sector must be resourced to do its part in climate action.

Thank you,

A handwritten signature in black ink, appearing to read 'JBRn', is positioned below the 'Thank you,' text.

Jesse Rawlins, Policy Manager
Tenderloin Neighborhood Development Corporation

CC: Katie Lamont, Chief Operating Officer, Tenderloin Neighborhood Development Corporation
Jen Low, Chief of Staff, Office of Supervisor Myrna Melgar
Charlie Sciammas, Legislative Aide, Office of Supervisor Chyanne Chen
Samantha Logan, Legislative Director, Office of Supervisor Bilal Mahmood

From: [Chinese Chamber of SF](#)
To: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Fieber, Jennifer \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [charlie@sfccho.org](#); [Cooper, Raynell \(BOS\)](#)
Cc: [Carroll, John \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Felder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: Opposing Supervisor Mandelman Electrification Ordinance - BOS File No. 250702
Date: Monday, July 28, 2025 11:42:46 AM
Attachments: [FINAL - Board of Supervisor Letter Natural Gas Ban.pdf](#)

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

Dear Supervisors,

Please see attached letter from the Chinese Chamber of Commerce opposing Supervisor Mandelman's Electrification Ordinance, BOS File No. 250702.

The Chinese Chamber represents hundreds of small businesses, including many in Chinatown—one of the city's most historic and culturally significant neighborhoods. This policy, while well-intentioned, would impose a disproportionate burden on older buildings and small, legacy businesses—especially traditional Chinese restaurants.

For many of these establishments, gas cooking isn't just a preference—it's essential. Wok cooking requires the kind of high heat and precision that electric appliances simply can't replicate. Forcing these restaurants to electrify could mean loss of authenticity, higher operating costs, and in some cases, shutting down their businesses.

What's more concerning is how the ordinance may discourage much-needed structural upgrades, like seismic retrofits. Property owners tell us they may delay or avoid improvements altogether if it means being forced into a costly full electrification retrofit. That's a serious safety and equity issue.

We urge the Board to consider the following:

1.

Delay implementation until at least 2028 to give businesses and building owners time to prepare, there has been zero community input, and we'd appreciate more community outreach.

2.

Include a financial feasibility exemption, so that small property owners aren't priced out of compliance.

3.

Expand exemptions for cultural and culinary uses—especially restaurants in Chinatown and other ethnic communities.

We fully support San Francisco's climate goals, but equity must be built into climate policy. Let's move forward in a way that uplifts—not displaces—our small businesses and historic neighborhoods.

Thank you,
Chinese Chamber of Commerce



CHINESE CHAMBER OF COMMERCE

730 Sacramento Street, San Francisco, CA 94108

(415) 982-3000

Fax: (415) 982-4720

July 27, 2025

Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Subject: Opposition to Proposed Natural Gas Ban in Major Renovations Ordinance

Dear President Mandelman and Members of the Board of Supervisors:

On behalf of the Chinese Chamber of Commerce, representing hundreds of local businesses—including restaurants, property owners, and service providers—we respectfully submit this letter of opposition to the proposed ordinance that would prohibit the use of natural gas in residential and commercial buildings undergoing major renovations.

Major renovations in older buildings may require seismic retrofits or structural improvements. Under the current proposal, any project involving structural changes or system replacements must transition to all-electric systems unless technically infeasible. However, there is no clear provision for exemptions based on financial feasibility. Industry stakeholders have raised concerns that the added cost could deter necessary voluntary renovations, compromising building safety and preservation. Particularly for small and mid-sized Chinese restaurants—many of which rely on high-heat natural gas cooking—the transition represents a significant investment in new equipment and infrastructure.

Cooking with gas remains integral to authentic Chinese culinary practices, especially those requiring high-heat wok cooking. The ordinance's limited exemption for commercial kitchens does not fully account for the ongoing reliance on gas in many existing establishments. Without further nuance or extension of exemptions, many businesses may face severe operational disruptions or forced relocations.

The proposed 2027 implementation date may seem distant, but developers and building owners plan far in advance. Delaying necessary structural or seismic improvements until then could unintentionally increase costs or expose buildings to risk. The Building Inspection Commission recommended delaying the effective date until 2027 and adding an exemption for voluntary seismic retrofits to avoid placing undue barriers on life safety work.

The ordinance includes exemptions for affordable housing and EPCA-covered appliances, but does not consider project budgets or the financial realities of smaller property owners. In a city where electrification retrofits are estimated to cost \$3.5–\$5.9 billion for full scope projects, the burden on small businesses and low-margin operations is likely to be disproportionate.

To better protect the interests of the Chinese Chamber and citywide stakeholders while supporting San Francisco's climate goals, we respectfully propose the following adjustments:

- Expand exemptions to include financial infeasibility for smaller renovation projects, particularly those tied to seismic retrofits or essential maintenance.
- Extend the timeframe for implementation to 2028 or later for specified categories, ensuring adequate planning and budget alignment.
- Offer transitional support or streamlined permitting processes for vulnerable businesses, such as local ethnic restaurants, to adapt to electrification requirements without undue disruption.
- Provide phased approaches or optional compliance milestones to allow building owners to comply over time in alignment with replacement cycles or major upgrade schedules.

