

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [Calvillo, Angela \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [BOS-Operations](#); [Board of Supervisors \(BOS\)](#); [Carroll, John \(BOS\)](#)  
**Subject:** File No. 241021 - Replacement Windows - 10 letters  
**Date:** Tuesday, March 18, 2025 1:40:28 PM  
**Attachments:** [File No 241021 10 letters.pdf](#)

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Dear Supervisors,

Please see the attached 10 letters from members of the public regarding:

File No. 241021 - Ordinance amending the Planning Code to limit restrictions on replacement materials in window replacement projects in certain buildings; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

Regards,

**Richard Lagunte**  
**Office of the Clerk of the Board**  
**San Francisco Board of Supervisors**  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
Voice (415) 554-5184 | Fax (415) 554-5163  
[bos@sfgov.org](mailto:bos@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

Pronouns: he, him, his

**Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.

**From:** [Arvind Ramesh](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Reform SF Window Replacement Standards to Improve Health, Climate, Comfort, and Lower Cost  
**Date:** Thursday, March 13, 2025 7:07:54 PM

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

Board of Supervisors ,

I urge you to reform San Francisco's Window Replacement Standards.

Every San Francisco resident deserves windows that aren't leaky, are insulated to reduce heating bills, noise, and condensation, and reduce fossil fuel heating needs – at an affordable price.

But San Francisco's Window Replacement Standards unnecessarily raise the price to replace street facing windows in many San Francisco homes. Exorbitant costs mean less window upgrades, meaning homeowners and renters are stuck with old, leaky windows that harm health, comfort, and the climate. All for barely-noticeable aesthetics in the name of "neighborhood character".

\*\*Costlier for Homeowners: The standards increase the cost of replacing street-facing windows by 50-100%. 70% of San Francisco's occupied 350,000 homes were built in the 1960s or before.

\*\*Costlier for Renters: Costlier window replacements are passed on in the form of higher rent. More likely, exorbitant costs means tenants are stuck with draftier interiors, and higher heating bills and carbon emissions. Over half of San Francisco's renters live in housing units built before 1970 in SF.

\*\*Bad for the Climate: Residents burn more fossil fuels to heat their homes as older windows are more likely to be poorly sealed, leaky, and uninsulated single pane glass. 56% of occupied homes in San Francisco are heated with fossil fuels, mostly with natural gas.

\*\*Bad for Health: Older single-pane windows are more likely to condense, leading to indoor mold. They're also more likely to leak, allowing heat or air-conditioned air to escape, and polluting particulates from nearby highways inside.

\*\*Bad for Comfort: In addition to leaking air in-and out, older windows block less noise. This is increasingly important as San Francisco accommodates more housing.

Thank you,

Arvind Ramesh  
arvindddd2003@gmail.com

San Francisco, California 94115

**From:** [Arvind Ramesh](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Reform SF Window Replacement Standards to Improve Health, Climate, Comfort, and Lower Cost  
**Date:** Thursday, March 13, 2025 7:07:58 PM

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Thank you,

Arvind Ramesh  
arvindddd2003@gmail.com

San Francisco, California 94115

**From:** [Charlie Natoli](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Reform SF Window Replacement Standards to Improve Health, Climate, Comfort, and Lower Cost  
**Date:** Thursday, March 13, 2025 7:36:05 PM

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Thank you,

Charlie Natoli  
[charlie.natoli1@gmail.com](mailto:charlie.natoli1@gmail.com)

San Francisco , California 94122

**From:** [Charlie Natoli](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Reform SF Window Replacement Standards to Improve Health, Climate, Comfort, and Lower Cost  
**Date:** Thursday, March 13, 2025 7:36:07 PM

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Thank you,

Charlie Natoli  
[charlie.natoli1@gmail.com](mailto:charlie.natoli1@gmail.com)

San Francisco , California 94122

**From:** [MAHDI RAHIMI](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Reform SF Window Replacement Standards to Improve Health, Climate, Comfort, and Lower Cost  
**Date:** Thursday, March 13, 2025 8:02:40 PM

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Thank you,

MAHDI RAHIMI  
m.s.rahami@gmail.com

SAN FRANCISCO, California 94110

**From:** [MAHDI RAHIMI](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Reform SF Window Replacement Standards to Improve Health, Climate, Comfort, and Lower Cost  
**Date:** Thursday, March 13, 2025 8:02:44 PM

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Thank you,

MAHDI RAHIMI  
m.s.rahami@gmail.com

SAN FRANCISCO, California 94110

**From:** [FOSCO](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Fwd: Urgent Concern Regarding Upcoming Vote  
**Date:** Friday, March 14, 2025 8:52:49 AM

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

**Subject: Urgent Concern Regarding Upcoming Vote**

Dear Board Members,

I am the owner of a small environmental consulting firm in San Francisco, and I am reaching out regarding the upcoming vote on wood crafted windows.

I strongly urge you to reconsider your position on this matter. At this point, there are only a few bespoke wood window and door manufacturers left in San Francisco, most of which are family-run small businesses employing skilled tradespeople. Supporting this motion would not only devastate these businesses but also leave many families without an income—at a time when economic challenges are already severe.

Protecting small businesses, whether family-owned or not, should be a priority, not something to be undermined. Allowing big-box companies to carve out the last remaining niche of this industry would be detrimental to San Francisco's economy and craftsmanship.

Additionally, there are important environmental considerations. Wood windows and doors are a renewable and sustainable product. They offer insulation and solar heat gain coefficient (SHGC) ratings that are comparable—if not superior—to alternatives, as verified by the National Fenestration Rating Council (NFRC).

I urge you to support the preservation of these businesses and the skilled workforce they sustain. Thank you for your time and consideration.

Sincerely,  
Fergus O'Sullivan  
Owner/President  
Fosco Environmental  
San Francisco

Regards,  
Fergus O'Sullivan - Principal  
HERS-Env.Consultant/GreenPointRater/CalGreen Inspections  
CSLB-B & HAZ. ICC. CalGreen.  
[www.FOSCO.biz](http://www.FOSCO.biz)  
*Environmental Excellence*

415.240.5588 (c)  
415.754.8064 (o)  
707.385.1252 (o)



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**~office/[info@fosco.biz](mailto:info@fosco.biz)**

Regards,  
Fergus O'Sullivan - Principal  
HERS-Env.Consultant/GreenPointRater/CalGreen Inspections  
CSLB-B & HAZ. ICC. CalGreen.  
**[www.FOSCO.biz](http://www.FOSCO.biz)**  
*Environmental Excellence*  
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415.754.8064 (o)  
707.385.1252 (o)



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**From:** [Sarah Bland](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Improve San Francisco's Window Replacement Standards NOW by supporting Supervisor Melgar's proposed legislation (File Number 241021).  
**Date:** Friday, March 14, 2025 4:32:33 PM

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation \(File Number 241021\)](#).**

I lived in a Victorian where the wooden front bay windows had been so poorly unmaintained in the past 100 years that there was a visible gap between the window frame and the sill. The landlord had also replaced the original glass in some panes with ACRYLIC and the plastic was so old it was cracking. It was absurd. Our heat went right out the window and we had to wear bathrobes over our clothes in the winter to keep warm. San Francisco prides itself on being environmentally friendly but this policy is the opposite - old buildings with crappy windows just put more money in the pockets of PG&E while we all burn gas. This bill doesn't go far enough, residential landlords should be REQUIRED to replace all single pane windows with modern double pane.

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

1.

**Allow choice in window-frame materials.** I believe that property

owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.

2.

**Remove aesthetic standards, like ogees and muntin requirements.**

Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city that has quality housing for its residents, not a museum!

I want to see a change in priorities from the board and planning: I want the environment and resident comfort prioritized over "character".

**From:** [George Ogden](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** SF Examiner article re: Window regulations  
**Date:** Friday, March 14, 2025 6:03:58 PM

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

To the Board: Our family supports local S.F.-based manufacturing and the existing rules regarding window and door manufacturing and replacement. Please don't allow cheap, factory-made commodity alternatives to debase our city's small business manufacturers and despoil our city's unique architectural beauty.

Thank you for your consideration.

George Ogden & Carol Connolly

1478 14th Avenue

San Francisco, CA

Sent from my iPhone

**From:** [Sam Lord](#)  
**To:** [Board of Supervisors \(BOS\)](#)  
**Subject:** Window standards  
**Date:** Tuesday, March 18, 2025 6:51:42 AM

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

Please support Melgar's proposal to make it easier to install modern windows. The wooden windows in my apartment let in tons of cold air and some don't open or close anymore. They're rotting.

Sam

**From:** [Sarah Bland](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Improve San Francisco's Window Replacement Standards NOW by supporting Supervisor Melgar's proposed legislation (File Number 241021).  
**Date:** Friday, March 14, 2025 4:32:33 PM

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I want to see a change in priorities from the board and planning: I want the environment and resident comfort prioritized over "character".

**From:** [Woody LaBounty](#)  
**To:** [Melgar, Myrna \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Carroll, John \(BOS\)](#); [Chen, Chyanne \(BOS\)](#)  
**Subject:** Land Use and Transportation Committee Item #241021 (Window Replacement Legislation)  
**Date:** Friday, March 14, 2025 4:07:03 PM  
**Attachments:** [image001.png](#)  
[SFH-letter-Window-Replacement.pdf](#)

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Supervisors Melgar, Mahmood, and Chen,

San Francisco Heritage appreciates the opportunity to comment on pending window replacement legislation. We reviewed and commented on the existing Draft Window Replacement Standards created by the Planning Department in 2023 and feel they work well. In general, we agree with the Planning Department's thoughtful amendments to the proposed legislation, especially the provision to exempt historic resources and Category A buildings.

We understand the goal of the legislation is to streamline approvals and the cost of window replacement to homeowners. To the first point, as the vast majority of San Francisco properties carry a Category B (unknown status) rating, CEQA review would be required by Planning staff to determine whether the property is a historic resource. This would likely exceed in time and resources the more flexible staff evaluations of compatibility and materials currently used for Category B buildings. It is unclear, therefore, if any streamlining would actually be achieved for most properties.

As to material, vinyl replacement windows are lower-cost initially, but there are downsides beyond aesthetics. Vinyl windows are comprised of PVC, a type of plastic which “out-gases” by breaking down into chemicals which negatively affect some people. In fires, vinyl windows release toxic gases and harmful fumes. Vinyl is not as durable or long-lasting, requiring replacement sooner than other materials. Lastly, plastic disposal's impact on the environment is a recognized global issue. (More from the United Nations at <https://www.unep.org/plastic-pollution>)

While short-term speculative investors might reap the benefits of cheaper vinyl windows, property owners planning to stay in their homes for more than a few years will find the investment in renewable materials like wood more cost-efficient long-term.

San Francisco Heritage believes this legislation, while well-intentioned, doesn't materially improve process or provide long-term cost relief to residents. If the committee is determined to recommend it to the full board, we ask that the Planning Department's recommended amendments be included to provide greater clarity and increased protection for historic resources.

Thank you for your consideration.

