

From: Martin Wiggins [REDACTED]
Sent: Monday, April 11, 2022 8:59 PM
To: Sustainability & Infrastructure Commission
Subject: Comment on 04/13 SIC Agenda Item 2 - Reach Code Amendments

Dear Sustainability & Infrastructure Commission,

Thank you for your time and service, and for taking this comment. My name is Martin Wiggins and I live in Hayward Park. I want to thank staff for this thoughtful report which properly contextualizes the Reach Codes process as part of the City, County, and State's broader efforts to combat climate change. The importance of acting now has just been underscored by the IPCC's latest report, issued on April 4th, which stated, "its now or never" if we are to limit global warming to 1.5 degrees Celsius.

It is with this context that I write to you to urge you to recommend adoption of *some sort* of existing building reach codes. Staff properly notes that new construction is only a small fraction of the building stock. And yet, 100% of our reach codes are focused here - on the least impactful portion of our overall city. Please find a way to cover both existing and new building reach codes by the end of year.

I understand that it is new territory and staff is awaiting further analysis but let's start small (rather than not enacting anything) and build from there. Option #1 for requiring electrical readiness at time of panel upgrade seems to be about the least we could do. By triggering this at the time of upgrade, we are piggybacking onto a capital investment that an owner is already electing to make. Moreover, electrical capacity is the precursor to all other upgrades. Let's at least enact this much, as we further consider the impacts of other options.

As you look to the future of existing building reach codes, please consider the possibility of linking upgrades to property sale. You are likely aware that San Mateo already does this with sewer lateral repairs. Why not require one or more of these options at time of sale (or within 90 days etc)? This reduces the cost burden as it can be rolled into escrow, and is a natural time to do upgrades; when a house is most likely to be unoccupied.

Thanks very much,
Martin Wiggins

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Martin Wiggins

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