The Chinese Chamber of Commerce remains committed to supporting sustainable policies that help San Francisco advance its climate goals in a way that is fair, equitable, and sensitive to the needs of small businesses, cultural institutions, and safe buildings.

We appreciate the opportunity to share these perspectives and remain available for further discussion as the legislation advances.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donald Luu', with a stylized, cursive script.

Donald Luu
President, Chinese Chamber of Commerce

From: [Dave Rhody](#)
To: [Carroll, John \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#)
Cc: [Mandelman, Rafael \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Engardio, Joel \(BOS\)](#)
Subject: Item 250702 – All-Electric Major Renovations
Date: Sunday, July 27, 2025 3:51:48 PM
Attachments: [AllElectricOrdinanceClimateRealitySF.doc](#)

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

Supervisors & Clerk -

Please find attached, a letter of support for the All Electric Major Renovations Ordinance that you will be addressing in the Monday 7/28/25 session.

Thank you,
-Dave Rhody
SF Policy Co-Chair
[Climate Reality Project](#)



San Francisco Policy Action Team

Date: July 26, 2025

To: SF Board of Supervisors'
Land Use & Transportation Committee

c.c. Supervisors Mandelman, Fielder
Committee Clerk: John Carroll

From: Dave Rhody, SF Policy Co-Chair
Climate Reality Project

Re: Item 250702 – All-Electric Major Renovations

Supervisors:

Gas use in buildings is responsible for almost one half of San Francisco's greenhouse gas emissions. Building electrification, particularly electrification of space and water heating equipment, is key to reducing those emissions.

Gas-fired building appliances also generate a variety of air pollutants that harm public health including [nitrogen oxides](#) (NOx), [fine particle pollution](#) (PM 2.5), [formaldehyde](#), [carbon monoxide](#), and benzene, which contribute to breathing problems, asthma attacks, cardiovascular issues, dementia, cancer and premature death.

All-electric is also cost-effective. When conducting major renovations, it is more cost-effective to utilize all-electric design to meet a building's energy needs than installing both gas and electrical infrastructure.

This ordinance complements the Air District's existing zero NOx appliance rules that will take effect in the coming years, mandating the installation of zero NOx equipment upon burnout of old gas-fired equipment. Together, these measures will initiate a coordinated, gradual transition to building decarbonization that is needed to ensure success.

For all these reasons and more, we strongly urge your support for the All-Electric Renovation legislation.

Sincerely,

Dave Rhody, SF Policy Co-Chair
[Climate Reality Project](#)

From: [Ferrara Pan](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Monday, July 28, 2025 8:58:29 AM

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

BOS Land Use and Transportation Committee,

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

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

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

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

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

Ferrara Pan
enantiodromia23@gmail.com
870 Castro St
San Francisco, California 94114-2809

From: [Paul Sussman](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Sunday, July 27, 2025 9:17:38 PM

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

Paul Sussman
pesussman@yahoo.com
3 Elsie Street
San Francisco, California 94110

From: [Frank Leykamm](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Sunday, July 27, 2025 8:30:04 PM

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

Frank Leykamm
frankleykamm@aol.com
348 Church St
San Francisco, California 94114

From: [Josephine Coffey](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Sunday, July 27, 2025 4:43:53 PM

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BOS Land Use and Transportation Committee,

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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: [Kristin Reed](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Sunday, July 27, 2025 4:13:01 PM

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

Kristin Reed
reedkmb@gmail.com
681 47th Ave
San Francisco, California 94121

From: [AJ cho](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Sunday, July 27, 2025 3:41:22 PM

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BOS Land Use and Transportation Committee,

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

AJ cho
amenoartemis@gmail.com
159 Santa Teresa
San Leandro, California 94579

From: [AJ cho](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Sunday, July 27, 2025 3:41:04 PM

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AJ cho
amenoartemis@gmail.com
159 Santa Teresa
San Leandro, California 94579

From: [Karen Kirschling](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Sunday, July 27, 2025 2:43:20 PM

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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: [ATID KIMELMAN](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Sunday, July 27, 2025 2:38:47 PM

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

ATID KIMELMAN
atid.b.k@gmail.com
8 Buchanan St, Unit 402
San Francisco, California 94102

From: [Todd Snyder](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Sunday, July 27, 2025 2:27:26 PM

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

BOS Land Use and Transportation Committee,

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

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

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

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

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

Todd Snyder
toddclarksnyder@gmail.com
1941 Turk st
San Francisco, California 94115

From: [Dan Finkle](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Sunday, July 27, 2025 1:50:27 PM

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BOS Land Use and Transportation Committee,

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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: [Martha Goldin](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Sunday, July 27, 2025 1:45:43 PM

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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: [Robert Hall](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Sunday, July 27, 2025 1:16:46 PM

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BOS Land Use and Transportation Committee,

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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: [Justin Truong](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Sunday, July 27, 2025 1:14:49 PM

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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: [Carol Brownson](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Sunday, July 27, 2025 12:24:48 PM

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BOS Land Use and Transportation Committee,

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

Carol Brownson
cbbrownson@gmail.com
2309 California St.
San Francisco, California 94115

From: [Linda Dallin](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Sunday, July 27, 2025 12:12:43 PM

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BOS Land Use and Transportation Committee,

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

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

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

Thank you for your comment letter.