Sincerely,



***Woody LaBounty***

**President & CEO**

*he/him/his*

---

SAN FRANCISCO HERITAGE  
On Unceded Ramaytush Ohlone Land  
HAAS-LILIENTHAL HOUSE  
2007 FRANKLIN STREET  
SAN FRANCISCO, CA 94109  
P: 415.441.3000 x 104

**[www.sfheritage.org](http://www.sfheritage.org)**

**[wlabounty@spheritage.org](mailto:wlabounty@spheritage.org)**

---

Join Heritage Now

March 14, 2025

Land Use and Transportation Committee  
San Francisco Board of Supervisors

RE: Window Replacement Standards 2024-009753PCA [Board File No. 241021]

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Sincerely,



Woody LaBounty  
President & CEO  
415-441-3000 x 104  
wlabounty@sfheritage.org

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS-Operations](#); [BOS Legislation](#); [Carroll, John \(BOS\)](#)  
**Subject:** FW: Reform SF Window Replacement Standards to Improve Health, Climate, Comfort, and Lower Cost  
**Date:** Thursday, March 13, 2025 9:58:33 AM

---

Hello,

Please see below for communication from a member of the public regarding File No. 241021.

**File No. 241021:** Ordinance amending the Planning Code to limit restrictions on window replacement projects in certain buildings; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

Sincerely,

**Joe Adkins**  
**Office of the Clerk of the Board**  
**San Francisco Board of Supervisors**  
**1 Dr. Carlton B. Goodlett Place, Room 244**  
**San Francisco, CA 94102**  
**Phone: (415) 554-5184 | Fax: (415) 554-5163**  
[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

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**From:** [sig@netdot.net](mailto:sig@netdot.net) <[noreply@adv.actionnetwork.org](mailto:noreply@adv.actionnetwork.org)>  
**Sent:** Monday, March 10, 2025 10:40 AM  
**To:** [Board of Supervisors \(BOS\) <board.of.supervisors@sfgov.org>](mailto:Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>)  
**Subject:** Reform SF Window Replacement Standards to Improve Health, Climate, Comfort, and Lower Cost

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Board of Supervisors ,

I urge you to reform San Francisco's Window Replacement Standards.

Every San Francisco resident deserves windows that aren't leaky, are insulated to reduce heating bills, noise, and condensation, and reduce fossil fuel heating needs – at an affordable price.

But San Francisco's Window Replacement Standards unnecessarily raise the price to replace street facing windows in many San Francisco homes. Exorbitant costs mean less window upgrades, meaning homeowners and renters are stuck with old, leaky windows that harm health, comfort, and the climate. All for barely-noticeable aesthetics in the name of "neighborhood character".

**\*\*Costlier for Homeowners:** The standards increase the cost of replacing street-facing windows by 50-100%. 70% of San Francisco's occupied 350,000 homes were built in the 1960s or before.

**\*\*Costlier for Renters:** Costlier window replacements are passed on in the form of higher rent. More likely, exorbitant costs means tenants are stuck with draftier interiors, and higher heating bills and carbon emissions. Over half of San Francisco's renters live in housing units built before 1970 in SF.

**\*\*Bad for the Climate:** Residents burn more fossil fuels to heat their homes as older windows are more likely to be poorly sealed, leaky, and uninsulated single pane glass. 56% of occupied homes in San Francisco are heated with fossil fuels, mostly with natural gas.

**\*\*Bad for Health:** Older single-pane windows are more likely to condense, leading to indoor mold. They're also more likely to leak, allowing heat or air-conditioned air to escape, and polluting particulates from nearby highways inside.

**\*\*Bad for Comfort:** In addition to leaking air in-and out, older windows block less noise. This is increasingly important as San Francisco accommodates more housing.

Thank you,

[sig@netdot.net](mailto:sig@netdot.net)

,

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Karen Boudreaux](#)  
**Cc:** [Hare, Emma \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: File Number 241021  
**Date:** Tuesday, March 11, 2025 11:12:00 AM  
**Attachments:** [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. 241021](#)

**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.

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-----Original Message-----

From: Karen Boudreaux <karen@haloafarms.com>  
Sent: Monday, March 10, 2025 10:01 AM  
To: Carroll, John (BOS) <john.carroll@sfgov.org>  
Cc: Hare, Emma (BOS) <emma.hare@sfgov.org>  
Subject: File Number 241021

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

To Whom it May Concern:

This legislation is a small step in the right direction. Vinyl windows are fire resistant, energy efficient, less expensive, and look great. PLEASE pass this legislation. And then, PLEASE make building in San Francisco easier. Right now, it's just ridiculous. We will not recover with these stupid and expensive road blocks in place. Thank goodness for competent people like our wonderful supervisor, Ms. Melgar, and Joel Engardio, for whom I voted when he first ran in our district. These are the kind of people we need in government.

Sincerely,  
Karen Boudreaux

---

Karen Boudreaux  
Haloa Farms

415-846-4056

[karen@haloafarms.com](mailto:karen@haloafarms.com)

<https://url.avanan.click/v2/r01/> www.haloafarms.com .YXAzOnNmZH0yOmE6bzoyMDQ5MGYzNjI5Nzg4Y2JINGZmYzVmMDY1OTMxNTgxOT03OjgxNzk6OTMzMzcvODQ2YWI1NTMyZGI1ZTUxYTcyNjk3M2Y2MTA3NGViNjhjZTc3ZWEwOTA1OTVIMDQxYzI5NGQ3OTAyYjpwOkY6Tg

**From:** [Carroll, John \(BOS\)](#)  
**To:** [yasmen\\_mehta@comcast.net](mailto:yasmen_mehta@comcast.net)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: File Number 241021.  
**Date:** Monday, March 3, 2025 9:41:00 AM  
**Attachments:** [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. 241021](#)

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445



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**From:** [yasmen\\_mehta@comcast.net](mailto:yasmen_mehta@comcast.net) <[yasmen\\_mehta@comcast.net](mailto:yasmen_mehta@comcast.net)>  
**Sent:** Saturday, March 1, 2025 1:51 PM  
**To:** Carroll, John (BOS) <[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)>  
**Subject:** File Number 241021.

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

In reference to File number 241021 regarding windows in San Francisco. Here are my comments, I am sorry I cannot attend the meeting as I have to work.

1. I have lived in San Francisco for over 30 + years and owned my house for 26. I appreciate the history and the culture of this city and realize that some looks and things are worth preserving. **HOWEVER** telling homeowners what sort of windows they are mandated to put in the front of the house is absurd! Next you will be mandating certain colors. We have paid hard earned money for our houses and home owners should be able to make the best decision like that for themselves.
2. It is insanely expensive to replace windows with wood. Therefore landlords are not motivated to upkeep their rentals which leads to leaky, moldy and very badly insulated housing. People like me who own their houses are also held up for a bunch of money, they can ill afford. We are talking thousands of dollars.
3. Everyone understands fog in this city and the moisture it brings. Wood is not the best material to combat that. Wood windows do not last as long as other more modern materials, as they expand and crack over time. Windows near the ocean have it worst with the salt air and moisture.
4. Looking at a house from the outside, unless you are a foot away from it, I don't think anyone will know or care whether your windows are wood, vinyl, aluminum, fiber glass or composite.
5. Wooden windows need constant painting or staining, another cost to us home owners.
6. Wooden windows are vulnerable to rot.
7. The energy bills can get costlier as cracks and gaps in the windows as they age let in air.

Respectfully,

Yasmen S Mehta

**From:** [Carroll, John \(BOS\)](#)  
**To:** ["Alejandro Bancalari"](#)  
**Cc:** [MelgarStaff \(BOS\)](#); [MahmoodStaff](#); [CPC-Commissions Secretary](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Window Replacement Reform - BOS File No. 241021  
**Date:** Wednesday, February 26, 2025 10:12:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445



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---

**From:** Alejandro Bancalari <alex.a.banc@gmail.com>  
**Sent:** Tuesday, February 25, 2025 3:25 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>  
**Cc:** MelgarStaff (BOS) <melgarstaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>  
**Subject:** Window Replacement Reform

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

I am writing to express my strong support for the Ordinance amending the Planning Code to limit restrictions on window replacement projects in certain buildings proposed by Myrna Melgar & Joel Engardio . This ordinance is crucial for addressing the challenges faced by homeowners and property owners who seek to improve energy efficiency and safety through window replacements.

By limiting unnecessary restrictions, this ordinance will:

Promote energy efficiency: Encourage the replacement of outdated and inefficient windows with modern, energy-saving options, reducing energy consumption and greenhouse gas emissions.

Enhance safety: Allow for the replacement of windows that pose safety hazards, improving the overall safety and well-being of building occupants.

I urge you to support this important ordinance. Your support will help to ensure that homeowners and property owners have the flexibility they need to make necessary improvements to their properties.

Thank you for your time and consideration.

Sincerely,

Alex Bancalari

**From:** [Carroll, John \(BOS\)](#)  
**To:** ["Garen Checkley"](#)  
**Cc:** [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#); [Hare, Emma \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: FW: Community letter regarding File Number 241021 (Modernize San Francisco's Window Replacement Standards)  
**Date:** Tuesday, February 25, 2025 3:18:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Coalition Letter - Modernize San Francisco's Window Standards.pdf](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445



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---

**From:** Garen Checkley <garencheckley@gmail.com>  
**Sent:** Tuesday, February 25, 2025 7:40 AM  
**To:** Carroll, John (BOS) <john.carroll@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Hare, Emma (BOS) <emma.hare@sfgov.org>; Melgar, Myrna (BOS)

<myrna.melgar@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Chen, Chyanne (BOS) <Chyanne.Chen@sfgov.org>; Sciammas, Charlie (BOS) <charlie.sciammas@sfgov.org>; Mahmood, Bilal (BOS) <bilal.mahmood@sfgov.org>; Cooper, Raynell (BOS) <raynell.cooper@sfgov.org>  
**Subject:** Re: FW: Community letter regarding File Number 241021 (Modernize San Francisco's Window Replacement Standards)

Hello Assistant Clerk John Carroll,

I'm attaching, and enclosing below, an expanded coalition letter supporting Supervisor Melgar's proposed legislation (File Number 241021) easing window material standards.

Currently 45 residents, 5 public figures, and the 5 below organizations have signed onto this letter of support. If possible, please update my previous letter or add a new one.



