



**SF Environment**

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A Department of the City and County of San Francisco

# San Francisco's Building Decarbonization Roadmap

## Pathway to Zero Emission Buildings

Cyndy Comerford | Department of Environment | July 18, 2022





# Agenda



01 **Data Informed Process**

02 **Community Driven Solutions**

03 **Climate Goals & Principles**

04 **Focus Areas**

**Residential Sector**

**Commercial Sector**

**Municipal Sector**

**Workforce Development**

**Tenant Protections**

05 **Next Steps**



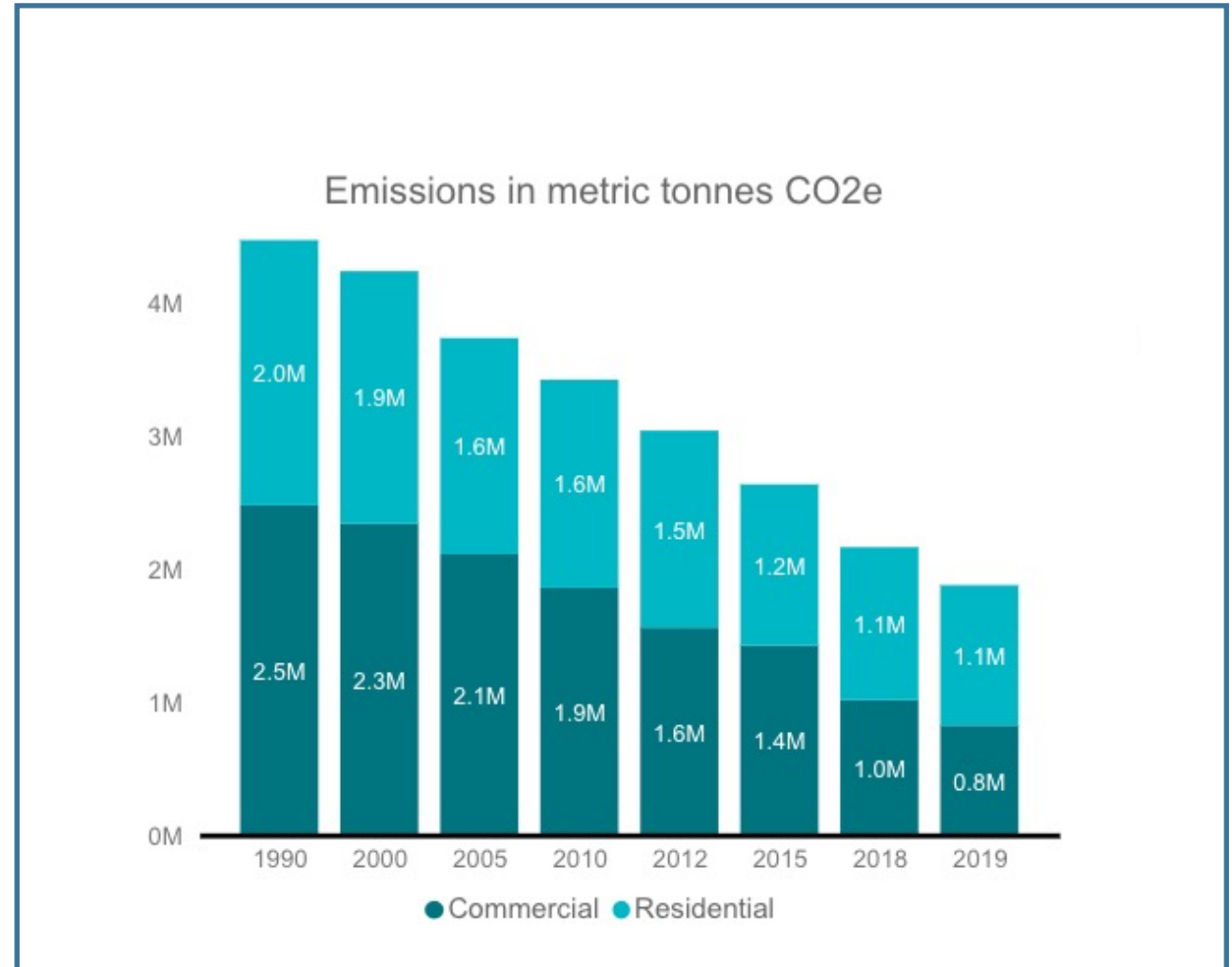
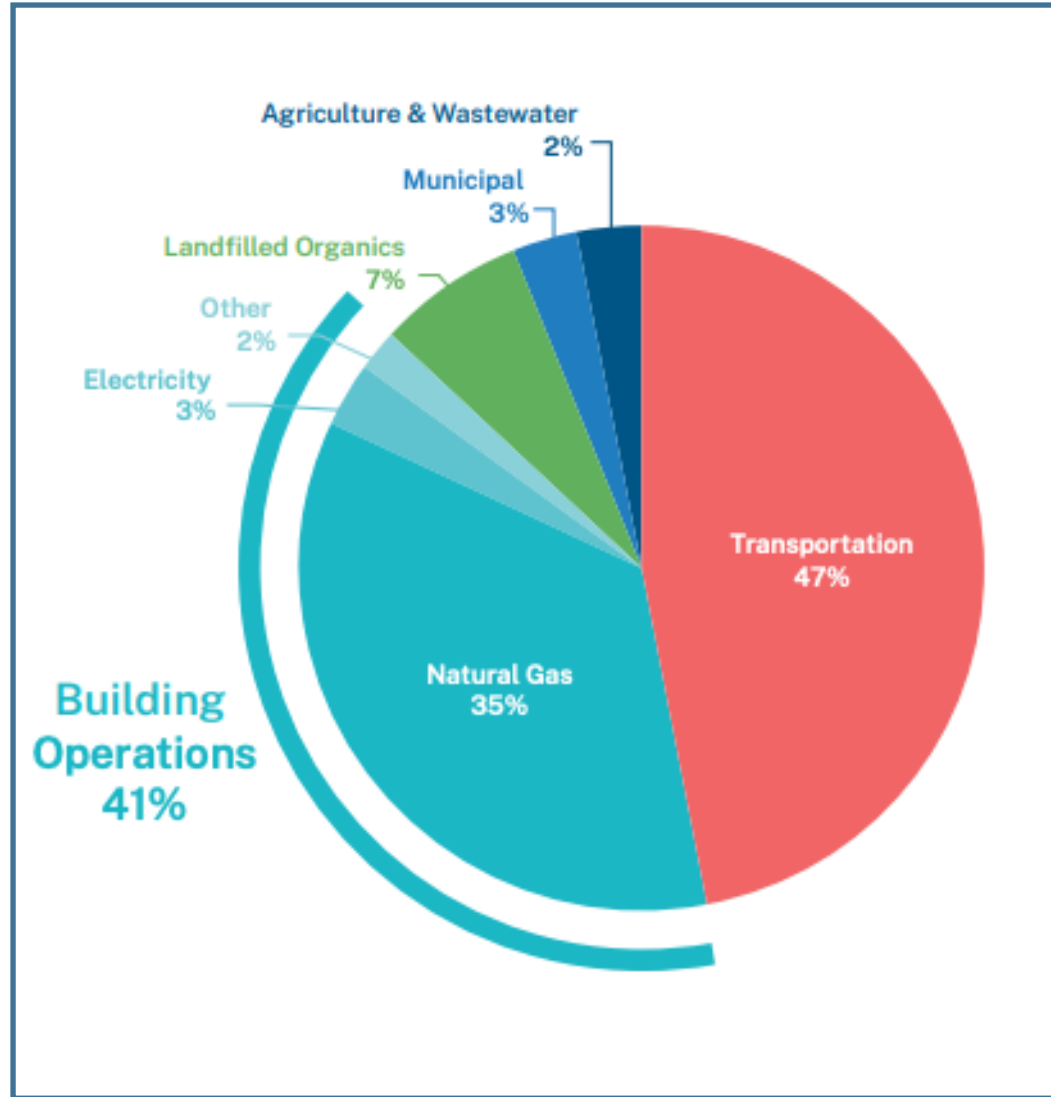
1