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

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

-

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

John Carroll

Assistant Clerk

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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

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

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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



SIERRA CLUB

SAN FRANCISCO BAY

San Francisco Group of the San Francisco Bay Chapter

July 24, 2025

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

Dear Mayor and Supervisors,

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

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

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

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

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

Sincerely,

Charles Whitfield
Chair, San Francisco Group
Sierra Club

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

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BOS Land Use and Transportation Committee,

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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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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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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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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

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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

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

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

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

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

BOS Land Use and Transportation Committee,

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

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

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

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

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

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

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

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

BOS Land Use and Transportation Committee,

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

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

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

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

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

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

From: amenoartemis@gmail.com
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Saturday, July 19, 2025 5:13:30 PM

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

BOS Land Use and Transportation Committee,

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

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

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

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

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

amenoartemis@gmail.com
159 Santa Teresa
San Leandro, California 94579

From: [John Oda](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Saturday, July 19, 2025 5:02:58 PM

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

BOS Land Use and Transportation Committee,

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

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

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

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

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

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

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

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

BOS Land Use and Transportation Committee,

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

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

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

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

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

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

Thank you.

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

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

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

BOS Land Use and Transportation Committee,

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

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

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

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

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

Chris Chidsey
chidseychris@gmail.com
1833 24TH AVE
San Francisco, California 94122

From: [Nicole Fountain](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Saturday, July 19, 2025 10:43:50 AM

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

BOS Land Use and Transportation Committee,

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

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

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

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

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

Nicole Fountain
nicmasterflash@yahoo.com
1654 1st St., Apt 39
Lincoln, California 95648

From: [Jennifer Heggie](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Saturday, July 19, 2025 9:31:02 AM

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

BOS Land Use and Transportation Committee,

Please support efforts to update SF's building code with the proposed All-Electric Major Renovations amendment as quickly as possible.

As a resident of San Francisco, I can attest that if it is required, my family would incorporate these changes into our home budget when we need a major change.

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

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

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

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

Jennifer Heggie
jdheggie@gmail.com
532 Flood Ave
San Francisco, California 94112

From: [Corey Monteith](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Friday, July 18, 2025 2:25:05 PM

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

BOS Land Use and Transportation Committee,

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

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

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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.

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

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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.

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

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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.

Lindsey Alami
lindseywatt@gmail.com
10 Pemberton Pl
San Francisco, California 94114

From: [lisa ryers](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Wednesday, July 16, 2025 5:24:22 PM

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

BOS Land Use and Transportation Committee,

I'm writing to urge the City to update its building code with the proposed All-Electric Major Renovations amendment as quickly as possible. From there we can work on making these installations fast tracked through instant permitting measures. Electric appliances such as heat pump, heat pump water heaters, and induction cooking is not only safer for its residents, creates jobs, but do not emit harmful pollutants period.

On my block on Connecticut Street alone, there are three properties gutting their homes but leaving four walls and thus considered a "remodel" and thus not required to meet the same stringent building codes as those built "new." How much of San Francisco building is in the "remodel" sector?

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

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

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

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

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

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

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

BOS Land Use and Transportation Committee,

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

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

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

Rosalie Chan
rosaliechan2017@u.northwestern.edu
319 Edna St
San Francisco, California 94112

From: [Linda Dallin](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Wednesday, July 16, 2025 3:43:31 PM

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

BOS Land Use and Transportation Committee,

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

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

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

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

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

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

From: [Lisa Pinckney](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Wednesday, July 16, 2025 3:00:55 PM

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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.

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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.

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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

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

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

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

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

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BOS Land Use and Transportation Committee,

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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

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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.

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

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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.

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,

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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,

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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

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

BOS Land Use and Transportation Committee,

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

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

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

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

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

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

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

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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.

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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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.

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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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.

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,

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 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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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: [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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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.

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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BOS Land Use and Transportation Committee,

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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

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BOS Land Use and Transportation Committee,

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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,

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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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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

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BOS Land Use and Transportation Committee,

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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,

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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

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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

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BOS Land Use and Transportation Committee,

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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

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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.

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

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

Margie Chen
paredocs@gmail.com
2722 Green St

From: [Martha Gorak](#)
To: [Carroll, John \(BOS\)](#); [MelgarStaff \(BOS\)](#); [ChenStaff](#); [MahmoodStaff](#)
Subject: Please Pass the All-Electric Major Renovations Amendment (File #25072) ASAP
Date: Wednesday, July 16, 2025 5:14:57 AM

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

BOS Land Use and Transportation Committee,

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

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

stephanie ellis
stephanie_ellis@me.com
870 church st #1
San Francisco, California 94114