San Francisco  
League of  
Conservation  
Voters



San Francisco Group of the San Francisco Bay Chapter



Thank you,  
Garen

~~~~~ Content of the letter pasted into the email ~~~~~

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.

- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize “appearance” and “character” over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

I urge you to improve San Francisco’s Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)
- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort and health** – reducing indoor noise, air, and increasing wildfire-caused smoke pollution shouldn’t be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn’t mean it has to be that way forever. I want to live in a city, not a museum!

The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn’t mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,  
the undersigned:

## Public Figures / Politicians

Danny Sauter, Supervisor District 3

Jackie Fielder, Supervisor District 9

Trevor Chandler, Supervisor Candidate for District 9, 2024

Bilal Mahmood, Supervisor District 5

Autumn Looijen, Supervisor Candidate for District 5, 2024

## Organizations

[San Francisco Tenants Union](#)

[PODER SF](#)

[San Francisco League of Conservation Voters](#)

[Sierra Club San Francisco Group](#)

[350 San Francisco](#)

[SF Climate Emergency Coalition](#)

## Individuals

Garen Checkley, D8

K. Parikh, D8

Krishna Regmi, D9

Alex B., D5

Joshua Saltsman, D10

Cedric Bermond, D2

Carrina Dong, D8

K. Xu, D8  
Jules Landry-Simard, D8  
Timothy Peacock, D8  
Mario A Ramirez, D8  
Bret Madhvani, D8  
Mark Supinski, D9  
James Cortez, D9  
Sabina T., D2  
M. McLean, D9  
Karl Yang, D5  
Kieran Farr, D9  
Sarah Boudreau, D1  
Charles Whitfield, D2  
Brian Reyes, D4  
C. Bardine, D6  
Stephen A., D8  
James Handy, D5  
T. Hu, D5  
Ruth S., D1  
Tomas Vorel, D5  
Joyce C., D11  
Dave Tucker, D7  
Meg A., D9  
K. Sadowsky, D11  
Alvin Jen, D7  
David I. , D1  
Kristina Pappas, D9  
Nancy Haber, D7

Robert Ellison, D7

Natty Coleman, D10

Elizabeth Smith Fong, D4

Graham G., D4

Anika G, D4

Julia Daniel, D5

Michael Cunningham, D1

Laura Zellerbach, D1

G. Gardella, D2

R. McDonald, D4

~

*Select individual above have offered anecdotes explaining why they feel strongly about this issue:*

*I use 80% volume earbuds at night because the windows are so thin I can hear people walking about and all sorts of noise from the city streets. I have not been able to afford new windows because of how expensive wood windows are. My current windows are past their lifespan and I am stuck with them until I can save up basically a second downpayment to pay for new ones. - Mark Supinski, D9*

*I am renting a beautiful single family home. Being on the N line comes with noise and a lot of black dust in the house due to old wooden frame single pane windows. I discussed with the owner the idea of replacing the windows (they tried and failed to sell 2 years ago and I am convinced this is part of the issue), but permits and costs are prohibitive. I am thus sleeping poorly and running an air purifier continuously to keep air quality acceptable. It's a beautiful house otherwise, but its a shame that the city is prioritizing the "charm" of its neighborhoods over the health of its citizens. - Jules Landry-Simard, D8*

*I have 5 leaky wooden street-facing windows that no longer close and I cannot afford to replace with approved windows. My house is 30 feet up a hill but the standards are so prescriptive that I'm required to spend thousands on ogees that no one can see from the street. - Mario A Ramirez, D8*

*I had to replace the front windows to meet code. Coming from Europe, I was shocked I couldn't find any triple pane windows that met the SF code and it cost me about \$24K to replace 7 windows that are impractical and energy (and sound) inefficient. As a dual citizen who grew up in Europe: this regulation makes no sense as this locks a market for sub-par windows vs. what is standard in other countries (Europe, Asia). From an aesthetics point of view, had I been in Europe, I could easily have found better quality windows that would maintain the integrity of the local style. To make it worse, front-facing windows are by definition facing the street, and therefore poor insulation means not only poor thermals, but also poor sound dampening. - Cedric Bermond, D2*

*I had to have custom wood-clad windows made to replace old rotted windows at a cost of \$10k for 3 windows. Many other neighbors just replaced theirs with standard durable vinyl without repercussions or permits. This policy is ridiculous and should be gone. Let homeowners make aesthetic decisions in their own home! - James Cortez D9*

*I was quoted 9k to replace 4 windows. A neighbor has black mold growing because his windows are so shoddy and hasn't been able to replace them due to the red tape and costs. -T. Hu, D5*

*We replaced 2 windows at our home, and it was a struggle to get the aluminum clad wooden windows approved. The planning department wanted us to put wooden ones in which would have been single pane and not cut out any city noise. - K. Parikh, D8*

*In 2023 we opened our walls during a remodel and found extensive water damage and rotten siding under the stucco due to the previous owners illegally replacing the windows without proper waterproofing. This meant we had to replace all the siding, stucco and 6 windows. Under the current standards we had to order wood or fiberglass, which would've meant a 4 month lead time and at least 3x the cost compared to more available vinyl windows. Construction couldn't proceed without the windows being installed. - Glen Park Resident, D8*

*I have old windows that are leaky and drafty. I would like to replace them but I have quotes from windows companies that are quoting me \$37k and \$26k. A normal Vinyl window would cost \$5k-\$7k. Modern Vinyl windows last longer than wood windows, they do much better with the SF's humidity, and look the similar as any wood window. Please let rational thinking win in SF, the arcane rules and extreme thinking are making housing expensive, its hurting the*

*environment, and simply punishing home owners. Furthermore the window companies know this are preying on homeowners. - Resident, D9*

*My partner and I just bought our first condo, and it's freezing because some of the windows are originals from 1909. They leak heat constantly from the front half of our home. We've looked into replacing them, but the cost is 4x what it would cost to put in a modern vinyl window. The design decisions made by people in 1909, possibly with little thought, shouldn't be a set of handcuffs forcing us to sit in a cold living room — or worse, burning natural gas (methane) to stay warm. -David I., D1*

~~~

Community open letter

URL: <https://docs.google.com/document/d/1WqM1VmRKYlcvSbhlwOwhu1u4TzUnSc6qTTjser01fig/edit?>

*This community letter is organized as an independent individual effort by Garen Checkley ([GarenCheckley@gmail.com](mailto:GarenCheckley@gmail.com)).*

On Thu, Jan 30, 2025 at 10:53 AM Carroll, John (BOS) <[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)> wrote:

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445



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---

**From:** Garen Checkley <[garencheckley@gmail.com](mailto:garencheckley@gmail.com)>

**Sent:** Wednesday, January 29, 2025 10:23 PM

**To:** Carroll, John (BOS) <[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Board of Supervisors (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>

**Cc:** Hare, Emma (BOS) <[emma.hare@sfgov.org](mailto:emma.hare@sfgov.org)>

**Subject:** Community letter regarding File Number 241021 (Modernize San Francisco's Window Replacement Standards)

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I am submitting the attached PDF community letter urging your support of Supervisor Melgar's proposed legislation (File Number 241021) on behalf of 35 residents, 5 community organizations (further representing thousands of SF residents), and 5 Nov 2024 supervisorial candidates.**

Thank you

Garen Checkley on behalf of the individual and organizational signatories

~~~~~

*The community letter is also pasted below:*

~

**Subject: Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements**

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**We urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- 
- 
- 70%
- of SF's occupied homes were built before 1960.
- 
- 
- 
- 56%
- of occupied homes in San Francisco use fossil fuels for heating.
- 

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

We urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- 
- 
- **Equity**
- – giving people choice in window replacement materials improves

accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)

- 
- 
- 
- **Climate –**
- the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- 
- 
- 
- **Comfort**
- – reducing air and noise pollution shouldn't be a pricey luxury
- 
- 
- 
- **Leave aesthetics to property owners – we**
- think it should be the property owners decision to invest in historic aesthetics, not a City mandate
- 

With these principles in mind, We request the following modifications:

- 1.
- 2.
3. **Allow choice in window-frame materials.**
4. We believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like
5. decarbonization or electrification.
- 6.
- 7.
- 8.
9. **Remove aesthetic standards, like ogees and muntin requirements.**
10. Let property owners be the ones to decide how their windows look. Just because
11. a window was designed in a certain way decades ago doesn't mean it has to be that way forever. We want to live in a city, not a museum!

12.

The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn’t mentioned once.

We request a change in priorities: We want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,

*Organizations:*

[San Francisco Tenants Union](#)

[San Francisco League of Conservation Voters](#)

[Sierra Club San Francisco Group](#)

[350 San Francisco](#)

[SF Climate Emergency Coalition](#)

*Individuals:*

Garen Checkley, D8

K. Parikh, D8

Krishna Regmi, D9

Alex B., D5

Joshua Saltsman, D10

Cedric Bermond, D2

Carrina Dong, D8

K. Xu, D8

Jules Landry-Simard, D8

Timothy Peacock, D8

Mario A Ramirez, D8

Bret Madhvani, D8

Mark Supinski, D9

James Cortez, D9

Sabina T., D2

M. McLean, D9

Karl Yang, D5

Kieran Farr, D9

Sarah Boudreau, D1

Charles Whitfield, D2

Brian Reyes, D4

C. Bardine, D6

Stephen A., D8

James Handy, D5

T. Hu, D5

Ruth S., D1

Tomas Vorel, D5

Joyce C., D11

Dave Tucker, D7

Meg A., D9

K. Sadowsky, D11

Alvin Jen, D7

David I. , D1

Kristina Pappas, D9

Nancy Haber, D7

*Public Figures / Politicians*

Danny Sauter, Supervisor District 3

Jackie Fielder, Supervisor District 9

Trevor Chandler, Supervisor Candidate for District 9, 2024

Bilal Mahmood, Supervisor District 5

Autumn Looijen, Supervisor Candidate for District 5, 2024

~

*Select individual above have offered anecdotes explaining why they feel strongly about this issue:*

*I use 80% volume earbuds at night because the windows are so thin I can hear people walking about and all sorts of noise from the city streets. I have not been able to afford new windows because of how expensive wood windows are. My current windows are past their lifespan and I am stuck with them until I can save up basically a second downpayment to pay for new ones. - Mark Supinski, D9*

*I am renting a beautiful single family home. Being on the N line comes with noise and a lot of black dust in the house due to old wooden frame single pane windows. I discussed with the owner the idea of replacing the windows (they tried and failed to sell 2 years ago and I am convinced this is part of the issue), but permits and costs are prohibitive. I am thus sleeping poorly and running an air purifier continuously to keep air quality acceptable. It's a beautiful house otherwise, but it's a shame that the city is prioritizing the "charm" of its neighborhoods over the health of its citizens. - Jules Landry-Simard, D8*

*I have 5 leaky wooden street-facing windows that no longer close and I cannot afford to replace with approved windows. My house is 30 feet up a hill but the standards are so prescriptive that I'm required to spend thousands on ogees that no one can see from the street. - Mario A Ramirez, D8*

*I had to replace the front windows to meet code. Coming from Europe, I was shocked I couldn't find any triple pane windows that met the SF code and it cost me about \$24K to replace 7 windows that are impractical and energy (and sound) inefficient. As a dual citizen who grew up in Europe: this regulation makes no sense as this locks a market for sub-par windows vs. what is standard in other countries (Europe, Asia). From an aesthetics point of view, had I been in Europe, I could easily have found better quality windows that would maintain the integrity of the local style. To make it worse, front-facing windows are by definition facing the street, and therefore poor insulation means not only poor thermals, but also poor sound dampening. - Cedric Bermond, D2*

*I had to have custom wood-clad windows made to replace old rotted windows at a cost of \$10k for 3 windows. Many other neighbors just replaced theirs with standard durable vinyl without repercussions or permits. This policy is ridiculous and should be gone. Let homeowners make aesthetic decisions in their own home! - James Cortez D9*

*I was quoted 9k to replace 4 windows. A neighbor has black mold growing because his windows are so shoddy and hasn't been able to replace them due to the red tape and costs. -T. Hu, D5*

*We replaced 2 windows at our home, and it was a struggle to get the aluminum clad wooden windows approved. The planning department wanted us to put wooden ones in which would have been single pane and not cut out any city noise. - K. Parikh, D8*

*In 2023 we opened our walls during a remodel and found extensive water damage and rotten siding under the stucco due to the previous owners illegally replacing the windows without proper waterproofing. This meant we had to replace all the siding, stucco and 6 windows. Under the current standards we had to order wood or fiberglass, which would've meant a 4 month lead time and at least 3x the cost compared to more available vinyl windows. Construction couldn't proceed without the windows being installed. - Glen Park Resident, D8*

*I have old windows that are leaky and drafty. I would like to replace them but I have quotes from windows companies that are quoting me \$37k and \$26k. A normal Vinyl window would cost \$5k-\$7k. Modern Vinyl windows last longer than wood windows, they do much better with the SF's humidity, and look the similar as any wood window. Please let rational thinking win in SF, the arcane rules and extreme thinking are making housing expensive, its hurting the environment, and simply punishing home owners. Furthermore*

*the window companies know this are preying on homeowners. - Resident, D9*

*My partner and I just bought our first condo, and it's freezing because some of the windows are originals from 1909. They leak heat constantly from the front half of our home. We've looked into replacing them, but the cost is 4x what it would cost to put in a modern vinyl window. The design decisions made by people in 1909, possibly with little thought, shouldn't be a set of handcuffs forcing us to sit in a cold living room — or worse, burning natural gas (methane) to stay warm. -David I., D1*

