

File No. 200701 Committee Item No. 1
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date September 21, 2020

Board of Supervisors Meeting Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>BIC Response 082120</u> |
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Completed by: Erica Major Date September 17, 2020
Completed by: Erica Major Date _____

1 [Building Code - Mandating New Construction Be All-Electric]

2

3 **Ordinance amending the Building Code to require new construction to utilize only**
4 **electric power; adopting findings of local conditions under the California Health and**
5 **Safety Code; affirming the Planning Department’s determination under the California**
6 **Environmental Quality Act; and directing the Clerk of the Board of Supervisors to**
7 **forward this Ordinance to the California Building Standards Commission upon final**
8 **passage.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.
11 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
12 **Board amendment additions** are in double-underlined Arial font.
13 **Board amendment deletions** are in ~~strikethrough Arial font~~.
14 **Asterisks (* * * *)** indicate the omission of unchanged Code
15 subsections or parts of tables.

13

14 Be it ordained by the People of the City and County of San Francisco:

15

16 Section 1. General Findings.

17 (a) The Planning Department has determined that the actions contemplated in this
18 ordinance comply with the California Environmental Quality Act (California Public Resources
19 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
20 Supervisors in File No. 200701 and is incorporated herein by reference. The Board affirms
21 this determination.

22 (b) On August 19, 2020, the Building Inspection Commission considered this
23 ordinance at a duly noticed public hearing pursuant to Charter Section D3.750-5.

24

25 Section 2. Findings Regarding Local Conditions.

1 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that local
2 jurisdictions may enact more restrictive building standards than those contained in the
3 California Building Code, provided that the local jurisdictions make express findings that each
4 change or modification is reasonably necessary because local climate, geologic, or
5 topographical conditions and that the local jurisdictions file the local amendments and
6 required findings with the California Building Standards Commission before the local changes
7 or modifications can go into effect.

8 (b) The Board of Supervisors hereby finds and declares that the following
9 amendments to the San Francisco Building Code are reasonably necessary because of local
10 climatic, topological, and geological conditions as discussed below.

11 (1) The topography of San Francisco creates increased risk of fire due to
12 high density of buildings on very small lots and high population density. It is necessary and
13 appropriate to stop building new natural gas infrastructure that increases acute and
14 cumulative fire risk across the City.

15 (2) San Francisco's geologic and topographic conditions produce increased
16 risk for earthquake-induced failure and consequent fire due to local hazardous seismic
17 microzones, slide areas, and local liquefaction hazards. Natural gas infrastructure may
18 rupture, fail, and/or explode due to earthquake-induced structural failure. After seismic
19 events, natural gas infrastructure will take significantly longer to resume service compared to
20 electrical infrastructure. It is necessary and appropriate to reduce fire risk and increase
21 resiliency by eliminating the construction of new natural gas infrastructure.

22 (3) San Francisco's climate and topography create wind patterns and
23 periodic seasonal high temperatures that produce smog and ozone that exacerbate the
24 respiratory ailments of residents. Natural gas combustion is a major source of indoor air
25 pollution that further exacerbates the effects of regional pollution for the City's residents and

1 can be particularly acute in the City's dense population and smaller dwelling units. It is
2 reasonable and appropriate to decrease pollution exposure and resulting human health
3 impacts by utilizing All-Electric construction instead of creating additional natural gas
4 infrastructure.

5 (4) Human activities releasing greenhouse gases into the atmosphere cause
6 increases in worldwide average temperature, which contribute to melting of glaciers and
7 thermal expansion of ocean water. As a city located on the tip of a peninsula, surrounded on
8 three sides by water, San Francisco is experiencing and will continue to experience the
9 repercussions of climate change such as extreme heat events and rising sea levels causing
10 significant erosion, increasing impacts to infrastructure during extreme tides, and causing the
11 City to expend funds to modify its infrastructure.

12 (5) The operation of buildings comprise a significant portion of the City's
13 greenhouse gas emissions. In 2017, the operation of buildings was responsible for 43.7% of
14 citywide greenhouse gas emissions. The City has grown considerably in recent years. For
15 example, since 1990 the economy of the City grew 162% and population increased by 22%.
16 This growth results in construction of new buildings and significant rehabilitation of existing
17 buildings.

18 (6) San Francisco's electric system increasingly utilizes renewable energy.
19 Emissions of carbon dioxide per megawatt hour of electricity delivered to the City have
20 decreased by 78% since 1990. The City has set a goal of ensuring that 100% of electricity
21 usage citywide is generated via renewable, greenhouse gas-free sources by 2030. In 2017,
22 80% of greenhouse gas emissions from the operation of buildings citywide was due to
23 consumption of natural gas or district steam produced via combustion of natural gas.

1 (7) The primary constituent of natural gas is methane, which is 86 times
2 more potent of a greenhouse gas than carbon dioxide. In addition, more than 4% of methane
3 leaks into the atmosphere prior to delivery.

4 (8) It is necessary and appropriate to stop construction of new natural gas
5 infrastructure in San Francisco in order to reduce the unique impacts San Francisco will
6 endure from global warming.

7
8 Section 3. The Building Code is hereby amended by revising Sections 106A and 202,
9 to read as follows:

10 **SECTION 106A – PERMITS**

11 * * * *

12 **106A.1.16.3 Inspections.** Inspections by the Electrical Division are required for EV
13 Charging Station installations, and for any alteration or modification of the electrical system on
14 the property, including the installation of EVSE.

15 *106A.1.17 Mixed-Fuel Buildings. The Building Official shall not issue permits for*
16 *construction of new Mixed-Fuel Buildings that submitted their initial application after January 1, 2021.*
17 *Permits for new construction that submit their initial application on or after that date may only be*
18 *obtained for All-Electric Buildings or Projects.*

19 *EXCEPTIONS: The Building Official may issue a permit for construction of a new Mixed-Fuel*
20 *Building in the following circumstances:*

21 *(1) Upon the Building Official's finding that constructing an All-Electric Building or Project is*
22 *physically or technically infeasible and that a modification pursuant to section 104A.2.7 is warranted.*
23 *Modifications from this section 106A.1.17 shall only be issued under this exception where the Building*
24 *Official finds: sufficient evidence was submitted to substantiate the infeasibility of an All-Electric*
25 *Building or Project design; the installation of natural gas piping systems, fixtures and/or infrastructure*

1 is strictly limited to the system and area of the building for which All-Electric Building or Project
2 design is infeasible; the area or service within the project where gas piping systems, fixtures and/or
3 infrastructure are installed is as Electric-Ready as feasibly possible considering other provisions of the
4 Building and Electrical Codes; and that the project’s modified design provides equivalent health, safety
5 and fire-protection to All-Electric Building or Project design; or

6 (2) The Building Official may issue a permit for a new Mixed Fuel Building that includes an
7 area specifically designated for occupancy by a commercial food service establishment (A-2
8 Occupancy) that is a Mixed-Fuel Building solely because it provides gas piping systems, fixtures and/or
9 infrastructure exclusively for cooking equipment within the designated commercial food service area
10 where the initial application was submitted prior to January 1, 2022.

11 **106A.1.17.1 Conversion to Mixed-Fuel Buildings.** The Building Official shall not issue
12 permits that would convert an All-Electric Building or Project into a Mixed-Fuel Building where the
13 initial application was submitted after January 1, 2021.

14 **106A.1.17.2 Municipal New Construction or Major Renovation Projects.** The provisions in
15 section 106A.1.17 do not apply to Municipal New Construction or Major Renovation Projects as
16 defined by Chapter 7 of the Environment Code that are subject to Section 706 of the Environment
17 Code.

18
19 * * * *

20
21 **SECTION 202 – DEFINITIONS**

22 Add these definitions as follows:

23 **ALL-ELECTRIC BUILDING OR PROJECT.** A building or project that uses a permanent
24 supply of electricity as the source of energy for all space conditioning (including heating and cooling),
25 water heating (including pools and spas), cooking appliances, and clothes drying appliances. An All-

1 Electric Building or Project may not install natural gas or propane piping systems, fixtures or
2 infrastructure for those purposes in or in connection with the building, structure, or within property
3 lines of the premises, extending from the point of delivery at the gas meter.

4 * * * *

5 **ELECTRIC-READY.** A building, project, or portion thereof that contains electrical systems
6 and designs that provide capacity for a future retrofit of a Mixed-Fuel Building to an All-Electric
7 Building. Electric-Ready includes sufficient ispace, drainage, electrical conductors or raceways, bus
8 bar capacity, and overcurrent protective devices.

9 * * * *

10 **MIXED-FUEL BUILDING.** A building that uses natural gas or propane as fuel for space
11 heating or cooling, water heating (including pools and spas), cooking appliances or clothes drying
12 appliances, onsite generation of electricity (except where primarily fueled by onsite digestion of
13 organic material), or contains fixtures, piping systems, or infrastructure for natural gas or propane
14 equipment for such uses.

15
16 Section 4. Effective Date. This ordinance shall become effective 30 days after
17 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
18 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
19 of Supervisors overrides the Mayor’s veto of the ordinance.

