



SF Environment

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A Department of the City and County of San Francisco

ZERO EMISSION BUILDING TASKFORCE Executive Steering Committee

Date: May 18, 2020

Host: San Francisco Department of Environment

Time: 3:00 p.m. to 4:00 p.m.

Location: Online

Meeting Notes

1. Introductions and Agenda

SFE Director Deborah Raphael welcomed participants, and acknowledged San Francisco is in a very different place than in January. How does our Climate Action work pair with public health and support recovery from the pandemic?

2. Zero Emission Building Taskforce Overview

Cyndy Comerford, Climate Program Manager at the Department of the Environment, reviewed the case for a Taskforce to ground the path to Zero Emission Buildings in the ideas, perspectives, concerns, and priorities of stakeholders. San Francisco's Climate Action Goals remain, because climate change risk and impacts have not abated. Climate change is already being felt in San Francisco, influencing public health and infectious disease, extreme heat, drought & wildfires, air quality, and sea level & flooding. Climate impacts on the community are disproportionate - including in terms of mortality and morbidity during extreme heat events. Everyone on this call will be impacted by climate change, but vulnerable populations such as communities of color and those over 65 bear greater are often hit hardest, such as in the 2017 heat wave which contributed to 14 heat related deaths in the Bay Area, and closure of medical facilities due to excess heat.

San Francisco is a leader in climate action. Since 1990, we have decreased annual carbon emissions from buildings by 51%. But as a community, our approach to climate action must evolve in order to remain on track. Mayor Breed committed to ensuring all new construction operates at zero emissions no later than 2030, and existing buildings citywide operate with zero emissions no later than 2050. But to determine *how* these goals will be met, she directed the formation of the Zero Emission Buildings Taskforce, consisting of four working groups: Existing Residential, Existing Municipal, Existing Commercial, and New Construction, overseen by this Steering Committee. The extensive engagement through this taskforce will inform a New Construction Ordinance, a report on the work of the Zero Emission Buildings Taskforce, the Building Sector Strategy of the Climate Action Plan, and a Roadmap to Zero Emission Buildings.

The objective of these working groups are to inform:

- How can San Francisco best achieve the Mayor's commitment to Zero Emission Buildings?
- When, where, and with what messages can we:
 - Establish expectations and nurture long-term partnerships
 - Build trust

- Identify opportunities for City engagement and action

Cross cutting themes from the workgroup meetings:

- *Value and Values:* Decarbonization via electrification supports racial equity, a just transition, health and wellbeing, and economic recovery. The value of action is positive, and the cost of inaction is significant.
- *Clarity and Commitment:* Stakeholders agreed the City must communicate commitment to a decarbonized future, clearly and consistently. Effective communication avoids mixed messages and barriers to decarbonization. The City must be a partner, for the duration.
- *Time and Timing:* Decarbonization must be planned, and will be much easier to achieve - at lowest cost- if decarbonization plans recognize and synchronize with existing decision-making cycles, such as capital planning cycles for municipal government Anticipate, plan, & execute. The city must support planning and execution and eliminate missed opportunities for decarbonization.
- *Establish A Masterplan:* An equitable transition requires both Building-scale action to address demand, and a comprehensive approach addressing factors that extend beyond individual property boundaries such as gas distribution use, gas leakage, seismic risk, and utility fixed costs.

3. Workgroup Updates

- New Construction
 - Findings:
 - Act now: Climate change is an emergency with direct implications for San Francisco. Zero emission technologies are available and cost-effective
 - Delay will not make the transition easier. Fossil fuel heating systems in new construction will become liabilities for owners.
 - Health and resilience are paramount. Health, wellbeing and resilience all support elimination fossil fuels
 - Help projects make smart design choices. Projects in development will benefit from a clear signal from the City as early as possible.
- Existing Buildings
 - Residential
 - Overview: SF Environment partnered with PODER and Emerald Cities to form an Anchor Partner Network to determine how to decarbonize while improving racial equity and providing for a just transition. The APN was an extensive stakeholder process focused on decarbonization that was in the works when the ZEBT was formed. The APN and SFE co-created a series of 5 meetings. The final meeting has been rescheduled to June 2nd due to the pandemic.
 - Meeting 1: How can workforce opportunities be expanded
 - Meeting 2: Explored solutions specific to affordable housing
 - Meeting 3: Market rate housing, focusing on local income and communities of color. Tenants' rights, pass-throughs by landlords, and other related issues.
 - Meeting 4: Preliminary findings and recommendations.
 - Findings:

- First. Do. No. Harm; prevent inappropriate pass-throughs and allow decarbonization benefits to accrue to all residents.
- Healthy, safe, and resilient housing for all; The future will bring heat, smoke and seismic events. Electrification and efficiency are the right things to do.
- Help those who need it most; Develop new funding mechanisms to bridge the gap between need and means. Apply appropriate market-based triggers & tools.
- Build the high road workforce; increase expertise of local contractors and prioritize disadvantaged workers
- Protect equity while decarbonizing energy infrastructure; as we electrify, those left behind may bear a greater share of gas infrastructure costs. Partner and plan to fix this.
- Municipal
 - Findings:
 - Know the portfolio: City agencies need integrated and easy access to data sources describing municipal buildings for effective planning and prioritization.
 - Be strategic and opportunistic; align departments to capture easy wins, address complex situations, and fulfill emissions commitments
 - Seek the highest value, including co-benefits; integrated planning is not just about operations, but excellence
 - Evolve the funding model; there will always be financial constraints. We need to find creative solutions.
 - Pursue a geographic approach; leverage development patterns and relationships with private sector partners in decarbonization masterplan.
- Commercial
 - Findings:
 - Send a strong clear signal: Large commercial buildings must decarbonize by 2035.
 - Planning is key; the City must help owners create an electrification plan
 - Be reasonable; Each building will face unique challenges of complexity, cost, and degree of control
 - Reward and validate success (for early actors); motivate building decarbonization with credible recognition
 - Investigate a complementary geographic approach - a decarbonization masterplan

