Zero Emission Building Taskforce
Steering Committee Update
May 18, 2020
Address the difficult present and plan for the future
Climate change impacts

- Pandemics
- Extreme Heat
- Drought & Wildfire
- Poor Air Quality
- Sea Level Rise & Flooding
Climate impacts are disproportionate

- Vulnerable populations often hit hardest

- 2017 Heat Wave
  - 106° (+37° normal)
  - Record hottest day
  - Surface temps 65–140°
SF has cut emissions & must accelerate to keep on track
Objectives - zero emission buildings working groups

How can we best achieve Mayor’s commitment to Zero Emission building?

When, where, and with what messages can we

- Establish expectations for long-term partnership
- Build trust
- Identify opportunities for City engagement and action
Cross Cutting Themes
Value and values

- Health and Wellbeing
- Racial & Social Equity
- Decarbonization
- Resilience
- Economic Recovery
- Electrification

Keywords:
- clean air
- community opportunity
- diversity
- affordable housing
- fair access
- neighborhood revitalization
Stakeholders agreed:

The City must **communicate about the future** – clearly and consistently.

The City must not send mixed messages or impose barriers to decarbonization. The City must be a **partner** for the duration.
Time and timing

Decarbonization plans must sync with decision-making cycles.

Anticipate

Opportunities
Triggers
Needs

Plan

Engineering
Procurement
Logistics

Execute

Resourcing

The City must support planning and execution and eliminate missed opportunities for decarbonization.
Establish a masterplan

Gas use, leakage, seismic risk, and utility fixed costs extend beyond individual property boundaries.

An **equitable transition** requires both building-scale action and a **decarbonization masterplan**.
Working Group Findings
New Construction
### Task Force Input vs. Interpretation

<table>
<thead>
<tr>
<th>Task Force Input</th>
<th>Interpretation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Act now.</td>
<td>Zero emission technologies are available and cost-effective.</td>
</tr>
<tr>
<td>Delay will not make transition easier.</td>
<td>Fossil fuel heating systems in new construction will immediately become liabilities for owners.</td>
</tr>
<tr>
<td>Health and resilience are paramount.</td>
<td>Health, wellbeing and resilience concerns support eliminating fossil fuels.</td>
</tr>
<tr>
<td>Help projects make smart design choices.</td>
<td>Projects in development will benefit from early warning; a clear, unambiguous message from the City will help projects in development.</td>
</tr>
</tbody>
</table>
Draft All Electric New Construction Ordinance (1)

**Authority**
SF Building Code

**Requirement**
New Construction projects shall be All-Electric. Also, no permits will be issued that would alter, modify, or otherwise convert all-electric buildings into mixed-fuel buildings.

**Timing**

<table>
<thead>
<tr>
<th>Initial Building Permit Application</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>After Jan 1, 2021</td>
<td>All-Electric Only</td>
</tr>
</tbody>
</table>
Applicability
Would apply to 66% of new construction projects in the development pipeline (e.g. the projects which have not yet applied for a building permit)

Exemptions
Limited and narrow exceptions will be specific to infeasibility and on a case-by-case basis. Will only apply to the specific area or systems where the criteria apply.

Implementation
DBI existing processes
## Existing Residential

<table>
<thead>
<tr>
<th>Task Force Input</th>
<th>Interpretation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>First. Do. No. Harm.</strong></td>
<td>Prevent inappropriate pass-throughs and allow decarbonization benefits to accrue to all residents.</td>
</tr>
<tr>
<td><strong>Healthy, safe, and resilient housing for all.</strong></td>
<td>The future will bring heat, smoke and seismic events. Electrification and efficiency are the right things to do.</td>
</tr>
<tr>
<td><strong>Help those who need it most.</strong></td>
<td>Develop new funding mechanisms to bridge the gap between need and means. Apply appropriate market-based triggers &amp; tools.</td>
</tr>
<tr>
<td><strong>Build the high road workforce.</strong></td>
<td>Increase expertise of local contractors and prioritize disadvantaged workers.</td>
</tr>
<tr>
<td><strong>Protect equity while decarbonizing energy infrastructure.</strong></td>
<td>As we electrify, those left behind may bear a greater share of gas infrastructure costs. Partner and plan to fix this.</td>
</tr>
</tbody>
</table>
Existing Municipal
## Existing Municipal

<table>
<thead>
<tr>
<th>Task Force Input</th>
<th>SFE Interpretation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Know the portfolio.</strong></td>
<td>We need integrated and easy access to data sources describing municipal buildings.</td>
</tr>
<tr>
<td><strong>Be strategic and opportunistic.</strong></td>
<td>Align departments to capture easy wins, address complex situations, and fulfill emissions commitments.</td>
</tr>
<tr>
<td><strong>Seek the highest value, including co-benefits.</strong></td>
<td>Integrated planning is not just about operations, but excellence.</td>
</tr>
<tr>
<td><strong>Evolve the funding model.</strong></td>
<td>There will always be financial constraints. We need to find creative solutions.</td>
</tr>
<tr>
<td><strong>Pursue a geographic approach.</strong></td>
<td>Leverage development patterns and relationships with private sector partners in decarbonization masterplanning.</td>
</tr>
</tbody>
</table>
Existing Large Commercial
# Existing Large Commercial

<table>
<thead>
<tr>
<th>Task Force Input</th>
<th>SFE Interpretation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Send a strong clear signal.</td>
<td>Large commercial buildings must decarbonize by 2035.</td>
</tr>
<tr>
<td>Planning is key.</td>
<td>The City must help owners create an electrification plan.</td>
</tr>
<tr>
<td>Be reasonable.</td>
<td>Each large building will face unique challenges of complexity, cost, and degree of control.</td>
</tr>
<tr>
<td>Reward and validate success.</td>
<td>Motivate building decarbonization with credible recognition.</td>
</tr>
<tr>
<td>Investigate a complementary geographic approach.</td>
<td>We need a decarbonization masterplan.</td>
</tr>
</tbody>
</table>
Next Steps

Working Groups
- New Construction
- Existing Commercial
- Existing Municipal
- Existing Residential

Steering Committee

Deliverables
- New Construction Ordinance
- Task Force Report
- Climate Action Plan
- Zero Emission Buildings Roadmap

(Next Step)
Clarifying Questions on Presentation?
Facilitate a Safe Re-Opening
Reopening the economy safely is critical for business survival, employment and City budget.

Focus on Building Resilience Into Interim Economy
How can we build resiliency into our economy through the next 1-2 years?

Long-Term Ideas
What do we want to do to rebuild San Francisco better?
Questions for Consideration

How can economic recovery

- Support decarbonization planning and execution?
- **Activate opportunities in adversity?**
- Advance **racial equity, health and economic inclusion**?
- Emphasize **the cost of failing to act** is greater than acting?

How could the City **clearly communicate** commitment to Zero Emission Buildings?
Thank you

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