20
21 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
22 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
23 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
24 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
25

1 additions, and Board amendment deletions in accordance with the “Note” that appears under
2 the official title of the ordinance.

3
4 Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this
5 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the
6 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would
7 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this
8 Ordinance, irrespective of the fact that any one or more sections, subsections, sentences,
9 clauses, or phrases be declared invalid.

10
11 Section 7. Directions to Clerk. Upon final passage of this ordinance, the Clerk of the
12 Board of Supervisors is hereby directed to transmit this ordinance to the California Building
13 Standards Commission pursuant to the applicable provisions of State law.

14
15 APPROVED AS TO FORM:
16 DENNIS J. HERRERA, City Attorney

17 By: /s/ Robb W. Kapla
18 ROBB W. KAPLA
19 Deputy City Attorney

20 n:\legana\as2020\2000291\01458276.docx

LEGISLATIVE DIGEST

[Building Code - Mandating New Construction Be All-Electric]

Ordinance amending the Building Code to require new construction to utilize only electric power; adopting findings of local conditions under the California Health and Safety Code; affirming the Planning Department’s determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

Existing Law

The Building Code does not define or distinguish between all-electric buildings and mixed-fuel buildings or contain a definition of electric-ready design.

Amendments to Current Law

The proposed legislation would define the terms all-electric, mixed-fuel, and electric-ready in the Building Code. All-electric building or design is defined in the proposed legislation as a building that uses permanent electrical supply for air conditioning and heating, water heating, cooking appliances, and clothes drying appliances, and that does not contain any natural gas piping, fixtures, or infrastructure for those building needs. Natural gas piping, fixtures or infrastructure for other uses within a building, such as natural gas piping and appliances for industrial processes, would not disqualify a building as being all-electric for purposes of this legislation. The proposed legislation defines mixed-fuel building as a building that utilizes natural gas and/or contains natural gas piping, fixtures, or infrastructure for any of the following uses: air conditioning or heating, water heating, cooking appliances, clothes drying, or electricity generation. The proposed legislation defines electric-ready as a building that contains sufficient electrical systems and design that would allow for future retrofit to all-electric design.

The proposed legislation would prohibit the Department of Building Inspection (DBI) from issuing building permits for construction of new mixed-fuel buildings where the initial application for the permit was submitted on or after January 1, 2021. It would also prohibit issuance of permits that would result in converting existing all-electric buildings to mixed-fuel buildings—for example, by adding natural gas piping for space heating to a building that currently only uses electricity for space heating—where the initial applications were submitted on or after January 1, 2021.

The proposed legislation contains two exceptions to the all-electric building requirement. The first exception is based on the Building Code’s modification process and allows DBI to issue a

permit to construct a new mixed-fuel building where all-electric design is physically or technically infeasible. DBI may only issue a permit under this modification process where it finds: (1) that complete all-electric design is physically or technically infeasible; (2) the installation of natural gas piping, fixtures and infrastructure is limited within the building to the space and use for which all-electric design is infeasible (for example, if electric water heating is infeasible, a natural gas water heater and piping is allowed and no other piping or fixtures may be installed in other locations serving other uses in the building); (3) the limited area in which natural gas piping, fixtures, or infrastructure is to be utilized is also as electric-ready as feasible; and (4) the modified, mixed-fuel design of the building provides equivalent health, safety, and fire protection as all-electric design.

The second exception provides an additional year to submit applications for new buildings that include a designated space for commercial kitchens, including restaurants. This exception allows DBI to issue permits for new construction of mixed-fuel buildings where initial applications are submitted before January 1, 2022, and the new building seeks natural gas piping, fixtures and infrastructure solely to accommodate a commercial food service establishment (a restaurant) and where the use of natural gas is confined to cooking equipment in the food service area of the building.

Background Information

Natural gas combustion, infrastructure, and transport create significant health, safety, and environmental risks for San Francisco. The City's unique topography, high population density, stock of older wooden structures, seismic activity, and wind patterns make the City vulnerable to fast spreading fires triggered or strengthened by gas leaks and explosions. Indoor use of natural gas is also a significant contributor to indoor air pollution, the health impacts of which are exacerbated in denser developments with smaller dwelling units that make up a significant portion of the City's housing stock. Production, transportation, and combustion of natural gas are also significant contributors to climate change, which poses unique risks to the City in the form of sea level rise, extreme heat, and increasing storm frequency.

The objective of the proposed legislation is to recognize the health, safety, and environmental impacts of mixed-fuel buildings and ensure that new construction does not exacerbate these impacts. The proposed legislation would create new building standards in the Building Code, which requires: (1) that the standards are more protective than the California Building Code, (2) findings that the standards are based on unique geologic or environmental conditions, and (3) the standards are submitted to the California Building Standards Commission for review.

The proposed legislation follows other recent legislative efforts to address the risks and impacts of natural gas, including amendments to the Environment Code to mandate new municipal construction be all-electric, and amendments to the Green Building Code creating different energy efficiency standards for mixed-fuel and all-electric buildings.



BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection
49 South Van Ness Avenue, 5th Floor, San Francisco, California 94103

Voice (628) 652-3510

London N. Breed
Mayor

August 21, 2020

COMMISSION

Angus McCarthy
President

Sam Moss
Vice-President

Alysabeth
Alexander-Tut
Kevin Clinch
Jon Jacobo
Jason Tam

Sonya Harris
Secretary

Patrick O'Riordan
Interim Director

Ms. Angela Calvillo
Clerk of the Board
Board of Supervisors, City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4694

Dear Ms. Calvillo:

RE: File No. 200701

Ordinance amending the Building Code to require new construction to utilize only electric power; adopting findings of local conditions under the California Health and Safety Code; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

The Building Inspection Commission met and held a public hearing on August 19, 2020 regarding File No. 200701 on the proposed amendment to the Building Code referenced above. The Commissioners voted unanimously to **recommend approval** of the proposed Ordinance.

The Commissioners recommended that the ordinance be amended to include outdoor and decorative uses of natural gas in the definition of mixed-fuel projects, as proposed by the sponsor.

President McCarthy	Yes	Vice-President Moss	Yes
Commissioner Clinch	Yes	Commissioner Jacobo	Yes
Commissioner Tam	Yes		
Commissioner Alexander-Tut	Yes		

Should you have any questions, please do not hesitate to call me at (628) 652-3510.

Sincerely,

A handwritten signature in blue ink that reads "Sonya Harris". The signature is written in a cursive style with a large initial 'S'.

Sonya Harris
Commission Secretary

cc: Patrick O'Riordan, Interim Director
Mayor London N. Breed
Supervisor Rafael Mandelman
Board of Supervisors

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

July 8, 2020

File No. 200701

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On June 30, 2020, Supervisor Mandelman submitted the following legislation:

File No. 200701

Ordinance amending the Building Code to require new construction to utilize only electric power; adopting findings of local conditions under the California Health and Safety Code; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Don Lewis, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

07/08/2020

A handwritten signature in cursive script, appearing to read "Joy Navarrete".

1 [Support of Building Code - Mandating New Construction Be All-Electric, File Number: **200701**]

2

3 **Resolution urging the Board of Supervisors and the Mayor to adopt File Number 200701, an**
4 **Ordinance amending the Building Code to require new construction to exclude natural gas and**
5 **include exclusively all-electric energy sources;**

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

8 WHEREAS, San Francisco’s geologic and topographic conditions create safety challenges due
9 to increased risk for earthquake-induced failure; and,

10 WHEREAS, this same challenging topography also creates increased risk of fire due to high
11 density of buildings on very small lots and high population density; and,

12 WHEREAS, natural gas infrastructure may rupture, fail, and/or explode due to earthquake-
13 induced structural failure; and,

14 WHEREAS, the addition of new natural gas infrastructure in newly constructed buildings
15 increases acute and cumulative fire risk across the City; and,

16 WHEREAS, the elderly, the poor, young children, those with pre-existing medical conditions,
17 and communities of color are the most likely to suffer disproportionately from the health impacts of
18 climate change and may lack the resources to recover quickly from climate-related disasters; and,

19 WHEREAS, the combustion of natural gas emits a wide range of air pollutants, such as carbon
20 monoxide, nitrogen oxide, and particulate matter which have been linked to various acute and chronic
21 health effects including asthma in children, respiratory illness, cardiovascular disease, and premature
22 death; and,

23 WHEREAS, low-income communities and communities of color spend a disproportionate
24 amount of their income on energy and are more likely to suffer from asthma due to poor indoor air
25 quality; and

1 WHEREAS, the San Francisco Commission on the Environment seeks to improve, enhance,
2 and preserve the environment and to promote San Francisco's long-term environmental sustainability
3 as set forth in Section 4.118 of the City Charter; and,

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

6 WHEREAS, production, transportation, and combustion of natural gas are also significant
7 contributors to climate change, which poses unique risks to the City in the form of sea level rise,
8 extreme heat, and increased frequency of extreme storms and droughts; and,

9 WHEREAS, the operation of buildings in 2018, was responsible for 44% of citywide
10 greenhouse gas emissions; and,

11 WHEREAS, in 2017, 80% of greenhouse gas emissions from the operation of buildings
12 citywide was due to consumption of natural gas or district steam produced via combustion of natural
13 gas; and,