~~~

Community open letter URL:

<https://docs.google.com/document/d/1WqM1VmRKYlcvSbhIwOwhu1u4TzUnSc6qTJser01fig/edit?>

*This community letter is organized as an independent individual effort by Garen Checkley ([GarenCheckley@gmail.com](mailto:GarenCheckley@gmail.com)).*

|                |  |
|----------------|--|
| <b>To</b>      | <a href="mailto:john.carroll@sfgov.org">john.carroll@sfgov.org</a> , <a href="mailto:Commissions.Secretary@sfgov.org">Commissions.Secretary@sfgov.org</a> , <a href="mailto:jonas.ionin@sfgov.org">jonas.ionin@sfgov.org</a> , <a href="mailto:Board.of.Supervisors@sfgov.org">Board.of.Supervisors@sfgov.org</a> , <a href="mailto:rich.hillis@sfgov.org">rich.hillis@sfgov.org</a> |
| <b>Subject</b> | <b>Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material &amp; Aesthetic Requirements</b>  |

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize “appearance” and “character” over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)
- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort and health** – reducing indoor noise, air, and increasing wildfire-caused smoke pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

---

With these principles in mind, I request the following modifications:

- 1. Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
- 2. Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

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I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,  
the undersigned...

Public Figures / Politicians

Danny Sauter, Supervisor District 3  
Jackie Fielder, Supervisor District 9  
Trevor Chandler, Supervisor Candidate for District 9, 2024  
Bilal Mahmood, Supervisor District 5  
Autumn Looijen, Supervisor Candidate for District 5, 2024

Organizations

[San Francisco Tenants Union](#)  
[PODER SF](#)  
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[350 San Francisco](#)  
[SF Climate Emergency Coalition](#)



San Francisco  
League of  
Conservation  
Voters



---



## Individuals

Garen Checkley, D8  
K. Parikh, D8  
Krishna Regmi, D9  
Alex B., D5  
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Kristina Pappas, D9  
Nancy Haber, D7  
Robert Ellison, D7  
Natty Coleman, D10  
Elizabeth Smith Fong, D4  
Graham G., D4  
Anika G, D4  
Julia Daniel, D5  
Michael Cunningham, D1  
Laura Zellerbach, D1  
G. Gardella, D2  
R. McDonald, D4

---

**These are brief anecdotes from San Francisco residents, shared with their permission:**

*I use 80% volume earbuds at night because the windows are so thin I can hear people walking about and all sorts of noise from the city streets. I have not been able to afford new windows because of how expensive wood windows are. My current windows are past their lifespan and I am stuck with them until I can save up basically a second downpayment to pay for new ones. - Mark Supinski, D9*

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**Point of contact:**

Garen Checkley  
[GarenCheckley@gmail.com](mailto:GarenCheckley@gmail.com)

*This letter is personally coordinated by Garen Checkley, not by any group or non-profit. I'm just a resident who cares about this!*

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Elliot Stahr](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Hare, Emma \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Tuesday, February 25, 2025 3:18:00 PM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**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.

**Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.

---

**From:** Elliot Stahr <elliotrstahr@gmail.com>  
**Sent:** Tuesday, February 25, 2025 11:00 AM  
**To:** Carroll, John (BOS) <john.carroll@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements

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

sources.

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters' & homeowners' frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)
- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort and health** – reducing indoor noise, air, and increasing wildfire-caused smoke pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,

Elliot Stahr, District 9

**From:** [Linda vW](#)  
**To:** [Carroll, John \(BOS\)](#)  
**Subject:** The window replacement rule makes it impossible for us to fix the leaks  
**Date:** Tuesday, February 18, 2025 3:10:53 PM

---

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

Dear Mr. Carroll and Planning Commission,

We have a hundred-year-old house with original windows that leak like a sieve. They had rotted right through in places, so we had them repaired and rebuilt two years ago, and they still leak like a sieve. They are damaging the surrounding wood and rotting the plaster on the interior walls below them. They are ruining the varnish on the floors despite mopping up with towels any time it rains. We can't afford to heat the house; the windows are like open holes.

This rule makes it impossible for us to maintain our house. Please change it so that we can afford new windows that mesh but are not exact copies or made of wood.

Thank you,

Linda von Wartburg

**From:** [Carroll, John \(BOS\)](#)  
**To:** ["Julia Daniel"](#); CPC-Commissions Secretary; [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#); [MelgarStaff \(BOS\)](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciambas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: please support window reform legislation - File #241021  
**Date:** Tuesday, February 18, 2025 10:55:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
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---

**From:** Julia Daniel <jdaniel860@gmail.com>  
**Sent:** Monday, February 17, 2025 6:20 PM  
**To:** Carroll, John (BOS) <john.carroll@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>  
**Subject:** please support window reform legislation - File #241021

---

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

Dear Board of Supervisors, Planning Commissioners, and Staff,

Thank you for your attention to Supervisor Melgar's proposed legislation on window replacement reform, file #241021. I'm writing as a tenant to urge you to support this legislation for the sake of health and well-being, affordability, and sustainability.

Window replacement is legitimately a serious habitability issue for many residents of San Francisco. My apartment is full of wood-framed bay windows that are extremely leaky and don't fit well in the frames, and some of the frames exhibit signs of damage or decay. When sitting next to our closed windows on a windy day, you can literally feel a cold breeze through our living room. A couple winters ago we were unable to get the temperature of the living room above 61 degrees even with all the heaters blasting on max and our heavy curtains pulled closed. Our landlord is obligated to provide a home that meets habitability standards and he wants to replace our windows, but his hands are essentially tied because the process is so arduous, the cost is unreasonable, and few suppliers can perform this type of window replacement. His only possible solution on any reasonable timeline was to replace our heaters, and now our energy bills have increased and the new system still struggles to keep up. We're pouring money and energy out the cracks in our windows all winter, and in the summer I worry that any bad wildfire season will fill our apartment with smoke because our windows can't seal, and we'll have no safe place to retreat to. The current window policies pose a financial burden and a health danger in exchange for the most trivial of aesthetic accuracies.

The SF General Plan's housing element rightly emphasizes affordability, health, and climate resilience as key city priorities - not ogees and muntins. This legislation offers a clear step toward each of these goals:

- 
- 
- **Affordability:**
  - reducing costs to homeowners for maintenance and upgrades for damaged or poorly-insulating windows; reducing heating costs for tenants and owner-residents
- 
- 
- 
- **Health:**
  - protecting residents from air pollution, pollen / allergens, noise pollution, and wildfire smoke crises
- 
- 
- 
- **Climate resilience:**
  - reducing energy wastage from poorly-insulated windows; protecting residents from increasing frequency of major smoke and poor-air-quality events due to climate

change

•

I hope that future legislation will also extend flexibility in window replacement to buildings categorized in historical class A for the same reasons; these buildings, too, having living, breathing residents who love their Victorians for what they are but also deserve to live in safe, healthy, well-insulated, climate-resilient homes. Our building has everything from smart-lock button entry panels, to present-day political signs, to half-height expandable window screens visible from the outside. It's clearly not a museum, but a beautifully maintained living space that also evolves with its residents and with technology, while remaining true to the historical spirit of our neighborhood and city. Trading away the ogees on our windows won't change that - it will just allow those of us with truly problematic windows to make our spaces safer, more comfortable, and more affordable to live in.

Although it doesn't cover all homes that need it, this policy is a step in the right direction for San Francisco, and I urge you in the strongest terms to support it.

Sincerely,  
Julia Daniel, D5

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Léo Grimaldi](#); [CPC-Commissions Secretary](#)  
**Cc:** [Hare, Emma \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Support for window permitting reform - BOS File No. 241021  
**Date:** Monday, February 10, 2025 10:28:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445



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---

**From:** Léo Grimaldi <leo.grimaldi.fr@gmail.com>  
**Sent:** Friday, February 7, 2025 5:27 PM  
**To:** Carroll, John (BOS) <john.carroll@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Hare, Emma (BOS) <emma.hare@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; MandelmanStaff (BOS) <mandelmanstaff@sfgov.org>  
**Subject:** Support for window permitting reform

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

Hey there,

I'd like to express support for the new [legislation](#) introduced to make it easier to replace windows in residential properties in San Francisco, which is scheduled to be voted on by the Planning Commission on February 26<sup>th</sup>.

We moved into an old & noisy apartment on 24th street in 2023. We have been blocked from upgrading the 25+ year old double-hung vinyl windows to modern clad-wood casement windows, even though we don't live in a historic building or in a historic district.

In the long run, we hope that San Francisco can learn from modern cities like Paris, Barcelona (or even New York!) and start actively & systematically eliminating car traffic within the city -- especially on commercial promenades like Valencia or 24th Street. In the meantime, we'd just like to be able to upgrade our windows to reduce the noise pollution.

The proposed legislation is a great example for cutting red tape in SF, eliminating unnecessary friction & restrictions, and thereby encouraging people to invest in upgrading older buildings across our city. It's a step in the right direction, keep going!

Cheers,  
Léo

**From:** [Carroll, John \(BOS\)](#)  
**To:** "Misha Tsukerman"; CPC-Commissions Secretary  
**Cc:** [Hare, Emma \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Support for Window Replacement Reform at Planning Commission - BOS File No. 241021  
**Date:** Friday, February 7, 2025 9:11:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445



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---

**From:** Misha Tsukerman <misha.tsukerman@gmail.com>  
**Sent:** Wednesday, February 5, 2025 10:42 PM  
**To:** Carroll, John (BOS) <john.carroll@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Hare, Emma (BOS) <emma.hare@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>  
**Subject:** Support for Window Replacement Reform at Planning Commission

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Hello,

I am a D8 resident and writing in to voice my support for Supervisor Melgar's legislation to allow for window replacements to be done with modern materials. At issue is whether the City cares more about climate change and energy efficiency or whether it wants to be a museum frozen in amber.

