



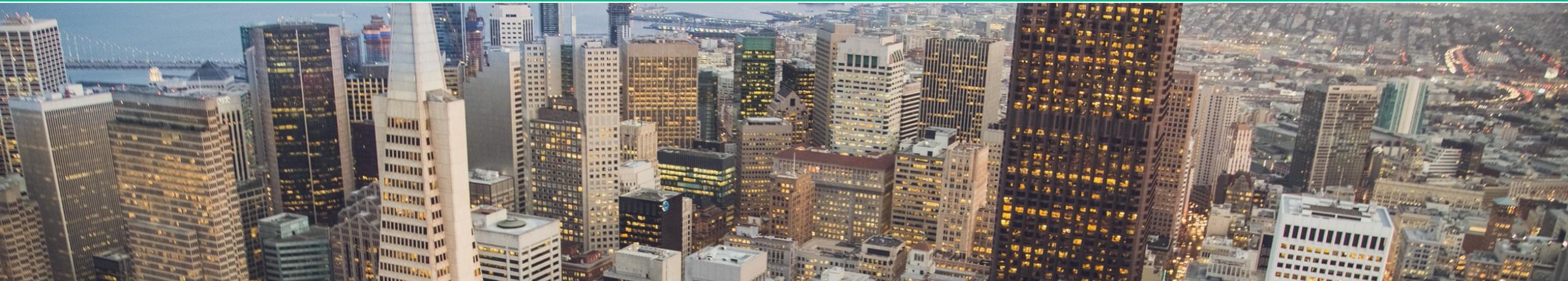
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All-Electric New Construction Ordinance

August 19, 2020



Today's Presentation



Legislation: All-Electric New Construction Ordinance

- Health, Safety, Resilience, and Climate Context
- Stakeholder Outreach
- Review the Ordinance
- Frequently Asked Comments/Discussion



Health, Safety, Resilience, and Climate

Natural gas impacts . . .