14 WHEREAS, San Francisco has established an ambitious goal of achieving net zero emissions
15 by 2050 in order to do its part to stabilize the planet and protect the health of its residents; and,

16 WHEREAS, San Francisco continues to be a global climate action leader, having already met
17 City goals by reducing greenhouse gas emissions 35% from 1990 levels by 2018, while the City's
18 economy has grown 172% and its population has increased 22% during that time; and,

19 WHEREAS, reducing reliance on natural gas systems improves building safety, reduces fire
20 risk, and simplifies building systems and maintenance; and

21 WHEREAS, requiring energy-efficient and all-electric systems in buildings at the time of new
22 construction is more cost-effective than replacing equipment in good working order; and

23 WHEREAS, to achieve the City's goal of net zero emissions, it is necessary to discontinue the
24 installation of equipment dependent on fossil fuels, and instead, install high-efficiency equipment that
25 uses electricity and does not emit greenhouse gas; and,

1 WHEREAS, zero-emissions buildings benefit the safety, health, and welfare of San Francisco
2 and its residents by improving indoor air quality, alleviating conditions aggravating asthma, and
3 reducing harmful greenhouse gas emissions from energy consumption; now, therefore, be it,

4 RESOLVED, that the Commission on the Environment urges the Board of Supervisors and the
5 Mayor to adopt File Number 200701, an ordinance to reduce safety, health, and environmental risk by
6 eliminating the use of natural gas in new construction ; and, be it,

7 FURTHER RESOLVED, that the Commission on the Environment urges the Board of
8 Supervisors and the Mayor to continue to support policies that help San Francisco reach its goal of
9 achieving net zero emissions from all buildings by 2050.

10

11 I hereby certify that this Resolution was adopted by the Commission on the Environment at its
12 meeting on July 28, 2020.

13

14



15 Charles Sheehan, Chief Policy and Public Affairs Officer

16

17 Vote: 7-0 Approved

18 Ayes: Commissioners Stephenson, Ahn, Bermejo, Chu, Sullivan, Wald, and Wan

19 Noes: None

20 Absent: None

BOARD of SUPERVISORS



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Tel. No. 554-5184
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July 8, 2020

File No. 200701

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On June 30, 2020, Supervisor Mandelman submitted the following legislation:

File No. 200701

Ordinance amending the Building Code to require new construction to utilize only electric power; adopting findings of local conditions under the California Health and Safety Code; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Don Lewis, Environmental Planning

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
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MEMORANDUM

TO: Patrick O'Riordan, Director , Department of Building Inspection
Sonya Harris, Secretary, Building Inspection Commission

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: July 8, 2020

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by Supervisor Mandelman on June 30, 2020:

File No. 200701

Ordinance amending the Building Code to require new construction to utilize only electric power; adopting findings of local conditions under the California Health and Safety Code; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

The proposed ordinance is being transmitted pursuant to Charter, Section D3.750-5, for public hearing and recommendation. It is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Please forward me the Commission's recommendation and reports at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: Erica.Major@sfgov.org.

c: John Murray, Department of Building Inspection
Patty Lee, Department of Building Inspection



July 27, 2020

VIA EMAIL

Anthony E. Valdez
Commission Secretary
Commission on the Environment
City of San Francisco
1455 Market Street, Suite 1200
San Francisco, CA 94103

To the Commission on the Environment:

On behalf of our 95,000 California members who have an interest in transitioning to a thriving climate-safe society while receiving affordable energy services, we are writing to support Supervisor Mandelman’s proposed ordinance requiring all-electric buildings for new construction. Local jurisdictions across the state have adopted “reach” building energy codes to decarbonize their building sectors, and San Francisco has the opportunity to be a leader in this movement by requiring that all new buildings be designed and built to use clean electricity, leading to better air quality and zero climate emissions.

We commend Supervisor Mandelman and City staff for coordinating a comprehensive and inclusive stakeholder process, leading to a robust ordinance that avoids unnecessary exemptions while providing flexibility where really needed.

The Ordinance Will Protect the Health and Safety of San Francisco Residents

Gas appliances in buildings make up a quarter of California’s nitrogen oxide (NO_x) emissions from fossil gas. NO_x is a precursor to ozone and a key pollutant to curb in order to comply with state and federal ambient air quality standards. Electrifying buildings will help reduce NO_x and ground level ozone, improving *outdoor* air quality and benefiting public health. A recent study from the UCLA Fielding School of Public Health found that immediate replacement of all residential gas appliances with clean electric alternatives would result in 354 fewer deaths, 596 fewer cases of acute bronchitis, and 304 fewer cases of chronic bronchitis

annually in California due to improvements in outdoor air quality alone—the monetized equivalent of \$3.5 billion in health benefits per year.¹

Electrification of fossil fuel appliances will also immediately improve *indoor* air quality and health. On average, Californians spend 68 percent of their time indoors, making indoor air quality a key determinant of human health.² The combustion of gas in household appliances produces harmful indoor air pollution, specifically nitrogen dioxide, carbon monoxide, nitric oxide, formaldehyde, acetaldehyde, and ultrafine particles, often in excess of the levels set out by the California Ambient Air Quality Standards and the National Ambient Air Quality Standards.^{3,4} The California Air Resources Board warns that “cooking emissions, especially from gas stoves, have been associated with increased respiratory disease.”⁵ Young children and people with asthma are especially vulnerable to indoor air pollution, and the negative health impacts associated with gas appliance use disproportionately affect low-income residents, who are often renters rather than homeowners and tend to live in smaller spaces, resulting in higher concentration of indoor air pollutants.⁶

The Ordinance is a Critical Step in Fighting the Climate Emergency

Stationary energy use represents a major source of greenhouse gas (“GHG”) emissions, much of which comes from gas end uses, such as space and water heating. In *Residential Building Electrification in California*, E3 determined that “electrification is found to reduce total greenhouse gas emissions in single family homes by approximately 30 to 60 percent in 2020, relative to a gas-fueled home.”⁷ Moreover, “[a]s the carbon intensity of the grid decreases over time, these savings are estimated to increase to approximately 80 to 90 percent by 2050, including the impacts of upstream methane leakage and refrigerant gas leakage from air conditioners and heat pumps.”⁸

Building electrification brings significant GHG reductions, not only due to the energy mix on the grid, which was, in PG&E’s and CleanPowerSF’s service territories, respectively, 85

¹ Zhu, *et al.*, *Effects of Residential Gas Appliances on Indoor and Outdoor Air Quality and Public Health in California*, UCLA Fielding School of Public Health (April 2020).

² Klepeis *et al.*, *The National Human Activity Pattern Survey (NHAPS): A Resource for Assessing Exposure to Environmental Pollutants*, J. EXPO. ANAL. ENVIRON. EPIDEMIOL., Vol. 11(3), 231-52 (2001).

³ See, e.g., Logue *et al.*, *Pollutant Exposures from Natural Gas Cooking Burners: A Simulation-Based Assessment for Southern California*, ENVIRON. HEALTH PERSP., Vol. 122(1), 43-50 (2014); Victoria Klug & Brett Singer, *Cooking Appliance Use in California Homes—Data Collected from a Web-based Survey*, LAWRENCE BERKELEY NATIONAL LABORATORY (Aug. 2011); John Manuel, *A Healthy Home Environment?* ENVIRON. HEALTH PERSP., Vol. 107(7), 352-57 (1999); Mullen *et al.*, *Impact of Natural Gas Appliances on Pollutant Levels in California Homes*, LAWRENCE BERKELEY NATIONAL LABORATORY (2012).

⁴ Zhu, *et al.*, at 12-13.

⁵ California Air Resources Board, *Combustion Pollutants* (last reviewed Jan. 19, 2017), <https://www.arb.ca.gov/research/indoor/combustion.htm>.

⁶ Zhu, *et al.*, at 10.

⁷ E3, *Residential Building Electrification in California* at iv (Apr. 2019), https://www.ethree.com/wp-content/uploads/2019/04/E3_Residential_Building_Electrification_in_California_April_2019.pdf.

⁸ *Id.*

and 89 percent carbon-free in 2018,⁹ but also because heat pump technology is extraordinarily efficient. Rather than needing to generate heat through the combustion of fossil gas, heat pumps extract existing heat from the surrounding environment. Because electricity is used to move heat around rather than to create it, heat pump efficiency is far greater than 100 percent (energy services delivered are much greater than energy input). Accordingly, heat pumps use much less energy to heat water,¹⁰ and generate significantly less GHGs than even the most efficient gas water heating.¹¹

The Ordinance Will Develop the Local Workforce

Building electrification will also spur development of the local workforce for jobs that will be critical in California's broader energy transition. For example, in Sacramento Municipal Utility District territory, where all-electric buildings are quickly becoming the default for new developments, demand for specialized plumbers and HVAC technicians is expected to grow enormously. The region expects to install more than 300,000 heat pump space heaters in the next 15 to 20 years.¹² Additionally, a 2019 study from the UCLA Luskin Center for Innovation found that electrification of 100 percent of California's existing and new buildings by 2045 would generate new jobs for more than 100,000 full time construction workers and up to 4,900 full time manufacturing workers.¹³ While gas distribution jobs would decrease, they are projected to be replaced by almost double the amount of full time jobs in electricity generation and distribution.¹⁴

Further, because California imports 90 percent of its gas from out of state, it can reduce gas imports first while preserving in-state gas industry jobs, which will ease the strain of industry transition on gas industry workers.¹⁵ The UCLA study stresses that planning—including implementing and enforcing clear building codes and standards—will be crucial in protecting workers through an industry transition that is already underway.¹⁶ Recognizing the widespread energy transition already underway statewide, San Francisco has an opportunity to lead California's major urban centers by developing a robust, comprehensive local legal framework to support electrification and generate thousands of good, green jobs for its residents.