It is simply more important that people be able to replace their windows with modern materials that are better insulated, cheaper, and longer lasting than it is to maintain a minor part of our aesthetic charm. I am frankly skeptical that anyone outside of architecture nerds will notice and those folks can still use wooden windows if they want!

It would be terrible policy to value aesthetics over energy efficiency and we need to be ok with this kind of change (likely among others) if we're going to take our obligations to fight climate change seriously.

Please support Supervisor Melgar's legislation in this respect.

--

Misha Tsukerman

email: [misha.tsukerman@gmail.com](mailto:misha.tsukerman@gmail.com)

cell: (650) 867-6443

**From:** [Carroll, John \(BOS\)](#)  
**To:** "Karen Boudreaux"; [CPC-Commissions Secretary](#)  
**Cc:** [MelgarStaff \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciampas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Window Replacement Reform at Planning Commission - BOS File No. 241021  
**Date:** Tuesday, February 4, 2025 10:04:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
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-----Original Message-----

From: Karen Boudreaux <karen@haloafarms.com>  
Sent: Monday, February 3, 2025 12:47 PM  
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
Cc: Carroll, John (BOS) <john.carroll@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>  
Subject: Window Replacement Reform at Planning Commission

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

To Whom it May Concern:

This matter is long overdue for reform. San Francisco, the City I love, that used to be small enough that it took care of it's inhabitants, is a JOKE now. Please just get this small thing done. Our supervisor, Ms Melgar, is pointing the way. Just follow.

Thank you,  
Karen

---

Karen Boudreaux  
Haloa Farms

415-846-4056

[karen@haloafarms.com](mailto:karen@haloafarms.com)

<https://url.avanan.click/v2/r01/www.haloafarms.com.YXAzOnNmZHQuOmE6bzpmZmU1MGEwZDhjNDY2N2IyOGZiMGY2ZTZiOGZlYzBjYzo3OjjiMWQ6MzE4NTIxNGZhNDc1MWM3Y2VlNjc1MDQ5NTk1YmlzZDNmYjYyMzdmOTNkYjk0Yzc5YzI2NTRiZWU5N2FIZWVjZDpwOkY6Tg>

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Timothy Peacock](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#); [Hare, Emma \(BOS\)](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Window modernization legislation - BOS File No. 241021  
**Date:** Tuesday, February 4, 2025 10:04:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445



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---

**From:** Timothy Peacock <tim.peacock@gmail.com>  
**Sent:** Monday, February 3, 2025 11:37 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Hare, Emma (BOS) <emma.hare@sfgov.org>  
**Subject:** Window modernization legislation

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

sources.

Hello,

I am deeply concerned by the delay in this legislation's progress due to clerical errors. San Francisco residents deserve the opportunity to use modern materials to keep their homes warm, dry, and fight climate change.

Continued intransigence against clear public needs by a minority interested in preserving a rotten status quo represents the worst of San Francisco politics. Please listen to the city's voters and move this legislation forward.

Thank you,

Tim

**From:** [Hillis, Rich \(CPC\)](#)  
**To:** [Timothy Peacock](#); [CPC-Commissions Secretary](#); [Carroll, John \(BOS\)](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hare, Emma \(BOS\)](#)  
**Subject:** Re: Window modernization legislation  
**Date:** Monday, February 3, 2025 11:58:03 AM

---

Hello Tim:

I apologize for the delay. We had the case ready to go, but we erred in neglecting to properly notice the legislative item. We re-calendared the item for the earliest possible date (February 27th) given the noticing requirements. We look forward to hearing the legislation. Again, my apologies for our error and the delay.

Many thanks, Rich

---

**From:** Timothy Peacock <tim.peacock@gmail.com>  
**Sent:** Monday, February 3, 2025 11:37 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Hare, Emma (BOS) <emma.hare@sfgov.org>  
**Subject:** Window modernization legislation

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Hello,

I am deeply concerned by the delay in this legislation's progress due to clerical errors. San Francisco residents deserve the opportunity to use modern materials to keep their homes warm, dry, and fight climate change.

Continued intransigence against clear public needs by a minority interested in preserving a rotten status quo represents the worst of San Francisco politics. Please listen to the city's voters and move this legislation forward.

Thank you,  
Tim

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Rich Quarles](#); [CPC-Commissions Secretary](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciampas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Reforming San Francisco's Window Standards - BOS File No. 241021  
**Date:** Tuesday, February 4, 2025 10:04:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445



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---

**From:** Rich Quarles <[rich@glasscanopy.com](mailto:rich@glasscanopy.com)>  
**Sent:** Monday, February 3, 2025 11:32 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Carroll, John (BOS) <[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)>  
**Subject:** Reforming San Francisco's Window Standards

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

I'm writing about the upcoming legislation to reform SF's window standards. While I'm very supportive of the concept in general, I'm very disappointed that it leaves out older homes such as Victorians which are by default considered category A. This is at least 15% of the homes across SF.

I'm trying to raise 4 kids on Fell street. I don't understand why the city makes it prohibitively expensive to upgrade my 100 year+ windows to modern ones that can keep out noise, pollution, and cold air. Why is the city drafting a law that will allow virtually all of the homeowners in the Sunset, Seacliff, and other areas with relatively new homes to affordably replace their windows but excludes older homes... homes that need the window upgrades much more?

These regulations add tens of thousands of dollars *per house* for minute cosmetic issues that are literally invisible to the average person.

Please modify this otherwise sensible legislation to include Category A historic homes.

Thank You,  
Rich Quarles

**From:** [Carroll, John \(BOS\)](#)  
**To:** [meredith.osborn](#)  
**Cc:** [Hare, Emma \(BOS\)](#); [MelgarStaff \(BOS\)](#); [CPC-Commissions Secretary](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Feb. 6 Public Comment - Window Replacement Reform - BOS File No. 241021  
**Date:** Thursday, January 30, 2025 10:51:00 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445



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---

**From:** meredith.osborn <meredith.osborn@gmail.com>  
**Sent:** Wednesday, January 29, 2025 2:39 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>  
**Cc:** Hare, Emma (BOS) <emma.hare@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>  
**Subject:** Feb. 6 Public Comment - Window Replacement Reform



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

Dear Planning Commissioners,

I write to strongly support revisions to the Planning Code to allow easier, less expensive, and more efficient window replacement. Having had to replace my front windows twice on busy streets (7th Avenue and Irving Street), I can tell you that window replacement is a significant affordability and quality of life issue for San Franciscans. Having modern windows benefits our children, our environment, and our streetscape. Installing modern fiberglass windows allowed my children to grow up on Irving Street without the added noise and air pollution caused by the heavy traffic and lightrail vehicles passing by their windows everyday. Our triple-paned windows also reduced our environmental impact in terms of heating and cooling our home. It is expensive enough to live in San Francisco - let's not add the burden of maintaining antique windows to the load. This is one important way we can help keep working families in the city.

Thank you,

Meredith

---

1266 7th Avenue  
San Francisco, CA 94122  
(617) 784-3219  
[meredith.osborn@gmail.com](mailto:meredith.osborn@gmail.com)

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Garen Checkley](#)  
**Cc:** [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#); [Hare, Emma \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** FW: Community letter regarding File Number 241021 (Modernize San Francisco's Window Replacement Standards)  
**Date:** Thursday, January 30, 2025 10:51:00 AM  
**Attachments:** [Re File Number 241021 Modernize San Francisco's Window Replacement Standards.pdf](#)  
[image001.png](#)

---

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445



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---

**From:** Garen Checkley <[garencheckley@gmail.com](mailto:garencheckley@gmail.com)>  
**Sent:** Wednesday, January 29, 2025 10:23 PM  
**To:** Carroll, John (BOS) <[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Board of Supervisors (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>

**Cc:** Hare, Emma (BOS) <emma.hare@sfgov.org>

**Subject:** Community letter regarding File Number 241021 (Modernize San Francisco's Window Replacement Standards)

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I am submitting the attached PDF community letter urging your support of Supervisor Melgar's proposed legislation (File Number 241021) on behalf of 35 residents, 5 community organizations (further representing thousands of SF residents), and 5 Nov 2024 supervisorial candidates.**

