

San Francisco Zero Emissions New Construction Requirement – Key Considerations

Supervisor Mandelman has stated his intent to introduce a comprehensive policy eliminating on-site fossil-fueled equipment and infrastructure from new construction (a “gas ban”). The ZEBTF New Construction Workgroup is tasked with providing recommendations informing a “gas ban”.

Key elements of such a policy include:

Policy Concept:

- **Applicability:** What projects should the policy apply to?
- **Timing:** When should the policy begin to apply?
- **Exceptions:** Under what circumstances should requirements be eased or waived?

Implementation:

- **Applicants:** What support, including notice and education, will affected project teams need in order to succeed?
- **Staff:** Will the policy require additional staff time or other resources?

Equity and Labor:

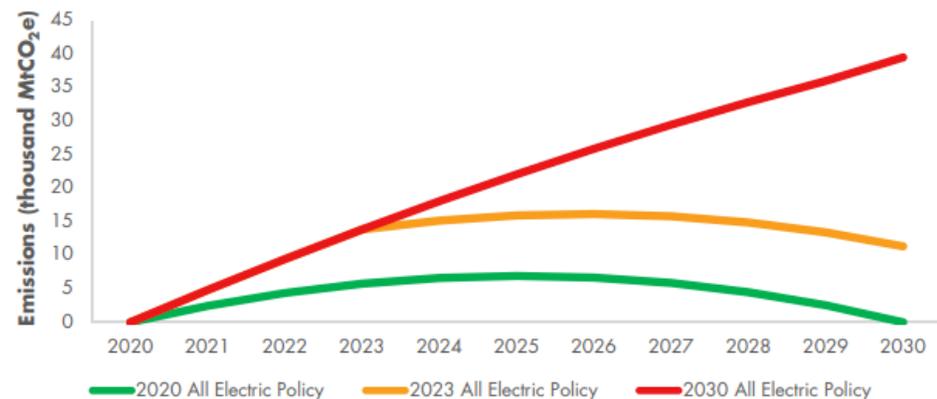
- Are there opportunities to support equitable growth and sustainability of High Road jobs?
- Are there opportunities or unintended impacts (specific to decarbonization of new construction) that would result?

Timing

- San Francisco has committed to ensuring zero emissions from all new construction by no later than 2030. Accelerating this commitment to 2023 would result in 44% lower emissions from buildings built over the next decade, while eliminating on-site emissions from new construction in 2020 would reduce emissions from this cohort by 80%.

(Source: Department of Environment, [Focus 2030](#))

Figure: Effect of date of adoption of zero emissions requirement on local new construction emissions.



Precedents

City	Overview/ Applicability	Timing	Exceptions	Notes	Basis of Authority
Berkeley	<i>All new construction</i> (Residential and non-residential, all scales)	<ul style="list-style-type: none"> Proposed – 2019 Effective: Jan 1, 2020 In Practice: ~2-3 year span between application for entitlement and completion of construction 	<ul style="list-style-type: none"> In case of no option for Energy Code compliance Determination by elected officials that gas use for a site is in the public interest 	<ul style="list-style-type: none"> Most comprehensive policy adopted to date, but does not apply to projects that have applied for entitlement Exceptions require electric infrastructure for fuel-switching 	Police Power – Health and Safety
Menlo Park	<p><i>Low-rise residential:</i> All-electric space heating, water heating, clothes dryers. All other end uses: all-electric-ready</p> <p><i>Non-Residential and high-rise residential:</i> All-electric + minimal solar</p>	<ul style="list-style-type: none"> Proposed – 2019 Effective: Jan 1, 2020 In Practice: ~1 year between application for building permit and completion of construction 	<ul style="list-style-type: none"> Residential: Cooking, fireplaces, or “other appliances as desired” Life science: space heating Public safety buildings Commercial kitchens 	<ul style="list-style-type: none"> Exceptions require electric infrastructure for fuel-switching Exception for residential cooking does not comprehensively address gas leakage. Applicable based on date of application for building permit, like other building standards 	Energy Standard
San Jose	<p><i>Low-rise residential, including freestanding ADU:</i> All-electric required</p>	<ul style="list-style-type: none"> Proposed – 2019 Effective: Jan 1, 2020 In Practice: ~1 year between application for building permit and completion of construction 	<ul style="list-style-type: none"> All development other than low-rise residential (Policy update in development.) 	<ul style="list-style-type: none"> Applicability limited to low-rise residential. Applicable based on date of application for building permit, like other building standards 	Energy Standard