

# Elements of a Roadmap:

## What SFE Heard in ECB Workgroup Meeting #1

- The task to the Existing Commercial Workgroup is: For one segment of the local built environment – large commercial buildings – inform a Roadmap to fulfill Mayor Breed’s pledge to: [Ensure all existing buildings operate at Net Zero Carbon by 2050](#). Diverse interests were brought together seeking systems thinking, but at a minimum the Roadmap for large commercial buildings must address base building systems.
- San Francisco’s absolute emissions have been dropping, thanks to a rapidly decarbonizing electric grid and efficiency. It is not possible to fully decarbonize purely through efficiency and cleaning up the electric grid.
  - SFE is collaborating with key stakeholders to prepare policy solutions for all possible paths to decarbonization. The city is soliciting input on how to support local building owners’ continued leadership, and to accelerate progress toward zero carbon by 2050.
- A simple straight-line trajectory to zero emissions by 2050 would require complete decarbonization of at least 3.5% of on-site fossil fuel use per year.
  - Carbon emissions, health and indoor environment quality, and seismic resilience each point towards efficient electric heating and shifting away from fossil fuels.
- Building owners are appropriately concerned about the costs of decarbonization, but also cognizant of the costs of failing to act, both to the city in terms of resilience, and to satisfy growing pressure from global financial markets to decarbonize.
- PG&E supports shifting heating to efficient electric sources, but must coordinate with relevant planning efforts to ensure an equitable transition for the gas distribution system, and avoid operating an expensive, oversized gas network with few customers share substantial fixed costs.
- Large commercial tenants support building owners’ decarbonization plans, and acknowledge some level of disruption and coordination responsibility is inevitable.
- Engineers affirm proven technologies are available, yet acknowledge reengineering existing buildings can be difficult, and current technical solutions and products may not fit every application. There are solutions today, and options expand with demand and experience.
- Environmental advocates emphasize the urgency of the climate crisis.

# Pathways to Zero Carbon...