⁹ PG&E, Corporate Responsibility and Sustainability Report: 2019, at 38. Available at:

http://www.pgecorp.com/corp_responsibility/reports/2019/assets/PGE_CRSR_2019.pdf; CleanPowerSF Power Draft Power Content Label: 2018. Available at: <https://www.cleanpowersf.org/s/2018-CleanPowerSF-PCL.pdf>.

¹⁰ See Pub. Util. Code § 397.6(k)(3) (a measure of SGIP success and impact is the “amount of energy reductions measured in energy value.”).

¹¹ See Pub. Util. Code § 379.6(k)(1) (a measure of SGIP success and impact is the “amount of reductions of emissions of greenhouse gases.”).

¹² Justin Gerdes, *Experts Discuss the Biggest Barriers Holding Back Building Electrification*, Greentech Media (Sept. 19, 2018), <https://www.greentechmedia.com/articles/read/here-are-some-of-the-biggest-barriers-holding-back-building-electrification#gs.fBEBKJy2>.

¹³ UCLA Luskin Center for Innovation, *California Building Decarbonization: Workforce Needs and Recommendations*, at ES-iv (Nov. 2019).

¹⁴ *Id.*

¹⁵ *Id.* at 24-25.

¹⁶ *Id.* at 27-28.

In light of this, we support the all-electric construction ordinance, not only as a response to the climate emergency, but also in support of new jobs and the health and safety of the people of San Francisco. To fully realize these benefits, avoid unnecessary stranded asset consequences of continued buildout of gas infrastructure, and ensure the City's actions are commensurate with the urgency of the climate crisis, it is critical that any exemptions to all-electric new construction be as narrowly tailored as possible and avoid the potential for loopholes. We therefore urge staff to implement the ordinance in a way that ensures exemptions are in legitimately exceptional circumstances.

Thank you for your leadership in moving San Francisco forward in realizing the many benefits of clean energy homes and buildings.

Sincerely,

Pierre Delforge
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From: [Rebecca Barker](#)
To: [Tanenberg, Diedre \(ENV\)](#)
Cc: mvespa@earthjustice.org; [Sheehan, Charles \(ENV\)](#); [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Hepner, Lee \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Sandoval, Suhagey \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Snyder, Jen \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Bintliff, Jacob \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Raphael, Deborah \(ENV\)](#); patrick.o.riordan@sfgov.org; [Board of Supervisors, \(BOS\)](#); [Major, Erica \(BOS\)](#); [Harris, Sonya \(DBI\)](#); dktahara@gmail.com; c@n-a-s-o.com; matt.gough@sierraclub.org
Subject: Comment Letter for July 28 Commission on the Environment Meeting
Date: Monday, July 27, 2020 4:50:45 PM
Attachments: [ATT00001.png](#)
[BE Ordinance Letter of Support from Earthjustice, SC, SFCEC, and Allies.pdf](#)

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

Hello,

Attached please find a letter from Earthjustice, Sierra Club, SF Climate Emergency Coalition, and many more allied organizations in support of the building electrification ordinance (Board of Supervisors File No. 200701) listed as agenda item #7 for the Commission on the Environment's July 28 meeting. Please don't hesitate to reach out with any questions or concerns.

Thank you,
Rebecca Barker

Rebecca Barker
She/her/hers
Associate Attorney
Clean Energy Program
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San Francisco, CA 94111
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rbarker@earthjustice.org



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July 27, 2020

VIA EMAIL

Diedre Tanenberg
 Public Affairs Assistant Coordinator
 Commission on the Environment
 City of San Francisco
 1455 Market Street, Suite 1200
 San Francisco, CA 94103
 diedre.tanenberg@sfgov.org

To the Commission on the Environment:

We are writing to support Supervisor Mandelman’s proposed ordinance requiring all-electric buildings for new construction. Local jurisdictions across the state have amended their reach codes or introduced ordinances to decarbonize their building sectors, and San Francisco has the opportunity to emerge as a leader in this movement by taking a strong stance against fossil fuels and requiring all-electric construction in all new building projects.

We commend Supervisor Mandelman and the numerous stakeholder groups he engaged for taking the initiative to develop and introduce this important legislation. In addition, to more fully realize the health, climate and economic benefits of electrification and ensure that any exemptions to this important requirement are under legitimately exceptional circumstances, we ask that the following changes be made to strengthen the ordinance and implementing regulations:

- 1) eliminate the blanket exemption for commercial kitchens delaying compliance until 2022;
- 2) eliminate the feasibility exception to the electric-ready requirement;
- 3) expand and clarify the definition of “Mixed-Fuel Buildings” in the ordinance to include laboratory and industrial buildings, as well as decorative uses of gas; and
- 4) provide additional limitations and transparency in the exemption process to ensure any project found exempt for infeasibility is truly in the public interest.

The Ordinance Will Protect the Health and Safety of San Francisco Residents

Gas appliances in buildings make up a quarter of California’s nitrogen oxide (NO_x) emissions from natural gas. NO_x is a precursor to ozone and particulate matter, which are key pollutants to curb in order to comply with state and federal ambient air quality standards. Electrifying buildings will help reduce NO_x and ground level ozone, improving *outdoor* air quality and benefiting public health. A recent study from the UCLA Fielding School of Public Health found that immediate replacement of all residential gas appliances with clean electric alternatives would result in 354 fewer deaths, 596 fewer cases of acute bronchitis, and 304 fewer cases of chronic bronchitis *annually* in California due to improvements in outdoor air quality alone—the monetized equivalent of \$3.5 billion in health benefits per year.¹

Electrification of fossil fuel appliances will also immediately improve *indoor* air quality and health. On average, Californians spend 68 percent of their time indoors, making indoor air quality a key determinant of human health.² The combustion of gas in household appliances produces harmful indoor air pollution, specifically nitrogen dioxide, carbon monoxide, nitric oxide, formaldehyde, acetaldehyde, and ultrafine particles, often in excess of the levels set out by the California Ambient Air Quality Standards and the National Ambient Air Quality Standards.³

¹ Zhu, *et al.*, *Effects of Residential Gas Appliances on Indoor and Outdoor Air Quality and Public Health in California*, UCLA Fielding School of Public Health (April 2020).

² Klepeis *et al.*, *The National Human Activity Pattern Survey (NHAPS): A Resource for Assessing Exposure to Environmental Pollutants*, J. EXPO. ANAL. ENVIRON. EPIDEMIOL., Vol. 11(3), 231-52 (2001).

³ See, e.g., Logue *et al.*, *Pollutant Exposures from Natural Gas Cooking Burners: A Simulation-Based Assessment for Southern California*, ENVIRON. HEALTH PERSP., Vol. 122(1), 43-50 (2014); Victoria Klug & Brett Singer, *Cooking Appliance Use in California Homes—Data Collected from a Web-based Survey*, LAWRENCE BERKELEY NATIONAL LABORATORY (Aug. 2011); John Manuel, *A Healthy Home Environment?* ENVIRON. HEALTH PERSP.,

⁴ The California Air Resources Board warns that “cooking emissions, especially from gas stoves, have been associated with increased respiratory disease.”⁵ Young children and people with asthma are especially vulnerable to indoor air pollution, and the negative health impacts associated with gas appliance use disproportionately affect low-income residents, who are often renters rather than homeowners and tend to live in smaller spaces, resulting in higher concentration of indoor air pollutants.⁶

Chronic exposure to air pollution has also been linked to poor health outcomes during the COVID-19 crisis.⁷ A study from the Harvard T.H. Chan School of Public Health analyzed data from more than 3,000 counties across the United States to assess the link between long-term average exposure to air pollutants and COVID-19 death rates. The study found that “an increase of only $1 \mu\text{g}/\text{m}^3$ in $\text{PM}_{2.5}$ is associated with an 8% increase in the COVID-19 death rate,” meaning even small increases in long-term exposure to particulate matter can translate into significant increases in county-wide death rates from the virus.⁸ This data is a stark reminder of the devastating effects that air pollution has on affected communities, and underscores the need for major urban centers like San Francisco both to uphold existing safeguards against air pollution and to take a strong stance moving forward to protect the health and safety of their residents.