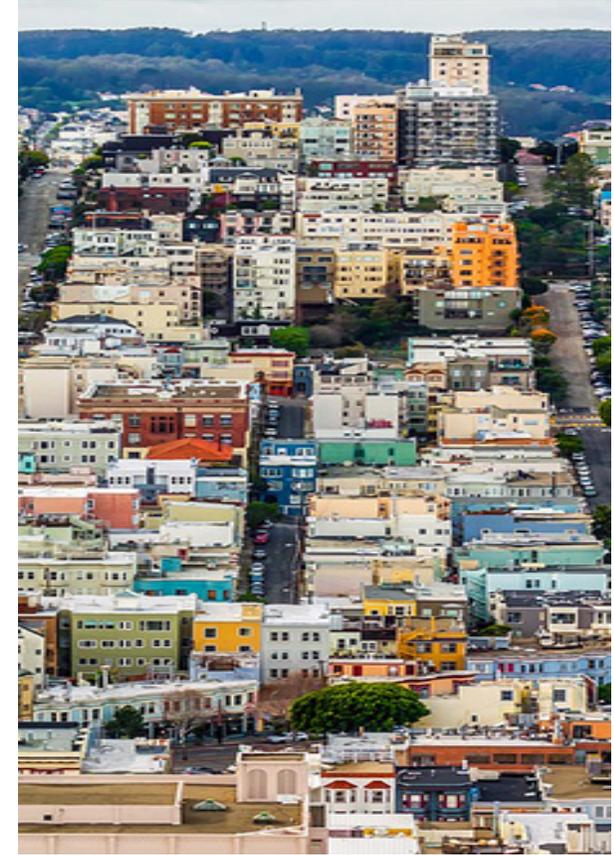
Safety



Health



Equity



Resilience

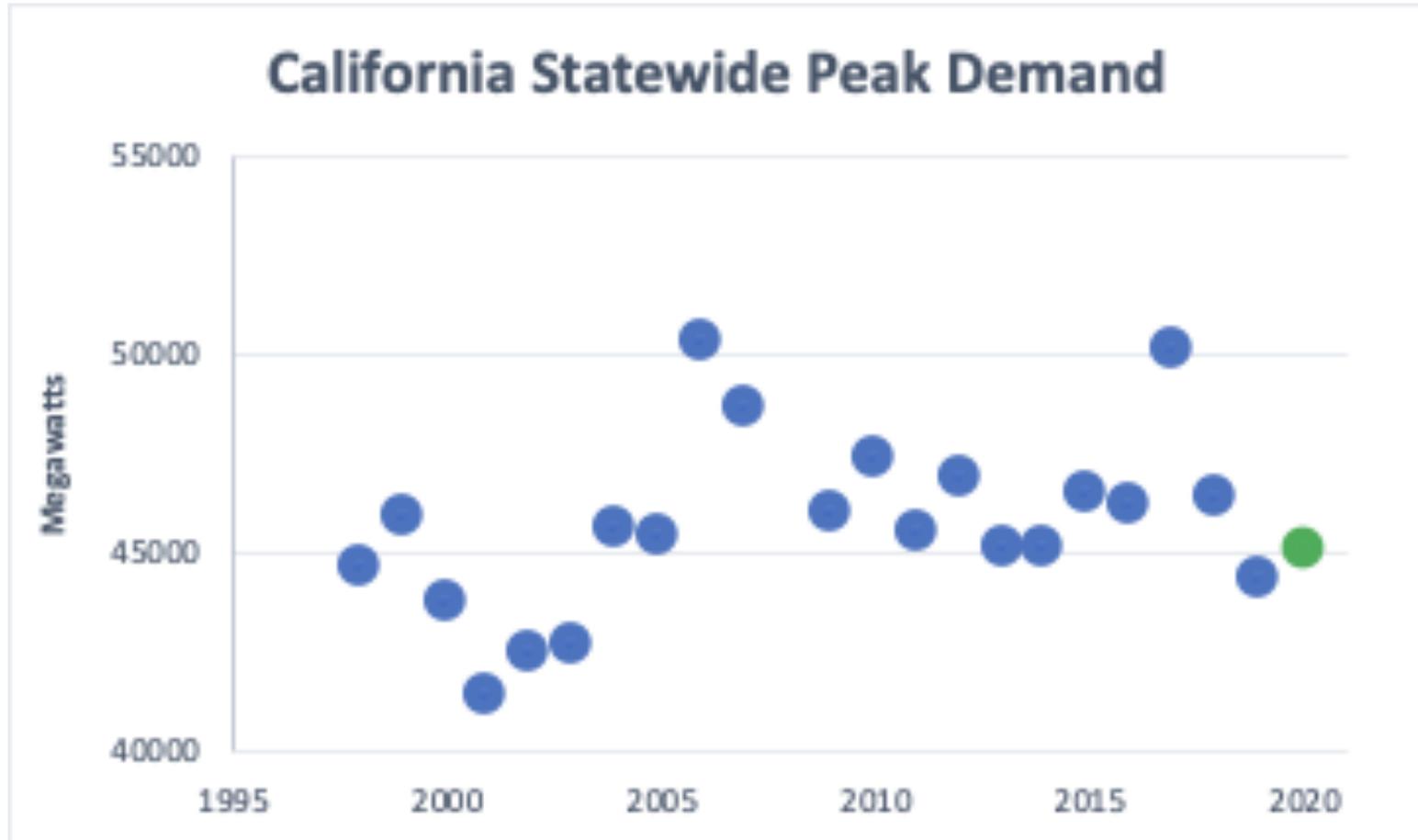
Resiliency? What about blackouts & power shutoffs?