4. Discussion

- Topic: ‘Decarbonization Masterplan’
 - Clarify what the phrase ‘Decarbonization Masterplan’ refers to.
 - Eliminating on-site fossil fuel use in individual buildings will be a key aspect of meeting San Francisco’s GHG emission reduction goals and delivering associated co-benefits, but there are also broad issues that extend beyond individual properties, such as infrastructure leakage, neighborhood-level seismic safety, and gas network fixed costs.

The concept merely suggests that such issues should be the subject of strategy, cross-stakeholder collaboration, and management.

- Cities commonly create masterplans when building new infrastructure; the term suggests applying the concept to decommissioning or repurposing existing infrastructure.
- The concept was recommended by all three existing buildings workgroups, but is not a commitment. Expectations, scope, and resources could each be clarified in the Roadmap to Zero Emission Buildings.
- Would a “masterplan” trigger CEQA?
 - The work groups did not address this question. It would have to be answered prior to scoping or developing a plan.
 - If the term “masterplan” does not fit the situation, or is sensitive, another term or management could be considered, such as a “strategy”, a “decarbonization council”, or partnering via an existing City or regional body.
- Topic: Electric grid readiness for all-electric construction, and engagement and outreach:
 - Decarbonization increases electricity uses, and in some cases will require upsizing electrical service, space for electric service infrastructure, utility wiring, etc.
 - Confirmed, each work group encouraged workforce education to help understand cost-effective approaches to minimize electric infrastructure impacts through efficiency, managing demand, battery storage, and upgrading infrastructure.
 - In the workgroup process, PG&E representatives indicated they are committed to working with the City and the other cities that have passed electrification ordinances. (As of May 2020, 30 cities have passed ordinances requiring or encouraging electrification in the past 12 months.)
 - Mechanical and electrical engineers participating in the New Construction and Existing Large Commercial workgroups indicated that while electric service upgrades are needed, vehicle charging generally has a greater impact on the grid than electrification of building systems.
- Topic: In phased developments underway that have constructed horizontal infrastructure, what are the options and implications of all-electric buildings in combination with electric vehicle adoption?
 - Confirmed: The New Construction recommendations would apply to any project that has not submitted an application for building permit to DBI by Jan 1, 2021, including individual buildings within large developments.
 - Mechanical and electrical engineers participating in the New Construction and Existing Large Commercial workgroups indicated that all electric design will increase electric service requirements for some projects, the impact on energy efficient new buildings equipped with air conditioning would be modest.
- Topic: What was contentious in work group deliberations? On what points did stakeholders disagree?

- Concerns were the lifeblood of the workgroups, which brought together diverse interests for frank discussion. Concerns helped form agendas, and facilitated discussion to address those concerns informed the ideas and recommendations from work groups. Major concerns are addressed in the ideas presented.
- Participants were helpful and actively engaged: posing frank concerns helped other work group members contribute relevant data, and personal experience.

5. Summary and Next Steps

- July: release Zero Emission Buildings Task Force Report, summarizing stakeholder insight into how to achieve the Mayor’s commitment to zero emissions buildings.
- July - November:
 - Draft the Roadmap to Zero Emission Buildings - Laying out next steps and details informed by ZEBTF stakeholder input
 - Develop the Climate Action Plan

Attendance

Name	Organization	Representation	Present
Deborah Raphael	SFE	City	Present
Naomi Kelly (represented by Brian Strong)	ORCP	City	Brian Strong attended
Barbara Hale	SFPUC - Electricity	City	Present
Kenneth Burke	Dept of Building Inspection	City	Present
Nadia Sesay	OCII	City	Present
Michelle Frey	ULI	Land Use	Present
Marc Intermaggio	BOMA SF	Commercial buildings	Present
Joel Koppel	Sustainable Energy Solutions	Labor	Present
Antonio Diaz	PODER	Equity	Present
Angus McCarthy	BIC	Infill developer, SF Building Inspection Commission	Present
Chris Naso	350.org SF	Environmental Advocate	Present
Tim Paulson	Building Construction Trade Council	Labor	Present
Daniel Tahara	Climate Emergency Stakeholders Coalition	Environmental Advocate	Present

Andrico Penick	Real Estate	City	Not Present
Joaquín Torres (presented by Jeremy Hallisey)	OEWD	City	Jeremy Hallisey Attended
Ted Egan	Controller	City	Not Present
Barry Giles	IFMA	Commercial Buildings	Present
Kevin Carroll	Hotel Council SF	Hotels	Not Present
Bill Whitfield	Shorenstein	Commercial Buildings	Present (Delegate from BOMA)
Tony Birdsey	Tishman Speyer	Commercial Buildings	Delegate from BOMA
Zachary Brown	CBRE	Commercial Buildings	Delegate from BOMA
Danny Murtagh	Boston Properties	Commercial Buildings	Delegate from BOMA
Jennifer Kass Cyndy Comerford Paris Smith Eden Brukman Richard Chien Barry Hooper	SFE	City	Present
Tyrone Jue	Mayor's Environmental Advisor	City	Present