The Ordinance is a Critical Step in Fighting the Climate Emergency

Stationary energy use represents a major source of greenhouse gas (“GHG”) emissions, much of which comes from gas end uses, such as space and water heating. In *Residential Building Electrification in California*, E3 determined that “electrification is found to reduce total greenhouse gas emissions in single family homes by approximately 30 to 60 percent in 2020, relative to a natural gas-fueled home.”⁹ Moreover, “[a]s the carbon intensity of the grid decreases over time, these savings are estimated to increase to approximately 80 to 90 percent by 2050, including the impacts of upstream methane leakage and refrigerant gas leakage from air conditioners and heat pumps.”¹⁰

Building electrification brings significant GHG reductions, not only due to the energy mix on the grid, which was, in PG&E’s and CleanPowerSF’s service territories, respectively, 85

Vol. 107(7), 352-57 (1999); Mullen *et al.*, *Impact of Natural Gas Appliances on Pollutant Levels in California Homes*, LAWRENCE BERKELEY NATIONAL LABORATORY (2012).

⁴ Zhu, *et al.*, at 12-13.

⁵ California Air Resources Board, *Combustion Pollutants* (last reviewed Jan. 19, 2017), <https://www.arb.ca.gov/research/indoor/combustion.htm>.

⁶ Zhu, *et al.*, at 10.

⁷ Wu, *et al.*, *Exposure to Air Pollution and COVID-19 Mortality in the United States: A Nationwide Cross-Sectional Study*, Harvard T.H. Chan School of Public Health (updated April 24, 2020).

⁸ *Id.*

⁹ E3, *Residential Building Electrification in California* at iv (Apr. 2019), https://www.ethree.com/wp-content/uploads/2019/04/E3_Residential_Building_Electrification_in_California_April_2019.pdf.

¹⁰ *Id.*

and 89 percent carbon-free in 2018,¹¹ but also because heat pump technology is extraordinarily efficient. Rather than needing to generate heat through the combustion of fossil gas, heat pumps extract existing heat from the surrounding environment. Because electricity is used to move heat around rather than to create it, heat pump water heater (“HPWH”) efficiency is far greater than 100 percent (energy services delivered are much greater than energy input). Accordingly, HPWHs use much less energy to heat water,¹² and HPWHs generate significantly less GHGs than even the most efficient gas water heating.¹³

Industry leaders have shown that all-electric construction is feasible for all building types, from single-family residences to large, commercial buildings.¹⁴ For example, Stanford University has converted its campus from a system reliant on a fossil-fuel-based combined heat and power plant to a mix of grid-sourced electricity and an electric heat recovery system that uses heat pump technology to store thermal energy and to meet the campus’s space and water heating needs, reducing the GHG impact of its roughly 12 million square feet of building stock by 68% below peak levels.¹⁵ Similar all-electric retrofits and new construction have been adopted for large-scale corporate campuses like Tesla and Google, among others.¹⁶ These resounding success stories support a comprehensive gas ban that covers all building types, avoiding a slow, piecemeal transition.

The Ordinance Will Develop the Local Workforce

Building electrification will also spur development of the local workforce for jobs that will be critical in California’s broader energy transition. For example, in Sacramento Municipal Utility District territory, where all-electric buildings are quickly becoming the default for new developments, demand for specialized plumbers and HVAC technicians is expected to grow enormously. The region expects to install more than 300,000 heat pump space heaters in the next 15 to 20 years.¹⁷ Additionally, a 2019 study from the UCLA Luskin Center for Innovation found that electrification of 100 percent of California’s existing and new buildings by 2045 would generate new jobs for more than 100,000 full time construction workers and up to 4,900

¹¹ PG&E, Corporate Responsibility and Sustainability Report: 2019, at 38. Available at:

http://www.pgecorp.com/corp_responsibility/reports/2019/assets/PGE_CRSR_2019.pdf; CleanPowerSF Power Draft Power Content Label: 2018. Available at: <https://www.cleanpowersf.org/s/2018-CleanPowerSF-PCL.pdf>.

¹² See Pub. Util. Code § 397.6(k)(3) (a measure of SGIP success and impact is the “amount of energy reductions measured in energy value.”).

¹³ See Pub. Util. Code § 379.6(k)(1) (a measure of SGIP success and impact is the “amount of reductions of emissions of greenhouse gases.”).

¹⁴ Redwood Energy, *Zero Carbon Commercial Construction: An Electrification Guide for Large Commercial Buildings and Campuses* (2019). Available at: <https://www.redwoodenergy.tech/wp-content/uploads/2019/09/Pocket-Guide-to-Zero-Carbon-Commercial-Buildings-2nd-Edition.pdf>

¹⁵ Stanford University, *Stanford Energy Systems Innovations Fact Sheet*. Available at: https://sustainable.stanford.edu/sites/default/files/SESI_Condensed_factsheet2017.pdf. See also Stanford University, *Energy and Climate Plan*. Available at: <https://sustainable.stanford.edu/sites/default/files/E%26C%20Plan%202016.6.7.pdf>.

¹⁶ Redwood Energy, at 3-4.

¹⁷ Justin Gerdes, *Experts Discuss the Biggest Barriers Holding Back Building Electrification*, Greentech Media (Sept. 19, 2018), <https://www.greentechmedia.com/articles/read/here-are-some-of-the-biggest-barriers-holding-back-building-electrification#gs.fBEBKJy2>.

full time manufacturing workers.¹⁸ While gas distribution jobs would decrease, they are projected to be replaced by almost double the amount of full time jobs in electricity generation and distribution.¹⁹ Further, because California imports 90 percent of its natural gas from out of state, it can reduce gas imports first while preserving in-state gas industry jobs, which will ease the strain of industry transition on gas industry workers.²⁰ The UCLA study stresses that planning—including implementing and enforcing clear building codes and standards—will be crucial in protecting workers through an industry transition that is already underway.²¹ Recognizing the widespread energy transition already underway statewide, San Francisco has an opportunity to lead California’s major urban centers by developing a robust, comprehensive local legal framework to support electrification and generate thousands of good, green jobs for its residents.

In light of this, we commend the introduction of an all-electric construction ordinance, not only as a response to the climate emergency, but also in support of new jobs and the health and safety of the people of San Francisco. To fully realize these benefits, avoid unnecessary stranded asset consequences of continued buildout of gas infrastructure, and ensure the City’s actions are commensurate with the urgency of the climate crisis, it is critical that any exemptions to all-electric new construction be as narrowly tailored as possible and avoid the potential for loopholes. We therefore urge the following modification to the ordinance and implemented code to ensure exemptions are in legitimately exceptional circumstances.

1. Eliminate the blanket exemption for commercial kitchens delaying compliance until 2022. Restaurant workers who spend hours working in commercial kitchens daily are at particularly high risk for the negative health effects of gas stoves. Additionally, because this ordinance affects only new construction, this exemption does not stand to benefit existing local small businesses, but rather, caters to developers seeking to build brand-new commercial spaces. This exemption does not protect the interests of the local restaurant owners and will delay the transition to a fully decarbonized building stock with no balancing benefit in the public interest. An all-electric requirement with no categorical exemptions or delays is commensurate with the urgency of the climate crisis.

2. Eliminate the feasibility exception to the electric-ready requirement and make fully electric-ready construction a baseline requirement for new construction. To avoid creating obstacles to future electrification, any new construction project that is found exempt from the all-electric requirement due to infeasibility must be required, as a baseline, to adhere to an electric-ready design, *i.e.*, to install sufficient electric service, conduit, and wiring to facilitate full building electrification in the future.

¹⁸ UCLA Luskin Center for Innovation, *California Building Decarbonization: Workforce Needs and Recommendations*, at ES-iv (Nov. 2019).

¹⁹ *Id.*

²⁰ *Id.* at 24-25.

²¹ *Id.* at 27-28.

An electric-ready requirement as an interim step will ensure that developers do not push gas-reliant projects through the exemption process for physical infeasibility, which will ultimately be costly and burdensome to retrofit.

3. Expand the ordinance’s definition of “mixed-fuel buildings” to include laboratory, industrial, and decorative uses of gas. As written, the definition of “mixed-fuel buildings” limits the application of the ordinance just to buildings using gas for “space heating or cooling, water heating (including pools and spas), cooking appliances or clothes drying appliances, [or] onsite generation of electricity,” or buildings that contain “fixtures, piping systems, or infrastructure for natural gas or propane equipment *for such uses.*” Amending this definition to include laboratory, industrial, and decorative uses of gas (e.g., outdoor fireplaces or lamps) will ensure comprehensive application of the ordinance, as intended, subject to the infeasibility exemption on a case-by-case basis.

4. Provide additional limitations and transparency in the exemption process to ensure any project found exempt for infeasibility is truly in the public interest. The current proposed process for reviewing exemptions for physical infeasibility would take place behind closed doors with no opportunity for public comment or appeal. Without additional safeguards in place, developers may take advantage of the process to advance projects that do not serve the health and safety interests of the public, including the future workers and/or residents of the proposed development. A more transparent review process will enable public engagement and greater public confidence that exemptions are limited and made only in legitimately exceptional circumstances.