Now is the time to move toward all-electric building

Gas infrastructure and appliances are not immune to power shutoffs

Recent blackout of mistakes made by California regulators



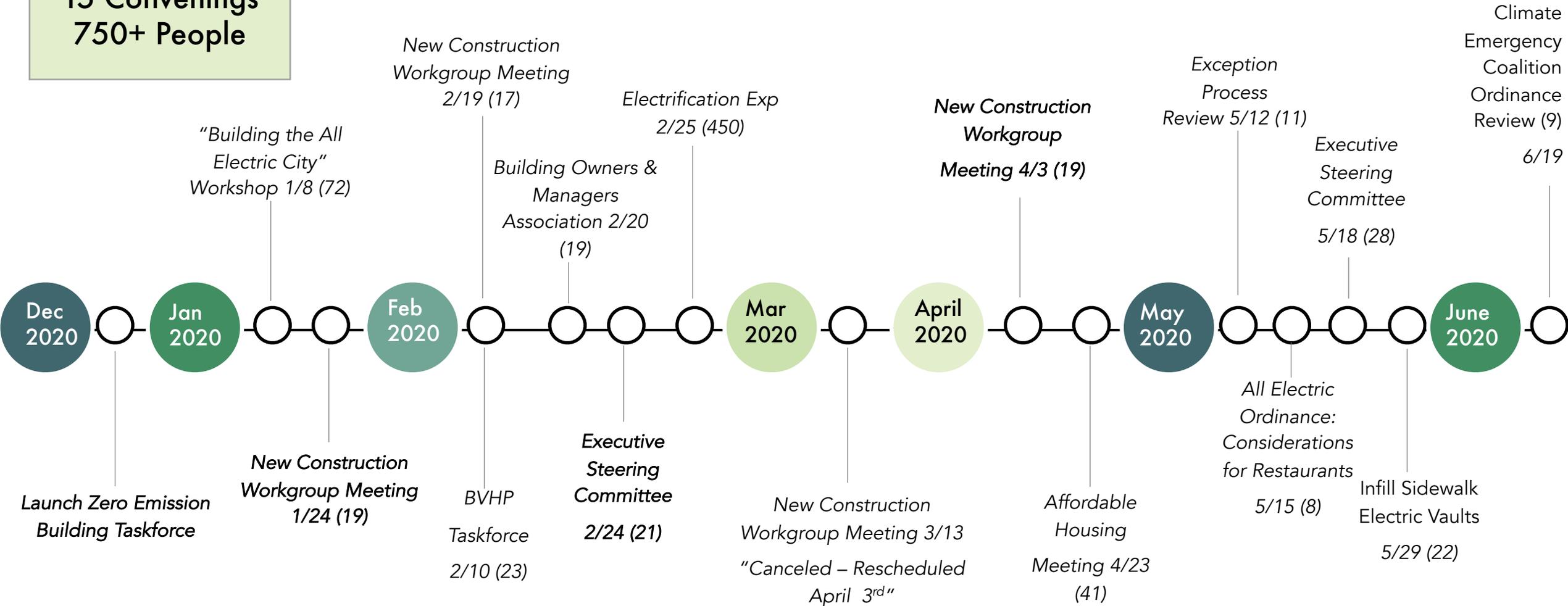


Stakeholder Outreach

Overview of Outreach Efforts



15 Convenings
750+ People





All Electric New Construction Ordinance

Key Components of the Ordinance



01

For projects that apply for building permits after January 1, 2021 – heating, cooling, water heating, cooking and clothes drying must be all electric.

02

No permits will be issued to convert all-electric buildings into mixed-fuel buildings

Key Components of the Ordinance



03

For projects that include a commercial food service establishment, mixed-fuel building permits may continue to be accepted until January 1, 2022 provided gas piping is exclusively for cooking equipment.

04

Mixed-fuel permits may be issued only upon finding that All-Electric construction is physically or technically infeasible for a specific area or system

05

Mixed-fuel permits must be as "Electric Ready" as feasibly possible while complying with all provisions of building and electrical codes.



Frequently Asked Comments/Discussion

Frequently Asked Questions/Comments



Question/Comments	Response
No Financial Exemption.	<input checked="" type="checkbox"/> The ordinance does not include a financial exemption
Require Electric Ready.	<input checked="" type="checkbox"/> The ordinance mandates in the rare case of an exception that a system or area “ <i>is as Electric-Ready as feasibly</i> ” and requires electric infrastructure for future conversion to electric.
Create new public hearing to determine feasibility.	<input type="checkbox"/> DBI/Sup. Mandelman/SFE are committed using our existing DBI process where the building official is responsible for determination of compliance. The Board of Examiners is responsible for addressing appeals specific to the Building Code. SFE & Planning are working to enhance transparency and notification to the existing process.
Add ‘lighting’ and ‘outdoor heating’ to all-electric systems.	<input type="checkbox"/> DBI/Sup. Mandelman/SFE support an amendment applying to gas lighting and exterior gas heating (fire pits).

