

1 [Support of Updates to Building Code to Require Major Renovations of Existing Buildings and Projects  
2 to be All-Electric]

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4 **Resolution urging the Board of Supervisors and Mayor to pass an update to the All-Electric New**  
5 **Construction Ordinance to include major renovations;**

6 WHEREAS, the City and County of San Francisco has a duty to promote safety, improve the  
7 health of its citizens, and enhance and protect our City's natural environment; and,

8 WHEREAS, the combustion of natural gas results in pollutants detrimental to human health,  
9 with disproportionate impacts on children, low-income communities, and communities of color; and,

10 WHEREAS, the piping of natural gas throughout a dense city in a seismically active location  
11 poses fire risks and other safety hazards; and,

12 WHEREAS, climate change has already affected San Francisco to varying degrees including  
13 poor air quality from wildfires, drought, flooding, and extreme heat; and,

14 WHEREAS, San Francisco has established an ambitious goal of achieving net zero emissions  
15 by 2040 in order to do its part to stabilize the planet and protect the health of its residents; and,

16 WHEREAS, in 2022, the operation of buildings was responsible for 44% of citywide  
17 greenhouse gas emissions; and,

18 WHEREAS, the Board of Supervisors adopted the All-Electric New Construction Ordinance in  
19 November 2020, which mandated energy-efficient and all-electric systems in buildings at the time of  
20 new construction to improve building safety, mitigate fire risk and health hazards, simplify building  
21 systems and maintenance, and reduce emissions and reliance on fossil fuels; and,

22 WHEREAS, the All-Electric New Construction Ordinance prohibits gas piping and appliances  
23 in newly constructed buildings but does not impact additions or renovations; and,

1 WHEREAS, modernizing and repurposing of existing structures is a common practice in San  
2 Francisco's urban environment, and building renovations are critical for maintaining the City's  
3 character and extending the lifespan of building materials; and,

4 WHEREAS, major renovation projects may have a proposed scope of work comparable to that  
5 of new construction and feature significant design and construction work, including the installation of  
6 new equipment; and,

7 WHEREAS, to meet San Francisco's net-zero emissions targets, carbon-emitting systems  
8 installed today would need to be replaced before the end of their normal service life; and,

9 WHEREAS, existing exemptions in the All-Electric New Construction Ordinance include  
10 physical and technical infeasibility, contractual agreements made prior to the ordinance, restaurant and  
11 food service buildings, and projects that conflict with state or federal regulation; and,

12 WHEREAS, additional exceptions will be proposed to phase in major renovation requirements  
13 for affordable housing and special considerations have been proposed for the conversion of office  
14 spaces into residential developments; and,

15 WHEREAS, zero-emissions buildings, including those developed via major renovations, benefit  
16 the safety, health, and welfare of San Francisco and its residents by improving indoor air quality,  
17 alleviating conditions aggravating asthma, reducing fire risk during and after major seismic events, and  
18 reducing harmful greenhouse gas emissions from energy consumption; now, therefore, be it,

19 RESOLVED, that the Commission on the Environment urges the Board of Supervisors and  
20 Mayor to pass an update to the All-Electric New Construction Ordinance that includes major  
21 renovations, with appropriate exemptions; and, be it,

22 FURTHER RESOLVED, that the Commission on the Environment urges the Board of  
23 Supervisors and Mayor to continue to support policies that help San Francisco reach its goal of  
24 achieving net zero emissions from all buildings by 2040.

I hereby certify that this Resolution was adopted by the Commission on the Environment at its meeting on October 28, 2024

Alice Hur

Alice Hur, Commission Affairs Officer

Vote: 7-0 Approved  
Ayes: Commissioners Ahn, Bermejo, Hunter, Sullivan, Tompkins, Wan, Yuen  
Noes: None  
Absent: None