Further, amending section 106A.1.17 to require that that Building Official find “sufficient evidence was submitted to substantiate the infeasibility of an All-Electric Building or Project design *without regard to financial, floor-area, or amenity-related loss unless deemed to be in the public welfare,*” would prevent developers from designing projects that claim physical infeasibility to avoid using space inside the building to house the necessary equipment. This amendment ensures the focus remains on public health and welfare, rather than profit maximization for developers and landlords, while giving the Building Official discretion to determine case-specific exemptions that may serve the public interest.

Thank you for your leadership in moving San Francisco forward in realizing the many benefits of healthy fossil fuel free homes. Please do not hesitate to reach out if you have any questions, and please include us on your contact list for any further developments on the proposed ordinance.

Sincerely,

Rebecca Barker
Earthjustice

Matthew Gough
Sierra Club

Amanda Millstein, M.D.
Climate Health Now

Chris Naso
Ban Natural Gas San Francisco Campaign

Daniel Tahara
San Francisco Climate Emergency Coalition

Denise Grab
Rocky Mountain Institute

Shoshana Wechsler
Sunflower Alliance

Sean Armstrong
Redwood Energy

Barbara Sattler, RN, DrPH, FAAN
Alliance of Nurses for Healthy Environments

Laura Neish
350 Bay Area

Elena Engel
350 SF

Barry Hermanson
Sierra Club – San Francisco Bay Chapter

Maia Piccagli
Mothers Out Front San Francisco

Alexandra Nagy
Food & Water Action

Joni Eisen
San Francisco Chapter
Citizens' Climate Lobby

Josh Lee
Sunrise Movement Bay Area

Paul Wermer
Helena Birecki
Climate Reality Project

Joni Eisen
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Bronwyn Barry
North American Passive House Network

Andréa Traber
Integral Group

Khanh Nguyen
PIVOT:
The Progressive Vietnamese American
Organization

Bob Gould
San Francisco Bay Chapter
Physicians for Social Responsibility

Rachelle Boucher
Kitchens to Life

Saul Griffith
Otherlab

Alter Consulting Engineers

Linda Hutchins-Knowles
Mothers Out Front California

Antonio Díaz
Chris Selig
PODER
People Organizing to Demand Environmental
& Economic Rights

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From: [Arman Khatchatrian](#)
To: [Major, Erica \(BOS\)](#)
Subject: Balboa Reservoir Project Case #s: 200422 (SUD), 200635 (General Plan), 200423 (Development Agreement) and 200740 (Purchase and Sale Agreement)
Date: Monday, July 20, 2020 9:22:56 AM

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

Erica Major,

My name is Arman Khatchatrian and I live in the Glen Park neighborhood. I have been participating in the community planning process for the Balboa Reservoir and am writing in support of the development proposal being reviewed by the Land Use Committee and on July 27, 2020 and Budget and Finance Committee on July 29, 2020.

Living in San Francisco, we have an opportunity to reduce our reliance on automobiles in order to reduce greenhouse gas emissions, slow global warming, and reduce automobile congestion in our neighborhoods. This can only be done by encouraging residents to use car-alternatives for getting around our City, whether by walking, biking, and using public transit and minimizing private auto trips. The Reservoir Partners development proposal of 1,100 homes is designed to provide new residents access to modes of transportation that will reduce residents' reliance on cars. The multiple direct pedestrian connections to Ocean Avenue and transit, the new protected bike lanes, bike share docking stations, and bicycle parking all allow people to get around the neighborhood without a car. Car share parking pods and memberships will provide residents with auto options, but along with the unbundled parking associated with the apartments, will help decrease car ownership rates.

In terms of neighborhood transit improvements, the Reservoir development's lengthy planning process and the development's contribution of approximately \$10mil for Transportation Sustainability Fees is spurring improvements along Ocean Avenue planned by SFMTA, the Planning Department, and CCSF. As described in their 4/27/20 Community Advisory Committee presentation, SFMTA is proposing to improve the safety and usability of the Geneva/Ocean Avenue intersection as well as west along Ocean Avenue and to reduce delays along the K, 43, and 29 MUNI lines. CCSF is working with the City to significantly increase the width of the sidewalk along the campus frontage from Frida Kahlo Way east towards the BART and MUNI stations. All of these improvements, and more, will help support the City's Vision Zero plan for Ocean Avenue, making it safer for Ocean Avenue's pedestrians, transit riders, and car drivers, neighbors and shoppers alike. Please support this project.

Arman Khatchatrian
armank0089@gmail.com
124 Bemis St.
San Francisco, California 94131

From: [kathie.piccagli](#)
To: [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Subject: Public Comment Re: BoS File 200701
Date: Wednesday, September 16, 2020 11:55:21 AM

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Land Use Committee, Board of Supervisors, and Sup. Yee,

I'm a resident of San Francisco writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. San Francisco can lead the state and the country in building a better future.

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by Earthjustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

It is important to me that we:

1. Eliminate the feasibility exception to the electric-ready requirement and make fully electric-ready construction a baseline requirement for new construction. We know that the future is electric. Allowing any building to be built that will require massive retrofits in the near future is unacceptable. With full electric readiness, we minimize that retrofit cost.
2. Create a Clean Energy Building Hub through the City and County of San Francisco that provides for the outreach, resources, and education needed to eliminate barriers and maximize opportunity for all-electric new construction to benefit both climate and equity.
3. Expand the ordinance's definition of "mixed-fuel buildings" to include laboratory, industrial, and decorative uses of gas. Gas shouldn't be allowed for upscale decorative uses. It's wrong to harm public health for private enjoyment.
4. Provide additional limitations and transparency in the exemption process to ensure any project found exempt for infeasibility is truly in the public interest. I'm concerned about the news of powerful and connected people being able to get favors from DBI. We need sunshine on the exemption process, and exemptions should only be given in the public interest.
5. Amend section 106A.1.17 to require that the Building Official find "sufficient evidence was submitted to substantiate the infeasibility of an All-Electric Building or Project design without regard to financial, floor-area, or amenity-related loss unless deemed to be in the public welfare. The housing crisis is real. And we need to find ways of fixing it without sacrificing our children's future. The space taken up by a transformer should not be an acceptable reason for

an exemption.

6. Eliminate the blanket exemption for commercial kitchens delaying compliance until 2022. Existing restaurants are not helped by giving builders a pass on making future commercial kitchens all-electric.

Thank you for taking up this important issue and considering the health and safety of our residents and climate.

kathie piccagli
kpiccagli@gmail.com
100 Dorado Terrace
san francisco, California 94112

From: [Jill Stanton](#)
To: [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Ronen, Hillary](#)
Subject: Public Comment Re: BoS File 200701
Date: Wednesday, September 16, 2020 4:30:17 PM

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

Land Use Committee, Board of Supervisors, and Sup. Ronen,

I'm a resident of San Francisco writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. San Francisco can lead the state and the country in building a better future.

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by Earthjustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

It is important to me that we:

1. Eliminate the feasibility exception to the electric-ready requirement and make fully electric-ready construction a baseline requirement for new construction. We know that the future is electric. Allowing any building to be built that will require massive retrofits in the near future is unacceptable. With full electric readiness, we minimize that retrofit cost.
2. Create a Clean Energy Building Hub through the City and County of San Francisco that provides for the outreach, resources, and education needed to eliminate barriers and maximize opportunity for all-electric new construction to benefit both climate and equity.
3. Expand the ordinance's definition of "mixed-fuel buildings" to include laboratory, industrial, and decorative uses of gas. Gas shouldn't be allowed for upscale decorative uses. It's wrong to harm public health for private enjoyment.
4. Provide additional limitations and transparency in the exemption process to ensure any project found exempt for infeasibility is truly in the public interest. I'm concerned about the news of powerful and connected people being able to get favors from DBI. We need sunshine on the exemption process, and exemptions should only be given in the public interest.
5. Amend section 106A.1.17 to require that the Building Official find "sufficient evidence was submitted to substantiate the infeasibility of an All-Electric Building or Project design without regard to financial, floor-area, or amenity-related loss unless deemed to be in the public welfare. The housing crisis is real. And we need to find ways of fixing it without sacrificing our children's future. The space taken up by a transformer should not be an acceptable reason for

an exemption.

6. Eliminate the blanket exemption for commercial kitchens delaying compliance until 2022. Existing restaurants are not helped by giving builders a pass on making future commercial kitchens all-electric.

Thank you for taking up this important issue and considering the health and safety of our residents and climate.

Jill Stanton

jillstanton9@gmail.com

415 Franconia St

San Francisco, California 94110-5735

From: [Nick Reavill](#)
To: [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Ronen, Hillary](#)
Subject: Public Comment Re: BoS File 200701
Date: Wednesday, September 16, 2020 5:49:54 PM

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

Land Use Committee, Board of Supervisors, and Sup. Ronen,

I'm a resident of San Francisco and constituent of Supervisor Ronen writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. San Francisco can lead the state and the country in building a better future.

If we are going to fully electrify the economy, which we must to fight the climate crisis, this change to our building codes will have to happen eventually. Why not now, to give people in effected industries a chance to transition (hopefully with support from government).

