



# Gas Infrastructure for EPCA Appliances in New Construction

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# Existing Federal Legislation

In 1975, Congress passed the Energy Policy and Conservation Act (EPCA) in response to the 1973 oil crisis

EPCA provisions empower the Department of Energy to:

- Set minimum energy conservation standards
- Establish baseline for common products regarding energy efficiency

Preempts local regulations related to energy efficiency/use





## Existing Local Law

2020 SFBOS passed ordinance requiring newly constructed buildings to be all-electric (ordinance went into effect 6/21)

Ordinance has limited exceptions for infeasibility and for commercial food service

Ordinance rationale was based on health and safety along with cost-effectiveness and climate impacts





# Proposed Ordinance

File No. 240845 updates San Francisco's all-electric ordinance to align with the 9th Circuit Court ruling

It allows natural gas infrastructure only for appliances covered by the EPCA

Compliant buildings will still need to follow the Electric-Ready Building Guidelines





## Recommendations and Next Steps

DBI, SFE, and the Building Inspection Commission recommends approval of the ordinance

If this ordinance is passed, the next step would be to update the Electric-Ready Guidelines with DBI through an administrative bulletin

# Thank you

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