Thank you  
Garen Checkley on behalf of the individual and organizational signatories

~~~~~

*The community letter is also pasted below:*

~

**Subject: Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements**

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**We urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- 
-

**70%**

- of SF's occupied homes were built before 1960.
- 
- 
- 
- 
- **56%**
- of occupied homes in San Francisco use fossil fuels for heating.
- 

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize “appearance” and “character” over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

We urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- 
- 
- **Equity**
  - giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)
- 
- 
- 
- **Climate** –
  - the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- 
- 
- 
- **Comfort**
  - reducing air and noise pollution shouldn't be a pricey luxury

- 
- 
- **Leave aesthetics to property owners – we**
- think it should be the property owners decision to invest in historic aesthetics, not a City mandate
- 

With these principles in mind, We request the following modifications:

- 1.
- 2.
3. **Allow choice in window-frame materials.**
4. We believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like
5. decarbonization or electrification.
- 6.
- 7.
- 8.
9. **Remove aesthetic standards, like ogees and muntin requirements.**
10. Let property owners be the ones to decide how their windows look. Just because
11. a window was designed in a certain way decades ago doesn't mean it has to be that way forever. We want to live in a city, not a museum!
- 12.

The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn’t mentioned once.

We request a change in priorities: We want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,

*Organizations:*

[San Francisco Tenants Union](#)

[San Francisco League of Conservation Voters](#)

[Sierra Club San Francisco Group](#)

[350 San Francisco](#)

[SF Climate Emergency Coalition](#)

*Individuals:*

Garen Checkley, D8

K. Parikh, D8

Krishna Regmi, D9

Alex B., D5

Joshua Saltsman, D10

Cedric Bermond, D2

Carrina Dong, D8

K. Xu, D8

Jules Landry-Simard, D8

Timothy Peacock, D8

Mario A Ramirez, D8

Bret Madhvani, D8

Mark Supinski, D9

James Cortez, D9

Sabina T., D2

M. McLean, D9

Karl Yang, D5

Kieran Farr, D9

Sarah Boudreau, D1

Charles Whitfield, D2

Brian Reyes, D4

C. Bardine, D6

Stephen A., D8

James Handy, D5

T. Hu, D5

Ruth S., D1

Tomas Vorel, D5

Joyce C., D11

Dave Tucker, D7

Meg A., D9

K. Sadowsky, D11

Alvin Jen, D7

David I. , D1

Kristina Pappas, D9

Nancy Haber, D7

#### *Public Figures / Politicians*

Danny Sauter, Supervisor District 3

Jackie Fielder, Supervisor District 9

Trevor Chandler, Supervisor Candidate for District 9, 2024

Bilal Mahmood, Supervisor District 5

Autumn Looijen, Supervisor Candidate for District 5, 2024

~

*Select individual above have offered anecdotes explaining why they feel strongly about this issue:*

*I use 80% volume earbuds at night because the windows are so thin I can hear people walking about and all sorts of noise from the city streets. I have not been able to afford new windows because of how expensive wood windows are. My current windows are past their lifespan and I am stuck with them until I can save up basically a second downpayment to pay for new ones. - Mark Supinski, D9*

*I am renting a beautiful single family home. Being on the N line comes with noise and a lot of black dust in the house due to old wooden frame single pane windows. I discussed with the owner the idea of replacing the windows (they tried and failed to sell 2 years ago and I am convinced this is part of the issue), but permits and costs are prohibitive. I am thus sleeping poorly and running an air purifier continuously to keep air quality acceptable. It's a beautiful house otherwise, but its a shame that the city is prioritizing the "charm" of its neighborhoods over the health of its citizens. - Jules Landry-Simard, D8*

*I have 5 leaky wooden street-facing windows that no longer close and I cannot afford to replace with approved windows. My house is 30 feet up a hill but the standards are so prescriptive that I'm required to spend thousands on ogees that no one can see from the street. - Mario A Ramirez, D8*

*I had to replace the front windows to meet code. Coming from Europe, I was shocked I couldn't find any triple pane windows that met the SF code and it cost me about \$24K to replace 7 windows that are impractical and energy (and sound) inefficient. As a dual citizen who grew up in Europe: this regulation makes no sense as this locks a market for sub-par windows vs. what is standard in other countries (Europe, Asia). From an aesthetics point of view, had I been in Europe, I could easily have found better quality windows that would maintain the integrity of the local style. To make it worse, front-facing windows are by definition facing the street, and therefore poor insulation means not only poor thermals, but also poor sound dampening. - Cedric Bermond, D2*

*I had to have custom wood-clad windows made to replace old rotted windows at a cost of \$10k for 3 windows. Many other neighbors just replaced theirs with standard durable vinyl without repercussions or permits. This policy is ridiculous and should be gone. Let homeowners make aesthetic decisions in*

*their own home! - James Cortez D9*

*I was quoted 9k to replace 4 windows. A neighbor has black mold growing because his windows are so shoddy and hasn't been able to replace them due to the red tape and costs. -T. Hu, D5*

*We replaced 2 windows at our home, and it was a struggle to get the aluminum clad wooden windows approved. The planning department wanted us to put wooden ones in which would have been single pane and not cut out any city noise. - K. Parikh, D8*

*In 2023 we opened our walls during a remodel and found extensive water damage and rotten siding under the stucco due to the previous owners illegally replacing the windows without proper waterproofing. This meant we had to replace all the siding, stucco and 6 windows. Under the current standards we had to order wood or fiberglass, which would've meant a 4 month lead time and at least 3x the cost compared to more available vinyl windows. Construction couldn't proceed without the windows being installed. - Glen Park Resident, D8*

*I have old windows that are leaky and drafty. I would like to replace them but I have quotes from windows companies that are quoting me \$37k and \$26k. A normal Vinyl window would cost \$5k-\$7k. Modern Vinyl windows last longer than wood windows, they do much better with the SF's humidity, and look the similar as any wood window. Please let rational thinking win in SF, the arcane rules and extreme thinking are making housing expensive, its hurting the environment, and simply punishing home owners. Furthermore the window companies know this are preying on homeowners. - Resident, D9*

*My partner and I just bought our first condo, and it's freezing because some of the windows are originals from 1909. They leak heat constantly from the front half of our home. We've looked into replacing them, but the cost is 4x what it would cost to put in a modern vinyl window. The design decisions made by people in 1909, possibly with little thought, shouldn't be a set of handcuffs forcing us to sit in a cold living room — or worse, burning natural gas (methane) to stay warm. -David I., D1*

~~~

Community open letter URL:

<https://docs.google.com/document/d/1WqM1VmRKYIcvSbhlwOwhu1u4TzUnSc6qTTjser01fig/edit?>

*This community letter is organized as an independent individual effort by Garen Checkley ([GarenCheckley@gmail.com](mailto:GarenCheckley@gmail.com)).*

*This letter is also available online [here](#) (full URL at end)*

To: john.carroll@sfgov.org, Commissions.Secretary@sfgov.org, jonas.ionin@sfgov.org, Board.of.Supervisors@sfgov.org, rich.hillis@sfgov.org

**Subject: Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements**

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**We urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

We urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)
- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, We request the following modifications:

1. **Allow choice in window-frame materials.** We believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.

**2. Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. We want to live in a city, not a museum!

The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn’t mentioned once.

We request a change in priorities: We want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,

*Organizations:*

[San Francisco Tenants Union](#)

[San Francisco League of Conservation Voters](#)

[Sierra Club San Francisco Group](#)

[350 San Francisco](#)

[SF Climate Emergency Coalition](#)



**San Francisco  
League of  
Conservation  
Voters**



**SIERRA CLUB**  
SAN FRANCISCO BAY

San Francisco Group of the San Francisco Bay Chapter

**350 SF**  
San Francisco

*Individuals:*

Garen Checkley, D8

K. Parikh, D8

Krishna Regmi, D9

Alex B., D5

Joshua Saltsman, D10

Cedric Bermond, D2

Carrina Dong, D8

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K. Sadowsky, D11  
Alvin Jen, D7  
David I., D1  
Kristina Pappas, D9  
Nancy Haber, D7

*Public Figures / Politicians (signed in Oct-Nov 2024)*

Danny Sauter, Supervisor District 3  
Jackie Fielder, Supervisor District 9  
Trevor Chandler, Supervisor Candidate for District 9, 2024  
Bilal Mahmood, Supervisor District 5  
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~

*Some individuals above have offered anecdotes explaining why they feel strongly about this issue:*

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~~~~

Community open letter URL:

<https://docs.google.com/document/d/1WqM1VmRKYlcvSbhIwOwhu1u4TzUnSc6qTTjser01fig/edit?>

*This community letter is organized as an independent individual effort by Garen Checkley  
([GarenCheckley@gmail.com](mailto:GarenCheckley@gmail.com)).*

**From:** [Carroll, John \(BOS\)](#)  
**To:** [Moses Graubard](#)  
**Cc:** [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Charlie Sciammas](#); [Mahmood, Bilal \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)  
**Subject:** RE: Myrna Melgar's window replacement legislation - BOS File No. 241021  
**Date:** Wednesday, January 29, 2025 10:39:00 AM  
**Attachments:** [image001.png](#)

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Thank you for your comment letter.

I am forwarding your comments to the members of the LUT 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. 241021](#)

**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.

**Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.

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**From:** Moses Graubard <[moses.graubard@gmail.com](mailto:moses.graubard@gmail.com)>  
**Sent:** Wednesday, January 29, 2025 6:48 AM  
**To:** Carroll, John (BOS) <[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org)>  
**Subject:** Myrna Melgar's window replacement legislation

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

Dear John,

In the spirit of the times, and out of goodwill to your fellow S.F. residents, please make it easier and cheaper to replace our windows!

Thanks so much,  
Moses Graubard  
1443 12th Ave, San Francisco, CA 94122

**From:** [Elizabeth Smith](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Tuesday, January 28, 2025 9:27:49 AM

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)

- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn’t mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you Elizabeth Smith Fong, District 4 (94116)

**From:** [Charles Whitfield](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re: File Number 241021: Sierra Club supports Modernizing Window Standards  
**Date:** Tuesday, January 28, 2025 8:00:56 AM  
**Attachments:** [Sierra Club supports Modernizing Window Standards.pdf](#)

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

Please see attached a letter from the Sierra Club in support of File Number 241021, modernizing window standards.

Charles Whitfield  
Executive Committee Chair  
Sierra Club SF Group



San Francisco Group of the San Francisco Bay Chapter

January 28th, 2025

To: San Francisco Board of Supervisors,  
Planning Director Rich Hillis  
SF Planning Commission and Staff:

Re File Number 241021: San Francisco Sierra Club Support for Modernizing San Francisco's Window Replacement Standards

Dear San Francisco City Leaders,

I am writing on behalf of the over 6,000 members of the Sierra Club in San Francisco to urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).

San Francisco's current Window Standards make it expensive and cumbersome to upgrade homes to be more climate resilient. Higher efficiency windows offer better insulation which reduces the amount of energy necessary to heat homes. Most homes (70%) in San Francisco are old (built before 1960) and 56% of homes in San Francisco use fossil fuels for heating.

The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.

Making it cheaper and easier to upgrade windows is a critical step towards our city's ability to mitigate our climate impact by easing access to modern windows.

San Francisco's Climate Action Plan, published in 2021, states: *"As the majority of San Francisco housing was built before 1950, structural and weatherization upgrades such as windows and insulation also help protect people from earthquakes and climate hazards such as heat waves and wildfire smoke."*

We must prioritize climate-smart policies over aesthetics as we do our part to mitigate and adapt to climate change.

The Sierra Club values environmental justice: the current policy burdens renters and lower-wealth residents who are least able to afford upgrades. These communities are more

likely to live near freeways and experience noise and air pollution, further highlighting the importance of accessing lower-cost upgrades.

We urge you to support Supervisor Melgar's proposed legislation (File Number 241021) that allows more flexibility in window material upgrades. This is a no-brainer local policy improvement that helps homeowners, renters, and the climate.

Sincerely,

Charles Whitfield  
Chair, Executive Committee  
Sierra Club San Francisco Group

**From:** [Carrina Dong](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#); [MandelmanStaff \(BOS\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Saturday, January 25, 2025 9:09:29 AM

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

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**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)

- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

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I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,

<b>These have publicly signed this open letter:</b>	<p><a href="#">Fill this form</a> to have your name/group sign this letter.</p> <p>Public Figures / Politicians</p> <p>Danny Sauter, Supervisor District 3        Jackie Fielder, Supervisor District 9        Trevor Chandler, Supervisor Candidate for District 9, 2024        Bilal Mahmood, Supervisor District 5        Autumn Looijen, Supervisor Candidate for District 5, 2024</p> <p>Individuals</p> <p>Garen Checkley, D8</p>
-----------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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Kristina Pappas, D9

#### Organizations

San Francisco Tenants Union  
San Francisco League of Conservation Voters  
Sierra Club San Francisco Group

***These are brief anecdotes from***

*I use 80% volume earbuds at night because the windows are so thin I can hear people walking about and all sorts of noise*

**San Francisco residents, shared with their permission:**

*from the city streets. I have not been able to afford new windows because of how expensive wood windows are. My current windows are past their lifespan and I am stuck with them until I can save up basically a second downpayment to pay for new ones. - Mark Supinski, D9*

*I am renting a beautiful single family home. Being on the N line comes with noise and a lot of black dust in the house due to old wooden frame single pane windows. I discussed with the owner the idea of replacing the windows (they tried and failed to sell 2 years ago and I am convinced this is part of the issue), but permits and costs are prohibitive. I am thus sleeping poorly and running an air purifier continuously to keep air quality acceptable. It's a beautiful house otherwise, but its a shame that the city is prioritizing the "charm" of its neighborhoods over the health of its citizens. - Jules Landry-Simard, D8*

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*I had to have custom wood-clad windows made to replace old rotted windows at a cost of \$10k for 3 windows. Many other neighbors just replaced theirs with standard durable vinyl without repercussions or permits. This policy is ridiculous and*

*should be gone. Let homeowners make aesthetic decisions in their own home! - James Cortez D9*

