

Public Comment for November 7, 2022 Green Building Reach Code Study Session

Dear Mayor Kate, San Rafael Councilmembers and Staff:

I'm writing on behalf of the 80 members of the Marin/Sonoma Building Electrification Squad, several of whom live in San Rafael. I attended the November 7, 2022 Green Building Reach Code Study Session by Zoom but was unable to provide comments due to the meeting ending before all comments could be heard. So, as Mayor Kate requested, I'm submitting our comments by email.

First, I'd like to thank you for conducting the Study Session. We strongly support adoption of all three Green Building Reach Codes by San Rafael as soon as possible, and ideally with a January 1, 2023 effective date.

The goal of the three reach codes is straight forward -- to reduce the greenhouse emissions that are driving climate change. The reach codes address:

- All-electric for New construction
- Enhanced EV charger infrastructure, especially for multifamily dwellings
- Energy targets for renovations of existing buildings

Several other Marin jurisdictions have adopted or are on path to adopt these green reach codes now or in 2023. These include Fairfax, San Anselmo, Marin County, Sausalito, Mill Valley and just last week, Corte Madera. And more are likely to follow.

Implementation, particularly of the All-electric for new construction and EV charger reach codes, isn't controversial and won't require additional staff time to implement compared to the California 2022 Building Code updates that San Rafael is required to adopt. Additionally, the Marin County Sustainability Team will be preparing collateral materials to assist the jurisdictions with implementation of all three reach codes.

Most of the questions and comments about the reach codes I've heard at the numerous public meetings I've attended haven't even been about what's being proposed. Instead, most have been about the potential impacts on existing homeowners – even though existing homes aren't even affected except in the case of a major renovation.

The facts of what is being proposed are that:

- All-electric for New construction is cheaper to build and typically cheaper to operate than combined electric and gas
- Though installing additional EV charging infrastructure will add some up-front cost, this should be more than offset by lower fuel and maintenance costs for EV owners.
- Both MCE and PG&E have confirmed their ability to generate and distribute the electricity needed to support the gradual shift from fossil fuels to electric, which will take decades to complete.

The three Green Building Reach Codes have been widely vetted and are written in ready-to-adopt language. And they are consistent with the recommendations of the Marin Civil Grand Jury Report on Building Electrification.

In conclusion, we urge San Rafael to move ahead with adoption of all three Green Building Reach Codes and especially the All-electric for new construction and enhanced EV charger reach codes. Doing so will help San Rafael achieve its Climate Action Plan and greenhouse gas reduction goals.

The longer we put off the transition away from fossil fuels, the worse our climate crisis will become. And with comparable state or regional action five to seven years off, it's up to local jurisdictions to fill the regulatory time gap. In fact, adopting these reach codes is among the few actions local jurisdictions can take to directly reduce their greenhouse gas emissions.

Thank you again for your leadership. Let's do this!

David Moller