Thank you



Questions/Comments –
Cyndy Comerford, Program Manager
cyndy.comerford@sfgov.org

Barry Hooper, Senior Green Building Specialist
barry.hooper@sfgov.org

James Zhan, Energy/Mechanical/Green
Building Plan Review Manager
james.zhan@sfgov.org



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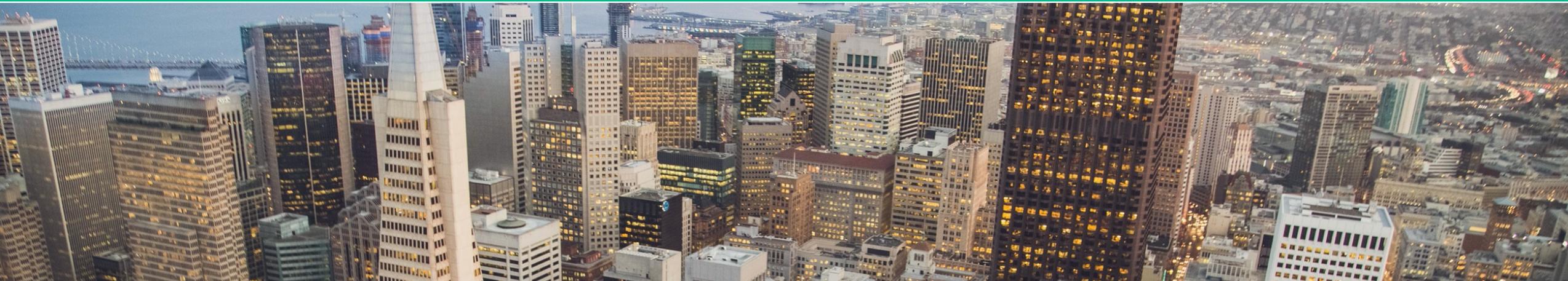
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Administrative Bulletin 112

August 19, 2020



Today's Presentation



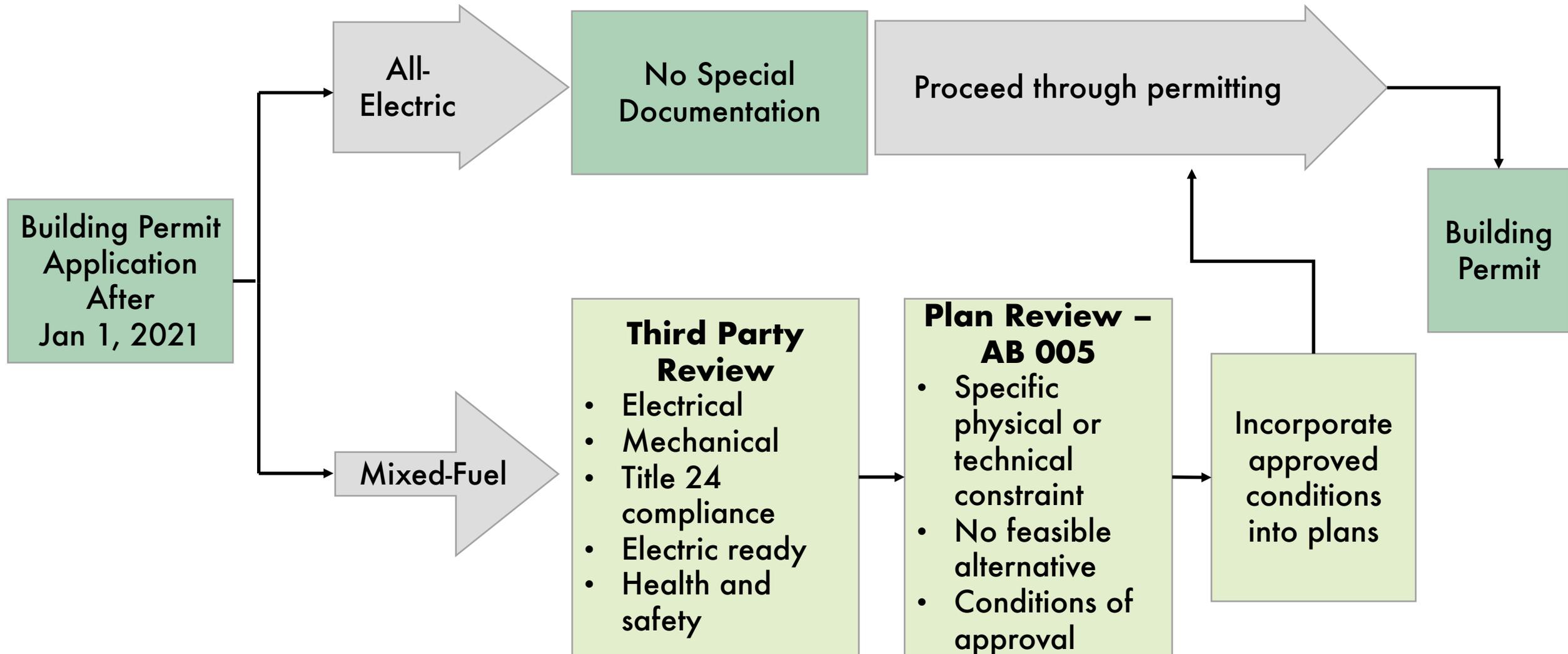
Administrative Bulletin: All-Electric New Construction Ordinance