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by Earthjustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

It is important to me that we:

1. Eliminate the feasibility exception to the electric-ready requirement and make fully electric-ready construction a baseline requirement for new construction. We know that the future is electric. Allowing any building to be built that will require massive retrofits in the near future is unacceptable. With full electric readiness, we minimize that retrofit cost.
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submitted to substantiate the infeasibility of an All-Electric Building or Project design without regard to financial, floor-area, or amenity-related loss unless deemed to be in the public welfare. The housing crisis is real. And we need to find ways of fixing it without sacrificing our children's future. The space taken up by a transformer should not be an acceptable reason for an exemption.

6. Eliminate the blanket exemption for commercial kitchens delaying compliance until 2022. Existing restaurants are not helped by giving builders a pass on making future commercial kitchens all-electric.

Thank you for taking up this important issue and considering the health and safety of our residents and climate.

Nick Reavill
nreavill@gmail.com
646 Felton St
San Francisco, California 94134

From: [kevin.meissner](#)
To: [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Ronen, Hillary](#)
Subject: Public Comment Re: BoS File 200701
Date: Wednesday, September 16, 2020 6:34:50 PM

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

Land Use Committee, Board of Supervisors, and Sup. Ronen,

I'm a resident of San Francisco writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. San Francisco can lead the state and the country in building a better future.

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by Earthjustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

It is important to me that we:

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an exemption.

6. Eliminate the blanket exemption for commercial kitchens delaying compliance until 2022. Existing restaurants are not helped by giving builders a pass on making future commercial kitchens all-electric.

Thank you for taking up this important issue and considering the health and safety of our residents and climate.

kevin meissner
chimere@gmail.com
1138 treat ave
san francisco, California 94110

From: [elliott helman](#)
To: [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Subject: Public Comment Re: BoS File 200701
Date: Wednesday, September 16, 2020 8:12:07 PM

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

Land Use Committee, Board of Supervisors, and Sup. Haney,

I'm a resident of San Francisco writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. San Francisco can lead the state and the country in building a better future.

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by Earthjustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

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an exemption.

6. Eliminate the blanket exemption for commercial kitchens delaying compliance until 2022. Existing restaurants are not helped by giving builders a pass on making future commercial kitchens all-electric.

Thank you for taking up this important issue and considering the health and safety of our residents and climate.

elliot helman

muzungu_x@yahoo.com

626 mission bay blvd N #210

san francisco, California 94158-2497

From: [Maia Piccagli](#)
To: [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Ronen, Hillary](#)
Subject: Public Comment Re: BoS File 200701
Date: Wednesday, September 16, 2020 8:46:08 PM

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

Land Use Committee, Board of Supervisors, and Sup. Ronen,

I'm a resident of San Francisco District 9, writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. San Francisco can lead the state and the country in building a better future.

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by Earthjustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

It is important to me that we:

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an exemption.

6. Eliminate the blanket exemption for commercial kitchens delaying compliance until 2022. Existing restaurants are not helped by giving builders a pass on making future commercial kitchens all-electric.

Thank you for taking up this important issue and considering the health and safety of our residents and climate.

Sincerely,
Maia Piccagli

Maia Piccagli
maiapic@gmail.com
1577 Treat Ave
San Francisco, California 94110

From: [Adrienne Gembala](#)
To: [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#)
Subject: Public Comment Re: BoS File 200701
Date: Wednesday, September 16, 2020 9:01:50 PM

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

Land Use Committee, Board of Supervisors, and Sup. Preston,

I'm a resident of San Francisco writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. San Francisco can lead the state and the country in building a better future.

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by Earthjustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

It is important to me that we:

1. Eliminate the feasibility exception to the electric-ready requirement and make fully electric-ready construction a baseline requirement for new construction. We know that the future is electric. Allowing any building to be built that will require massive retrofits in the near future is unacceptable. With full electric readiness, we minimize that retrofit cost.
2. Create a Clean Energy Building Hub through the City and County of San Francisco that provides for the outreach, resources, and education needed to eliminate barriers and maximize opportunity for all-electric new construction to benefit both climate and equity.
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6. Eliminate the blanket exemption for commercial kitchens delaying compliance until 2022. Existing restaurants are not helped by giving builders a pass on making future commercial kitchens all-electric.

Thank you for taking up this important issue and considering the health and safety of our residents and climate.

Adrienne Gembala
adriennegembala@gmail.com
1617 Fulton Street
San Francisco, California 94117

From: [Jacob Hurwitz](#)
To: [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Ronen, Hillary](#)
Subject: Public Comment Re: BoS File 200701
Date: Wednesday, September 16, 2020 10:53:22 PM

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

Land Use Committee, Board of Supervisors, and Sup. Ronen,

I'm a resident of San Francisco (D9) writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. San Francisco can lead the state and the country in building a better future.

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by Earthjustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

It is important to me that we:

1. Eliminate the feasibility exception to the electric-ready requirement and make fully electric-ready construction a baseline requirement for new construction. We know that the future is electric. Allowing any building to be built that will require massive retrofits in the near future is unacceptable. With full electric readiness, we minimize that retrofit cost.
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an exemption.

6. Eliminate the blanket exemption for commercial kitchens delaying compliance until 2022. Existing restaurants are not helped by giving builders a pass on making future commercial kitchens all-electric.

Thank you for taking up this important issue and considering the health and safety of our residents and climate.

Jacob Hurwitz
jacobhurwitz@gmail.com
3228 22nd St
San Francisco, California 94110

From: [Joyce Calagos](#)
To: [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Subject: Public Comment Re: BoS File 200701
Date: Thursday, September 17, 2020 7:22:40 AM

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

Land Use Committee, Board of Supervisors, and Sup. Safai,

I'm a resident of San Francisco since 1948! I live in District 11 where my supervisor is Ahsha Safai.

As the very first non-canonically professed Lay Promoter for Justice, Peace and Care of Creation of the Western Dominican Province of the Most Holy Name of Jesus, and as a member of Senior Disability Action, I am writing to urge you to strongly support the ordinance that would ban gas and use only earth-friendly, energy-saving electricity in construction.

Let San Francisco lead our State, our country, and the entire world in caring for creation by adopting this ordinance.

The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses.

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by EarthJustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

It is important to me that we:

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news of powerful and connected people being able to get favors from DBI. We need sunshine on the exemption process, and exemptions should only be given in the public interest.

5. Amend section 106A.1.17 to require that the Building Official find "sufficient evidence was submitted to substantiate the infeasibility of an All-Electric Building or Project design without regard to financial, floor-area, or amenity-related loss unless deemed to be in the public welfare." The housing crisis is real. And we need to find ways of fixing it without sacrificing our children's future. The space taken up by a transformer should not be an acceptable reason for an exemption.

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Thank you for taking up this important issue and considering the health and safety of our residents and climate.

Joyce Calagos
joycecalagos1@gmail.com
1636 Geneva Ave.
San Francisco, California 94134

From: [Cherie Salonga](#)
To: [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Mar, Gordon \(BOS\)](#)
Subject: Public Comment Re: BoS File 200701
Date: Thursday, September 17, 2020 10:15:57 AM

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

Land Use Committee, Board of Supervisors, and Sup. Mar,

I'm a resident of San Francisco writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. San Francisco can lead the state and the country in building a better future.

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by Earthjustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

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Thank you for taking up this important issue and considering the health and safety of our residents and climate.

Cherie Salonga
cherie.salonga@gmail.com
1401 43rd Avenue
San Francisco, California 94122

From: [Brittany Schiro](#)
To: [Major, Erica \(BOS\)](#)
Cc: [Board of Supervisors \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#)
Subject: Public Comment Re: BoS File 200701
Date: Thursday, September 17, 2020 10:30:28 AM

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

To whom it may concern,

I'm a resident of San Francisco writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. San Francisco can lead the state and the country in building a better future.

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by Earthjustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

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Thank you for taking up this important issue and considering the health and safety of our residents and climate.

Sincerely,

Brittany Schiro

San Francisco Resident

From: [Daniel Tahara](#)
To: [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [MandelmanStaff, \(BOS\)](#)
Subject: Public Comment Re: BoS File 200701
Date: Thursday, September 17, 2020 10:36:40 AM

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

Land Use Committee, Board of Supervisors, and Sup. Mandelman,

I'm a resident of San Francisco writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. San Francisco can lead the state and the country in building a better future.

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by Earthjustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

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Thank you for taking up this important issue and considering the health and safety of our residents and climate.

Daniel Tahara
dktahara@gmail.com
466 14th St
San Francisco, California 94103

From: [Barbara Jue](#)
To: [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Subject: Public Comment Re: BoS File 200701
Date: Thursday, September 17, 2020 10:52:00 AM

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

Land Use Committee, Board of Supervisors, and Sup. Haney,

I'm a resident of San Francisco writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. Indeed these dangers are exacerbated in an area susceptible to earthquakes.

My particular neighborhood, The East Cut, is filled with recently constructed high-density housing much of which has been equipped with gas kitchens. There has been so much new gas infrastructure to support this development, and the resulting emissions along with the threats listed above put my neighborhood at risk. It certainly doesn't make me feel safe.

