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*)

[Image: Effect of date of adoption of zero emissions requirement on local new construction emissions.]
## Precedents

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<tr>
<th>City</th>
<th>Overview/ Applicability</th>
<th>Timing</th>
<th>Exceptions</th>
<th>Notes</th>
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<tr>
<td>Berkeley</td>
<td>All new construction (Residential and non-residential, all scales)</td>
<td>• Proposed – 2019&lt;br&gt;• Effective: Jan 1, 2020&lt;br&gt;• In Practice: ~2-3 year span between application for entitlement and completion of construction</td>
<td>• In case of no option for Energy Code compliance&lt;br&gt;• Determination by elected officials that gas use for a site is in the public interest</td>
<td>• Most comprehensive policy adopted to date, but does not apply to projects that have applied for entitlement&lt;br&gt;• Exceptions require electric infrastructure for fuel-switching</td>
<td>Police Power – Health and Safety</td>
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<td>Menlo Park</td>
<td>Low-rise residential: All-electric space heating, water heating, clothes dryers. All other end uses: all-electric-ready&lt;br&gt;Non-Residential and high-rise residential: All-electric + minimal solar</td>
<td>• Proposed – 2019&lt;br&gt;• Effective: Jan 1, 2020&lt;br&gt;• In Practice: ~1 year between application for building permit and completion of construction</td>
<td>Residential: Cooking, fireplaces, or “other appliances as desired”&lt;br&gt;Life science: space heating&lt;br&gt;Public safety buildings&lt;br&gt;Commercial kitchens</td>
<td>• Exceptions require electric infrastructure for fuel-switching&lt;br&gt;• Exception for residential cooking does not comprehensively address gas leakage.&lt;br&gt;• Applicable based on date of application for building permit, like other building standards</td>
<td>Energy Standard</td>
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<td>San Jose</td>
<td>Low-rise residential, including freestanding ADU: All-electric required</td>
<td>• Proposed – 2019&lt;br&gt;• Effective: Jan 1, 2020&lt;br&gt;• In Practice: ~1 year between application for building permit and completion of construction</td>
<td>All development other than low-rise residential (Policy update in development.)</td>
<td>• Applicability limited to low-rise residential.&lt;br&gt;• Applicable based on date of application for building permit, like other building standards</td>
<td>Energy Standard</td>
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