- Overview of the Process
- Key Characteristics of the Narrow Exemption Process
- Guidance to Implement Procedures
- DPW
- Frequently Heard Comments/Discussion



Overview of the Process

Overview of the Process





Key Characteristics of the Narrow Exemption Process

Determination of Infeasibility: AB 112



KEY ISSUES:

Exceptions are limited to infeasibility.

Circumstances must be exceptional or extraordinary.

The onus to demonstrate infeasibility is on the project sponsor.

Credible third-party review must confirm there is no alternative – “special inspection”

Exceptions will be :

Specific to infeasibility

Case-by-case basis to an individual application for permit

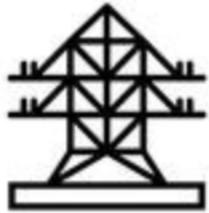
Limited to a specific area or system

Required to be electric-ready where feasible



Guidance to Implement Procedures

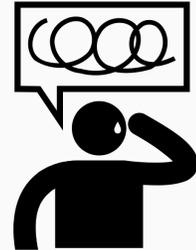
AB 112 - Guidance for Infeasibility



Utility
Infrastructure



Energy Code



Exceptional or
Extraordinary
Circumstance



Code Conflict

All Electric Buildings And Electric Service



Building Electrical Use

Use more electricity *per year*
May increase peak electric load

Electrical Service

Depend on peak use, not annual
Can be managed via

- Efficient design and controls
- Equipment (panels, transformers)

Design

Load diversity calculations and load management
Appliance selection and efficiency
Efficient envelope





Frequently Asked Comments/Questions

Frequently Asked Questions/Comments



Question/Suggestion	Response
Require all options to be exhausted before allowing mixed fuel.	<input checked="" type="checkbox"/> AB-112 creates a verifiable process to exhaust all options to comply prior to a determination of physical or technical infeasibility.
Add verification at inspection.	<input checked="" type="checkbox"/> AB-112 supported by CAC includes Final Compliance Verification prior to final Certification of Completion.
Clarify physical or technical infeasibility	<input checked="" type="checkbox"/> Add to AB-112 <i>"Financial considerations are not a basis for determination of physical or technical infeasibility."</i>
Clarify Physical Constraint in Small Infill Sites	<input checked="" type="checkbox"/> Amend - Joint review by the Planning Department and Public Works determines there is no feasible option to locate an electrical transformer <i>"in the building or elsewhere on the property, and in the sidewalk after applying the review criteria jointly agreed upon by both agencies.:</i> <ul style="list-style-type: none"><i>o The only feasible option is to locate the transformer in a sub-surface vault in the public Right of Way; or</i><i>o The sidewalk at the site is less than 10 feet in width, such that a sub-surface vault in the public Right of Way infeasible."</i>

Thank you



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