Therefore it is important to me that we make the following changes to the ordinance:

1. Eliminate the feasibility exception to the electric-ready requirement and make fully electric-ready construction a baseline requirement for new construction. We know that the future is electric. Allowing any building to be built that will require massive retrofits in the near future is unacceptable. With full electric readiness, we minimize that retrofit cost.
2. Create a Clean Energy Building Hub through the City and County of San Francisco that provides for the outreach, resources, and education needed to eliminate barriers and maximize opportunity for all-electric new construction to benefit both climate and equity.
3. Provide additional limitations and transparency in the exemption process to ensure any project found exempt for infeasibility is truly in the public interest. I'm concerned about the news of powerful and connected people being able to get favors from DBI. We need sunshine on the exemption process, and exemptions should only be given in the public interest.
4. Eliminate the blanket exemption for commercial kitchens delaying compliance until 2022. There is no reason why new kitchens cannot be all-electric going forward.

Thank you for taking up this important issue and considering the health and safety of our residents and climate.

Barbara Jue
sfbar48@gmail.com
81 Lansing Street, #411

San Francisco, California 94105

From: [Charles Whitfield](#)
To: [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Subject: Public Comment Re: BoS File 200701 (Item 1 of 9/21 Land Use)
Date: Thursday, September 17, 2020 11:37:36 AM

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

Land Use Committee, Board of Supervisors, and Sup. Mandelman,

I'm a resident of San Francisco writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. San Francisco can lead the state and the country in building a better future.

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by Earthjustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

It is important to me that we:

1. Eliminate the feasibility exception to the electric-ready requirement and make fully electric-ready construction a baseline requirement for new construction. We know that the future is electric. Allowing any building to be built that will require massive retrofits in the near future is unacceptable. With full electric readiness, we minimize that retrofit cost.
2. Create a Clean Energy Building Hub through the City and County of San Francisco that provides for the outreach, resources, and education needed to eliminate barriers and maximize opportunity for all-electric new construction to benefit both climate and equity.
3. Expand the ordinance's definition of "mixed-fuel buildings" to include laboratory, industrial, and decorative uses of gas. Gas shouldn't be allowed for upscale decorative uses. It's wrong to harm public health for private enjoyment.
4. Provide additional limitations and transparency in the exemption process to ensure any project found exempt for infeasibility is truly in the public interest. I'm concerned about the news of powerful and connected people being able to get favors from DBI. We need sunshine on the exemption process, and exemptions should only be given in the public interest.
5. Amend section 106A.1.17 to require that the Building Official find "sufficient evidence was submitted to substantiate the infeasibility of an All-Electric Building or Project design without regard to financial, floor-area, or amenity-related loss unless deemed to be in the public welfare." The housing crisis is real. And we need to find ways of fixing it without sacrificing our children's future. The space taken up by a transformer should not be an acceptable reason for

an exemption.

6. Eliminate the blanket exemption for commercial kitchens delaying compliance until 2022. Existing restaurants are not helped by giving builders a pass on making future commercial kitchens all-electric.

Thank you for taking up this important issue and considering the health and safety of our residents and climate.

Charles Whitfield
whitfield.cw@gmail.com
233 Eureka Street
San Francisco, California 94114

From: [NIDHI KALRA](#)
To: [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Subject: Public Comment Re: BoS File 200701 (Item 1 of 9/21 Land Use)
Date: Thursday, September 17, 2020 12:01:10 PM

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

Land Use Committee, Board of Supervisors, and Sup. Mandelman,

I'm a resident of San Francisco writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. San Francisco can lead the state and the country in building a better future.

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by Earthjustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

It is important to me that we:

1. Eliminate the feasibility exception to the electric-ready requirement and make fully electric-ready construction a baseline requirement for new construction. We know that the future is electric. Allowing any building to be built that will require massive retrofits in the near future is unacceptable. With full electric readiness, we minimize that retrofit cost.
2. Create a Clean Energy Building Hub through the City and County of San Francisco that provides for the outreach, resources, and education needed to eliminate barriers and maximize opportunity for all-electric new construction to benefit both climate and equity.
3. Expand the ordinance's definition of "mixed-fuel buildings" to include laboratory, industrial, and decorative uses of gas. Gas shouldn't be allowed for upscale decorative uses. It's wrong to harm public health for private enjoyment.
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an exemption.

6. Eliminate the blanket exemption for commercial kitchens delaying compliance until 2022. Existing restaurants are not helped by giving builders a pass on making future commercial kitchens all-electric.

Thank you for taking up this important issue and considering the health and safety of our residents and climate.

NIDHI KALRA

nidhi.r.kalra@gmail.com

4039 26th St.

San Francisco, California 94131

From: [Danielle Maybach](#)
To: [Major, Erica \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [MandelmanStaff, \(BOS\)](#); [Stefani, Catherine \(BOS\)](#)
Subject: Public Comment Re: BoS File 200701 (Item 1 of 9/21 Land Use)
Date: Thursday, September 17, 2020 12:23:17 PM

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

Land Use Committee, Board of Supervisors, and Sup. Stefani,

I'm a resident of San Francisco writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. San Francisco can lead the state and the country in building a better future.

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by Earthjustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

It is important to me that we:

1. Eliminate the feasibility exception to the electric-ready requirement and make fully electric-ready construction a baseline requirement for new construction. We know that the future is electric. Allowing any building to be built that will require massive retrofits in the near future is unacceptable. With full electric readiness, we minimize that retrofit cost.
2. Create a Clean Energy Building Hub through the City and County of San Francisco that provides for the outreach, resources, and education needed to eliminate barriers and maximize opportunity for all-electric new construction to benefit both climate and equity.
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5. Amend section 106A.1.17 to require that the Building Official find "sufficient evidence was submitted to substantiate the infeasibility of an All-Electric Building or Project design without regard to financial, floor-area, or amenity-related loss unless deemed to be in the public welfare." The housing crisis is real. And we need to find ways of fixing it without sacrificing our children's future. The space taken up by a transformer should not be an acceptable reason for

an exemption.

6. Eliminate the blanket exemption for commercial kitchens delaying compliance until 2022. Existing restaurants are not helped by giving builders a pass on making future commercial kitchens all-electric.

Thank you for taking up this important issue and considering the health and safety of our residents and climate.

Danielle Maybach
danielle.maybach@gmail.com
3106 Fillmore Street, Second Floor
San Francisco, California 94123

From: [C. Homsey](#)
To: [Major, Erica \(BOS\)](#)
Cc: [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Subject: Public Comment Re: BoS File 200701
Date: Thursday, September 17, 2020 1:12:37 PM

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

Dear Ms. Major,

I'm a resident of San Francisco writing to strongly support prohibiting gas in new construction. The methane leaks, air pollution, and explosion dangers of natural gas are no longer necessary for the functioning of our homes and businesses. San Francisco can lead the state and the country in building a better future.

In addition to recommending the ordinance, I would also like to ask the Commission to recommend the changes to the ordinance as laid out by Earthjustice, the Sierra Club, the San Francisco Climate Emergency Coalition, and other local groups in their letter to the Commission and Board.

It is important to me that we:

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2. Create a Clean Energy Building Hub through the City and County of San Francisco that provides for the outreach, resources, and education needed to eliminate barriers and maximize opportunity for all-electric new construction to benefit both climate and equity.
3. Expand the ordinance's definition of "mixed-fuel buildings" to include laboratory, industrial, and decorative uses of gas. Gas shouldn't be allowed for upscale decorative uses. It's wrong to harm public health for private enjoyment.
4. Provide additional limitations and transparency in the exemption process to ensure any project found exempt for infeasibility is truly in the public interest. I'm concerned about the news of powerful and connected people being able to get favors from DBI. We need sunshine on the exemption process, and exemptions should only be given in the public interest.
5. Amend section 106A.1.17 to require that the Building Official find "sufficient evidence was submitted to substantiate the infeasibility of an All-Electric Building or Project design without regard to financial, floor-area, or amenity-related loss unless

deemed to be in the public welfare." The housing crisis is real. And we need to find ways of fixing it without sacrificing our children's future. The space taken up by a transformer should not be an acceptable reason for an exemption.

6. Eliminate the blanket exemption for commercial kitchens delaying compliance until 2022. Existing restaurants are not helped by giving builders a pass on making future commercial kitchens all-electric.

Thank you for taking up this important issue and considering the health and safety of our residents and climate.

Sincerely,

Catherine Homsey
140 Bella Vista Way
San Francisco, CA 94127

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Catherine Homsey
415.608.3181
joyofzerowaste.com
Instagram & Facebook @joyofzerowaste

Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Topic submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Mandelman

Subject:

[Building Code - Mandating New Construction Be All-Electric]

The text is listed:

Ordinance amending the Building Code to require new construction to utilize only electric power; adopting findings of local conditions under the California Health and Safety Code; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this ordinance to the California Building Standards Commission upon final passage.

Signature of Sponsoring Supervisor: []

For Clerk's Use Only