*I was quoted 9k to replace 4 windows. A neighbor has black mold growing because his windows are so shoddy and hasn't been able to replace them due to the red tape and costs. -T. Hu, D5*

*We replaced 2 windows at our home, and it was a struggle to get the aluminum clad wooden windows approved. The planning department wanted us to put wooden ones in which would have been single pane and not cut out any city noise. - K. Parikh, D8*

*In 2023 we opened our walls during a remodel and found extensive water damage and rotten siding under the stucco due to the previous owners illegally replacing the windows without proper waterproofing. This meant we had to replace all the siding, stucco and 6 windows. Under the current standards we had to order wood or fiberglass, which would've meant a 4 month lead time and at least 3x the cost compared to more available vinyl windows. Construction couldn't proceed without the windows being installed. - Glen Park Resident, D8*

*I have old windows that are leaky and drafty. I would like to replace them but I have quotes from windows companies that are quoting me \$37k and \$26k. A normal Vinyl window would cost \$5k-\$7k. Modern Vinyl windows last longer than wood windows, they do much better with the SF's humidity, and look the similar as any wood window. Please let rational thinking win in SF, the arcane rules and extreme thinking are making housing expensive, its hurting the environment, and simply punishing home owners. Furthermore the window companies know this are preying on homeowners. - Resident, D9*

*My partner and I just bought our first condo, and it's freezing because some of the windows are originals from 1909. They leak heat constantly from the front half of our home. We've looked into replacing them, but the cost is 4x what it would cost to put in a modern vinyl window. The design decisions made by people in 1909, possibly with little thought, shouldn't*

*be a set of handcuffs forcing us to sit in a cold living room — or worse, burning natural gas (methane) to stay warm. -David I., D1*

**Point of contact:** Garen Checkley  
[GarenCheckley@gmail.com](mailto:GarenCheckley@gmail.com)  
*This letter is personally coordinated by Garen Checkley, not by any group or non-profit. I'm just a resident who cares about this!*

**From:** [Board of Supervisors \(BOS\)](#)  
**To:** [BOS-Supervisors](#); [BOS-Legislative Aides](#)  
**Cc:** [BOS-Operations](#); [Carroll, John \(BOS\)](#); [Calvillo, Angela \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [Somera, Alisa \(BOS\)](#)  
**Subject:** 10 Letters Regarding File No. 241021  
**Date:** Thursday, January 23, 2025 8:51:25 AM  
**Attachments:** [10 Letters Regarding File No. 241021.pdf](#)

---

Hello,

Please see attached 10 letters regarding **File No. 241021**:

Ordinance amending the Planning Code to limit restrictions on window replacement projects in certain buildings.

Regards,

John Bullock  
Office of the Clerk of the Board  
San Francisco Board of Supervisor  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
(415) 554-5184  
[BOS@sfgov.org](mailto:BOS@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

**From:** [Sarah Boudreau](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 10, 2025 9:46:57 AM

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

Dear San Francisco Board of Supervisors, Planning Director Hillis, Commissioners, and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation \(File Number 241021\)](#).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings, and climate-smart decisions. These priorities are regressive, hurting renters most of all, and such policies further disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters' & homeowners' frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy

costs!)

- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn’t mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,  
Sarah Boudreau, District 1 resident & frustrated neighbor on a decarbonization journey in her own home!

**From:** [Sabina Tarnówka](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 10, 2025 10:01:40 AM

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

Dear San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**My name is Sabina. I am a District 2 homeowner. I am writing to urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation \(File Number 241021\)](#).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize “appearance” and “character” over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all because these policies further disincentivize property owners to upgrade rental property windows.

As a District 2 homeowner, I want to replace my windows but am finding it cost prohibitive. I want to do the right thing for our climate and also for our tenants, but these onerous restrictions make it extremely difficult

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)
- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

The current Window Standards document mentions "character" 17 times and "appearance" nine times. "Energy" is mentioned just eight times. "Cost" is mentioned just four times. "Comfort" isn't mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you

**From:** [Alejandro Bancalari](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 10, 2025 11:51:20 AM

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)

- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn’t mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,

Alex Bancalari  
District 5

**From:** [Tomáš Vorel](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 10, 2025 9:17:51 PM

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San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) (where my experience is featured) and [this opinion piece](#) articulate renters & homeowners frustrations.

With these principles in mind, I request the following modifications:

1.

**Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.

2.

**Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

The current Window Standards document mentions "character" 17 times and "appearance" nine times. "Energy" is mentioned just eight times. "Cost" is mentioned just four times. "Comfort" isn't mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you

Tomas

**From:** [Jules Landry-Simard](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Saturday, January 11, 2025 1:17:54 PM

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)

- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. Our city is wonderful because of its people, not because of the aesthetic of its windows, and making it more affordable and sustainable to live in this city should be our priority, not preserving each and everyone's house's "historic" character.

The current Window Standards document mentions "character" 17 times and "appearance" nine times. "Energy" is mentioned just eight times. "Cost" is mentioned just four times. "Comfort" isn't mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you

Jules Landry-Simard, D8 Resident

**From:** [Josh Saltsman](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Monday, January 13, 2025 8:51:29 AM

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
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**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

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- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn’t mentioned once. My home is a humble one compared to many across the city. I take great pride in its care and new windows would be an instrumentable step in reducing our heating burden as well as street noise. The current regulations do nothing to improve the aesthetics of my house; instead they just make it more difficult for me to live in my house and call this place home.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you  
Joshua Saltsman

**From:** [Eli Atkins](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Monday, January 13, 2025 9:38:58 AM

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)

- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look.

The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn’t mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you

Eli A and Sabina T, D8

**From:** [Mark Supinski](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Monday, January 13, 2025 11:59:31 AM

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

Furthermore, we attach the same requirements or even more stringent ones than the national parks historic renovations program (which guarantees generous tax benefits in exchange for renovations). SF owners are getting stuck with these onerous and expensive regulations without the tax benefits to back them up. Leading many buildings to have substandard windows even though they would never qualify for the national program. This tax adds up to 1K+ to each window. Leaving non-wealthy homeowners unable to make this necessary upgrade to their homes.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)
- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum! This adds 600+ dollars per window. This is a tax on homeowners and renters.

The current Window Standards document mentions "character" 17 times and "appearance" nine times. "Energy" is mentioned just eight times. "Cost" is mentioned just four times. "Comfort" isn't mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance. You are hurting not just homeowners but also tenants, whose landlords can not make these upgrades with the out of control cost of these now bespoke windows.

Thank you,

Mark Supinski  
District 9 - Mission

**From:** [Joanna Gubman](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Monday, January 13, 2025 11:59:51 AM

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters' & homeowners' frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)

- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – it should be the property owner's decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value traditional aesthetics, while others may prefer other aesthetics or wish to put monetary savings towards other upgrades, like decarbonization or electrification.
2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn’t mentioned once.

As a condominium owner and resident of a 1907 Victorian triplex in the Castro (zip code 94114, District 8) I request a change in priorities: I want to see accessibility, equity, climate, diversity, and comfort prioritized over traditional character and appearance.

Thank you,  
Joanna Gubman

**From:** [Kristina Pappas](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 17, 2025 3:20:18 PM

---

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

San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

The San Francisco League of Conservation Voters supports [Supervisor Melgar's proposed legislation](#) (File Number 241021) to simplify and improve San Francisco's Window Replacement Standards, and we urge you to support it as well.

Current City window standards are shortsighted, inadequate, and inefficient, and they create unnecessary burdens on residents. More thoughtful regulations could save residents money, improve health and comfort, while helping San Francisco reduce its climate and pollution impacts.

Thank you,

Kristina Pappas, President  
San Francisco League of Conservation Voters

--  
Kristina Pappas  
415.812.3128

**From:** [Kristina Pappas](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
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San Francisco League of Conservation Voters

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Kristina Pappas  
415.812.3128

**From:** [Joanna Gubman](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Monday, January 13, 2025 11:59:51 AM

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San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation](#) (File Number 241021).**

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**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters' & homeowners' frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)

- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – it should be the property owner's decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

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2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

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As a condominium owner and resident of a 1907 Victorian triplex in the Castro (zip code 94114, District 8) I request a change in priorities: I want to see accessibility, equity, climate, diversity, and comfort prioritized over traditional character and appearance.

Thank you,  
Joanna Gubman

**From:** [Mark Supinski](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Monday, January 13, 2025 11:59:31 AM

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Furthermore, we attach the same requirements or even more stringent ones than the national parks historic renovations program (which guarantees generous tax benefits in exchange for renovations). SF owners are getting stuck with these onerous and expensive regulations without the tax benefits to back them up. Leading many buildings to have substandard windows even though they would never qualify for the national program. This tax adds up to 1K+ to each window. Leaving non-wealthy homeowners unable to make this necessary upgrade to their homes.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all, as the added costs disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

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- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

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2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum! This adds 600+ dollars per window. This is a tax on homeowners and renters.

The current Window Standards document mentions "character" 17 times and "appearance" nine times. "Energy" is mentioned just eight times. "Cost" is mentioned just four times. "Comfort" isn't mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance. You are hurting not just homeowners but also tenants, whose landlords can not make these upgrades with the out of control cost of these now bespoke windows.

Thank you,

Mark Supinski  
District 9 - Mission

**From:** [Eli Atkins](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Monday, January 13, 2025 9:38:58 AM

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San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

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I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you

Eli A and Sabina T, D8

**From:** [Josh Saltsman](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Monday, January 13, 2025 8:51:29 AM

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The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn’t mentioned once. My home is a humble one compared to many across the city. I take great pride in its care and new windows would be an instrumentable step in reducing our heating burden as well as street noise. The current regulations do nothing to improve the aesthetics of my house; instead they just make it more difficult for me to live in my house and call this place home.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you  
Joshua Saltsman

**From:** [Jules Landry-Simard](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Saturday, January 11, 2025 1:17:56 PM

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2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. Our city is wonderful because of its people, not because of the aesthetic of its windows, and making it more affordable and sustainable to live in this city should be our priority, not preserving each and everyone's house's "historic" character.

The current Window Standards document mentions "character" 17 times and "appearance" nine times. "Energy" is mentioned just eight times. "Cost" is mentioned just four times. "Comfort" isn't mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you

Jules Landry-Simard, D8 Resident

**From:** [Tomáš Vorel](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 10, 2025 9:17:51 PM

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[This SF Chronicle article](#) (where my experience is featured) and [this opinion piece](#) articulate renters & homeowners frustrations.

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I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you

Tomas

**From:** [Alejandro Bancalari](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 10, 2025 11:51:20 AM

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I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,

Alex Bancalari  
District 5

**From:** [David Ingram](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Cc:** [ChanStaff \(BOS\)](#)  
**Subject:** Please modernize SF window replacement standards  
**Date:** Wednesday, January 8, 2025 6:51:13 PM

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

Hi all -

I'm writing to comment on San Francisco's window replacement standards before the Feb. 6 Planning Committee meeting.

I'm a D1 resident. My partner and I recently bought our first condo, and it's freezing in half the home because the front-facing windows are the originals from 1909. These windows leak heat constantly, so much so that it's uncomfortable to have guests over and simply try to enjoy our living room.