# Data Informed Process





# Historic Emissions

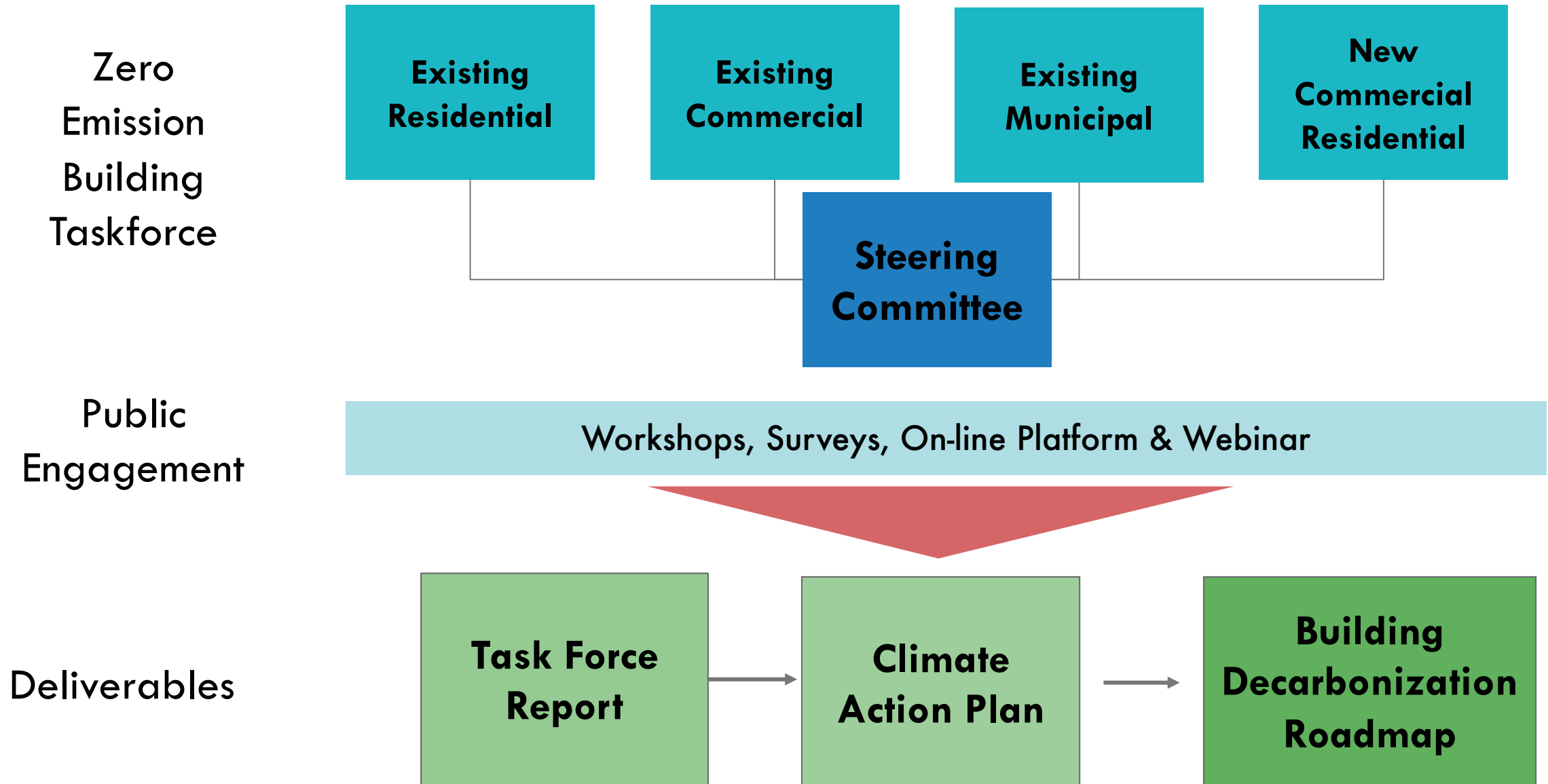


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# Community Informed Solutions



# Coalition for Equitable Building Electrification



3

Goals

&

Principles



# GHG Reduction Targets & Goals



## GHG Sector Based Targets

**1 2030 - 61% Reduction in GHG Emissions**

**2 2040 – Net-Zero Emissions**

## Goals Applicable to the Building Operations Sector

**1 2021 – New Buildings Zero Emissions**

**2 2035 – All Large, Existing Commercial Buildings Zero Emissions**



# Core Principles



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## Focus Areas



# New Construction



- ▶ Require newly constructed buildings to be all-electric with no on-site carbon emissions (ordinance went into effect 7/21)
- ▶ Update the All-Electric new construction ordinance to include major alterations in the private sector and align with building code update



# Existing Residential Buildings



- ▶ Develop and implement a policy that requires:
  - all gas appliances must be replaced with electric at the end of their useful life
  - gas appliances must be replaced/electrified at the point of sale
- ▶ Develop a streamlined permit process program for heat pump water heaters
- ▶ Investigate district scale electrification solutions
- ▶ Develop the Climate Equity Hub



# Climate Equity Hub



*Priority functions of the Climate Equity Hub based on stakeholder interviews and workshops:*



Channel resources and support to individual homeowners and renters



Support the continued growth of the electrification industry and workforce



Improve/streamline the City's oversight of electrification processes

# Existing Commercial Buildings



- ▶ Develop and implement a policy that requires a time of replacement for small building equipment
- ▶ Adopt a building performance policy requiring large commercial buildings to be all electric no later than 2035



# Existing Municipal Buildings



- ▶ Update Chapter 7 of the Environmental Code to provide a pathway for all existing municipal buildings to be all electric
- ▶ Ensure the Capital Plan is updated to reflect the need to replace gas fueled equipment and is aligned with the City's 2040 net-zero goal

# Workforce Development & Tenant Protections



## Workforce Development

Develop workforce development programs, partner with various entities and unions to offer technical assistance and ensure equitable access to build decarbonization jobs for BIPOC and low-income communities

## Tenant Protections

Develop and adopt tenant protection and anti-displacement policies for renters in buildings transitioning to efficient and all electric systems.

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**Next Steps**





# Upcoming Priorities



- ▶ Engage the community, businesses, and professional organizations in the evaluation and implementation of policies supporting building electrification
- ▶ Create more equitable and accessible engagement across the city through capacity building and grant making while increasing awareness and outreach around building decarbonization
- ▶ Commission robust technical analyses and economic studies to share with policymakers, businesses, and communities to ensure the design of effective and equitable policies

# Thank you!



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