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Date: September 2, 2025

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*****PRESS RELEASE*****

Board of Supervisors passes Major Renovations Ordinance Setting the Course for an All-Electric Future

Board of Supervisors advances next step in climate action by adopting all-electric major renovations requirements for buildings

San Francisco, CA – Today, the All-Electric Major Renovations Ordinance, sponsored by Board President Rafael Mandelman and co-sponsored by Supervisors Fielder, Melgar, and Mahmood, passed unanimously on final reading and now heads to Mayor Lurie for his signature. The legislation builds upon Supervisor Mandelman's All-Electric New Construction Ordinance and continues the Board President's commitment to a safer, healthier, and more sustainable San Francisco. Under this ordinance, major renovation building projects must go all-electric, improving public health and safety and reducing emissions.

"We can't build the San Francisco of the future with a fuel from the past," said **Board of Supervisors President, Rafael Mandelman**. "This legislation picks up where we left off with the All-Electric New Construction ordinance and affords us the opportunity to eliminate the use of fossil fuels in our existing buildings, improve indoor and outdoor air quality, and make San Francisco a safer, healthier, and more resilient place to live and work. Choosing clean energy is how we build the clean, all-electric City of the future."

Building operations are responsible for nearly half of San Francisco's emissions. Most of these emissions stem from the combustion of methane, more commonly referred to as natural gas, in existing buildings. The combustion of this super pollutant—for heating, cooling, and other building functions—poses significant threats to humans and the planet. In addition to impacts on respiratory and cardiovascular health, natural gas-powered fixtures further exacerbate the climate crisis, increase the risk of fire during

earthquakes, and take significantly longer to get back up and running after seismic events.

“This ordinance protects the health and safety of San Franciscans by phasing out outdated gas systems in major renovations,” said **Tyrone Jue, Director of the San Francisco Environment Department**. “It reduces indoor air pollution, strengthens building safety, and ensures our infrastructure is ready for a cleaner, more resilient future. And as we make our homes safer, we’re also cutting the pollution that fuels the climate crisis because in San Francisco protecting people and protecting the planet go hand in hand.”

“San Francisco is leading the charge towards building a green future for our city,” said **Supervisor Bilal Mahmood**. “Large-scale renovations offer an opportunity to reduce our City’s reliance on fossil fuels, shrink our carbon footprint, and ensure a more sustainable future for all.”

Mechanical systems in existing buildings are customarily upgraded or replaced for many reasons, including deterioration, building expansion, energy efficiency improvements, or building conversions. Targeting gas-powered systems at this point, when the project scope also includes major construction, is the most efficient and inexpensive way to electrify. By requiring buildings undergoing major renovations, a very high bar in the building code, to be rebuilt all-electric, the new ordinance helps San Francisco decarbonize its existing building stock in the most cost-effective way.

"Building decarbonization is essential if we are going to have a fighting chance against climate change," said **Supervisor Jackie Fielder**. "I am proud that San Francisco is showing leadership on this important environmental issue by expanding our building decarbonization requirements to include major renovations."

San Francisco is already going all-electric. The City’s successful Climate Equity Hub has completed 26 projects/installs and has 45 in progress, targeting lower-income families with cost-free electric appliance installations. Affordable housing projects like Casa Adelante, Maceo May, 400 China Basin, and Transbay 2 West senior housing have been built all-electric, providing the community with healthier, safer, all-electric buildings. And the renovation of a small residential project in the Mission District by the Mission Economic Development Association (MEDA) has replaced gas appliances with all-electric ones in both the existing building and in its new additions. In fact, throughout the State, the vast majority of new construction projects are all-electric.

The ordinance is the result of over two years of planning and outreach. Engaged stakeholders include the Building Operations Task Force, developers, nonprofits, tenants' right organizations, contractors, unions, and professional/housing associations. The passage of this legislation moves the City one step closer to electrifying all of San Francisco's buildings, which is key to San Francisco meeting its ambitious goal of net zero emissions by 2040. The ordinance will take effect in July 2026.

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