We've gotten quotes to replace the windows, but given the city requirements, the cost to replace them is 4x what it would cost to purchase modern vinyl windows. It would be tens of thousands of dollars for a handful of windows. We're not rich. (I'm a union member and steward.) We feel lucky to live in the Richmond. But the cost of these replacement standards is a major burden.

The decisions made by homebuilders in 1909 — likely without nearly the thought that we're projecting onto them now — should not be a set of handcuffs forcing contemporary, middle class people to sit in cold living rooms. The current standards sacrifice energy efficiency during a climate emergency on the altar of ill-defined "character." And they force us to burn more methane (natural gas) than we should have to because the heat leaves our home so quickly. (We should also make it easier to electrify older homes.)

Thank you for your consideration.

David Ingram

**From:** [Timothy Peacock](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Modernize San Francisco's Window Replacement Standards by reducing Onerous Window-frame Material & Aesthetic Requirements (File Number 241021)  
**Date:** Thursday, January 9, 2025 1:36:47 PM

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San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting Supervisor Melgar's proposed legislation (File Number 241021).

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The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.

I was quoted **\$27,000 to replace 6 windows with wood, and only \$11,000 to do with vinyl**. I checked: there are exactly no buildings on my block with consistent wooden windows facing the street. Forcing homeowners to use **archaic, uninsulated, rapidly degrading** wood serves no rational purpose. In an era where we need desperately to decarbonize--see the fires in LA--and make San Francisco livable, this legislation is a vital piece of making our city better.

The current Standards prioritize "appearance" and "character" over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all policies further disincentivize property owners to upgrade rental property windows.

With these principles in mind, I request the following modifications:

Allow choice in window-frame materials. I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.

Remove aesthetic standards, like ogees and muntin requirements. Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

The current Window Standards document mentions "character" 17 times and "appearance" nine times. "Energy" is mentioned just eight times. "Cost" is mentioned just four times. "Comfort" isn't mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you  
Timothy Peacock  
home owner 553 Dolores Street San Francisco CA 94110

**From:** [Sarah Boudreau](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 10, 2025 9:46:57 AM

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

Dear San Francisco Board of Supervisors, Planning Director Hillis, Commissioners, and Staff:

**I urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation \(File Number 241021\)](#).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize "appearance" and "character" over comfort, cost savings, and climate-smart decisions. These priorities are regressive, hurting renters most of all, and such policies further disincentivize property owners to upgrade rental property windows.

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters' & homeowners' frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy

costs!)

- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

The current Window Standards document mentions “character” 17 times and “appearance” nine times. “Energy” is mentioned just eight times. “Cost” is mentioned just four times. “Comfort” isn’t mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you,  
Sarah Boudreau, District 1 resident & frustrated neighbor on a decarbonization journey in her own home!

**From:** [Sabina Tarnówka](#)  
**To:** [Carroll, John \(BOS\)](#); [CPC-Commissions Secretary](#); [Ionin, Jonas \(CPC\)](#); [Board of Supervisors \(BOS\)](#); [Hillis, Rich \(CPC\)](#)  
**Subject:** Re File Number 241021: Modernize San Francisco's Window Replacement Standards by Reducing Onerous Window-frame Material & Aesthetic Requirements  
**Date:** Friday, January 10, 2025 10:01:40 AM

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Dear San Francisco Board of Supervisors, Planning Director Hillis, Commissioners and Staff:

**My name is Sabina. I am a District 2 homeowner. I am writing to urge you to simplify and improve San Francisco's Window Replacement Standards by supporting [Supervisor Melgar's proposed legislation \(File Number 241021\)](#).**

SF's current [Window Standards](#) make it more expensive and cumbersome to upgrade to high-efficiency windows. Higher efficiency windows offer better energy insulation, reduced noise and air pollution, and reduce condensation that can lead to mold. The oldest homes that need window upgrades the most are also the homes most dependent on fossil fuels for heating:

- [70%](#) of SF's occupied homes were built before 1960.
- [56%](#) of occupied homes in San Francisco use fossil fuels for heating.

**The current Window Standards require that wood-framed windows be replaced with visually identical (often pricey) wood-framed windows. Removing homeowners window-frame material choice makes upgrading to high-efficiency windows unjustly expensive.**

The current Standards prioritize “appearance” and “character” over comfort, cost savings and climate-smart decisions. These priorities are regressive, hurting renters most of all because these policies further disincentivize property owners to upgrade rental property windows.

As a District 2 homeowner, I want to replace my windows but am finding it cost prohibitive. I want to do the right thing for our climate and also for our tenants, but these onerous restrictions make it extremely difficult

[This SF Chronicle article](#) and [this opinion piece](#) articulate renters & homeowners frustrations.

I urge you to improve San Francisco's Window Replacement Standards using the following guiding principles:

- **Equity** – giving people choice in window replacement materials improves accessibility for property owners with limited budgets, and makes upgrades more accessible to property owners on a budget (who also need to save most on energy costs!)
- **Climate** – the City should make upgrading to high-efficiency insulating windows easy and cheap; the more pricey it is, the fewer upgrades we see
- **Comfort** – reducing air and noise pollution shouldn't be a pricey luxury
- **Leave aesthetics to property owners** – we think it should be the property owners decision to invest in historic aesthetics, not a City mandate

With these principles in mind, I request the following modifications:

1. **Allow choice in window-frame materials.** I believe that property owners are best positioned to choose which window-frame materials are right given their financial situations and aesthetic preference. Some may value aesthetics, others may wish to put monetary savings towards other upgrades, like decarbonization or electrification.
2. **Remove aesthetic standards, like ogees and muntin requirements.** Let property owners be the ones to decide how their windows look. Just because a window was designed in a certain way decades ago doesn't mean it has to be that way forever. I want to live in a city, not a museum!

The current Window Standards document mentions "character" 17 times and "appearance" nine times. "Energy" is mentioned just eight times. "Cost" is mentioned just four times. "Comfort" isn't mentioned once.

I request a change in priorities: I want to see accessibility & equity, climate and comfort prioritized over character and appearance.

Thank you

**From:** [Heiken, Emma \(BOS\)](#)  
**To:** [Bonnie Nugent](#)  
**Cc:** [Carroll, John \(BOS\)](#)  
**Subject:** Re: Replacement Window Debate  
**Date:** Thursday, October 24, 2024 3:31:12 PM

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Hello Bonnie,

Thank you for sharing your input. We will be sure to include it in the public record.

Sincerely,

**Emma Heiken Hare**

Legislative Aide  
Office of Supervisor Myrna Melgar

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**From:** Bonnie Nugent <bknugent1231@gmail.com>  
**Sent:** Sunday, October 20, 2024 11:32 AM  
**To:** Low, Jen (BOS) <jen.low@sfgov.org>; Fieber, Jennifer (BOS) <jennifer.fieber@sfgov.org>; Heiken, Emma (BOS) <emma.heiken@sfgov.org>; Farrah, Michael (BOS) <michael.farrah@sfgov.org>  
**Cc:** danielle.echeverria@sfchronicle.com <danielle.echeverria@sfchronicle.com>  
**Subject:** Replacement Window Debate

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Dear Supervisor Melgar (by way of her staff),

I'm writing in response to the article by Danielle Echeverria in the SF Chronicle on October 20, 2024 appointing you as taking up the 'crusade' on window replacements in the city. I did read Ms. Echeverria's prior article and at the time I did not write to her to express some opposing views so I've opted to weigh in on the debate. Since you have apparently decided to take up this cause without any counterpoint being presented I have decided to take the time I should have taken before to bring another point of view to some very one-sided coverage. Let me start by saying that I am not opposed to streamlining and simplifying SF building permit issues altogether including with window replacements. However, I think you are listening to a narrow scope of people based on one man's story chronicled by Ms Echeverria with no actual investigation into the other side of the issue to have balance.

Ms. Escheverria's initial article was around Mr. Vorel's impatience with not getting his way as fast as he wanted. He bought a Victorian home in a city known for its Victorian homes. These homes are an integral part of the city's character and the charm that people find when they come to visit and choose to live. The initial rules, while admittedly are likely too complicated for the average person, were put in to protect the character of both the city and these fine homes of all styles of which we are just stewards during our time. They have been here before us and hopefully will remain after us. If Mr. Vorel did not want the responsibility of such a home, he should have purchased another style of home perhaps with newer construction and

more easy to deal with for someone in a throw away mindset.

The article states that Mr. Vogel did not have the patience to wait for the actually cheaper option of restoring the window and found windows with ogees impossible to get. I know the scarcity of ogee windows is not factual since I have replaced such in my 1934 non-victorian home in a matter of weeks. It sounds like Mr. Vorel likes to get things how he wants, when he wants. However, the rules came about because of the dearth of bad and cheap replacement windows being shoved into our city's beautiful homes ruining their character in many cases for years, the results of which can be seen around the city in all neighborhoods. All of our city carries historical significance whether it's a historical neighborhood or not.

Also not mentioned is the environmental impact of vinyl versus wood windows. I understand the energy issues but wood windows simply last longer and if maintained can have an 80 year plus life and are in fact more energy efficient according to some sources (although I grant you some sources are manufacturer biased as are they around vinyl windows). Some of the windows that homeowners can't wait to rip out are already nearing 100 years old and I'm not denying they may not have been maintained well and need replacement or care, they have lasted longer than many things in our world for a reason. The fact is that wood windows when maintained have a longer lifespan than vinyl windows which wind up in the landfill sooner and more often. I cite some articles here with some easy research for the counterpoints missing in the article:

[Wood vs. Vinyl Windows: What's the Difference?](#)

[Wood vs. Vinyl Windows: Which Are Better for Your Home?](#)

While I understand that energy efficiency is an issue, we are not talking a Dickens novel here with the maligned 'drafty' wood windows invoked by the article while Tiny Tim sits around a coal fire. Materials and waste are also part of being part of the care of our planet and vinyl windows create more waste from chemically produced materials. They use therefore also has an environmental impact.

I also previously read Garen Checkly's Oped piece about his friend's issue with paying for quality replacement windows (where at least he did admit the article was about a friend) and I was equally appalled at his lack of counterpoint but it was an opinion piece albeit one I did not agree with. Ms. Echeverria attempts to pass her one man's issue piece as news coverage.

Finally, Ms. Echeverria cites a letter campaign asking officials to change their policy with 340 signatures. I think there are probably at least 340 people with a different opinion in a city the size of San Francisco. I urge you not to take up the mantle on a complete tear out of all rules which would not have any type of guidelines around window replacements. Building supplies are not cheap, but with older home ownership comes a responsibility for upkeep which is not always exactly how we want it. I urge you to consider the other side of this issue and not take a knee-jerk reaction to such biased reporting.

And before you ask if I'm practicing what I preach, attaching a picture of an *interior* window in my kitchen I replaced when I purchased my home which was in bad shape due to prior owners lack of upkeep. Note the dreaded ogees. I was able to get this custom sized window in 3 weeks at the time. Worth the cost to the warmth it brings my kitchen.

Thank you for your time to consider another viewpoint.

Sincerely,  
Bonnie Nugent