

From: [Patrice Olds](#)
To: [Andrea Chow](#); [Joan Diskin](#)
Subject: Fwd: All Electric Reach Code
Date: Thursday, September 10, 2020 6:35:07 PM

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From: Libby Traubman [REDACTED]
Sent: Thursday, September 10, 2020 6:11:42 PM
To: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>
Subject: All Electric Reach Code

Dear Mayor Joe Goethals and Council Members,

As a long time resident of San Mateo and deeply concerned about the future of our community and all communities, I urge you to **Support an All-Electric Reach Code for Healthy Homes, Clean Air, and a Climate Resilient Community**. This would make our county move in the right direction of helping face the climate crisis and also serve as a model for other counties and communities.

Thank you for giving this your most serious consideration and for your service.

Libby Traubman

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One Earth, One Humanity, One Future

From: Robert Whitehair <robert@sustainablesanmateo.org>

Sent: Wednesday, September 16, 2020 2:11 PM

To: Clerk <clerk@cityofsanmateo.org>

Cc: City Council (San Mateo) <CityCouncil@cityofsanmateo.org>; Sustainability & Infrastructure Commission <SandlCommission@cityofsanmateo.org>

Subject: Reach Codes Agenda Item

I respectfully request inclusion of this email in the agenda packet for September 21, 2020

Many thanks to the City Council for strong action on July 20, 2020, when Council gave policy direction for all-electric Reach building Codes for the purpose of reducing GreenHouse Gases especially CO2, and methane (the main component of "natural" gas). Many thanks too to staff, for reviewing in detail what other jurisdictions have done, and for working hard on the Reach Code options presented to Council. "Reach" Codes as you know reach beyond the basic requirements of Title 24, the California Building Standards Code, aka the Building Code.

It is my understanding that the ordinance options now being considered include one that would require **ALL** new construction to be all-electric, while the other applies **ONLY** to multi-family construction. If these are the options before the Council, I respectfully request approval of the first option, with additional language to increase the number of EV parking spaces.

Council has already taken very strong leadership action by making the Downtown 225 affordable apartment units all-electric. In other projects, notably Concar Passage, the City has made it clear that all-electric is the way to go.

Thank you for those decisions!

Now, by adopting a strong Reach Code for **ALL** types of new construction the City of San Mateo can continue its leadership role in reducing carbon emissions. Award winning San Mateo was the Trail Blazer on the Peninsula, being among the first San Mateo County cities in September 2019 to adopt Reach Codes. Since last year, every successive Reach Code has been stronger and stronger, now eliminating natural gas/methane in most types of new construction.

About 50 California cities have adopted legislation to reduce GHG emissions. And most recently, the Cities of Burlingame, Pacifica, Brisbane, Menlo Park and San Jose have adopted all-electric Reach Codes for ALL new construction.

And, since last year, the possibilities for EV charging have increased significantly through the addition of Automated Load Management Systems (ALMS). These systems allow for distribution of electrical power as needed, and have the effect of being able to connect 4 times the number of vehicles. For example, recent staff reports for the 696 downtown parking garage have suggested that 105 spaces would need to be ready for electric vehicle chargers. Now, with ALMS, that number can be increased to more than 400, while using the same number of PG&E transformers. More importantly, free design assistance and construction grants are available from Peninsula Clean Energy.

If the Council decides to adopt a robust Reach building Code for all construction including strong ALMS language, this will significantly curtail future carbon dioxide and methane emissions. The Environmental Protection Agency as well as the Rocky Mountain Institute, one of the leading organizations working towards a carbon free future, have calculated the impact of eliminating fossil fuels. Each new all-electric single family home or apartment will eliminate at least 5 tons of carbon dioxide and other GHG per year, almost 400 tons over a 75 year lifetime. In just the next 5 years of construction approvals in San Mateo, we would see a reduction of Carbon Dioxide of at least 1,000,000 tons, one of the most significant environmental decisions the Council will ever make.

Each cycle of the Building Standards Code is stronger and stronger. The state of California is now working on the 2022 cycle and is considering an all-electric code as baseline. At the last meeting of the California Energy Commission, over 25 individuals and organizations spoke in favor of such a code. The momentum is growing.

PG&E has recognized that "natural" gas - methane - is on the way out, and has also recognized that in the next 2022 Title 24 Building Code cycle, that it is no longer appropriate to oppose elimination of gas in new construction. See this link:

<https://www.greentechmedia.com/articles/read/california-nears-tipping-point-on-all-electric-building-regulations>

Meanwhile, natural gas is becoming a "stranded asset" as utilities give up on natural gas, and cancel gas pipelines:

<https://cleantechnica.com/2020/07/06/gigantic-atlantic-coast-gas-pipeline-done-in-by-humble-household-heat-pump/>

Please adopt the strongest possible Reach Code.

Thank you.