

## Suzanne Park

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**From:** Sharon Refvem <srefvem@hpsarch.com>  
**Sent:** Friday, August 7, 2020 4:24 PM  
**To:** Suzanne Park; reachcodes@sunnyvale.ca.gov  
**Subject:** RE: Reach Code Announcement  
**Attachments:** AIACA Electrification letter Final.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

ATTN: Email is from an external source; Stop, Look, and Think before opening attachments or links.

Hello,

I have reviewed Sunnyvale's Reach Code plans and responded to the survey's. Thank you for recognizing the importance of accelerating the adoption of all-electric building standards.

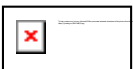
The state is rapidly moving towards this goal, which will make the existing gas infrastructure an increasingly stranded asset. I support a full gas ban as soon as possible. By taking this step now, in addition to health, safety, and welfare benefits, the City of Sunnyvale will be saving residents and businesses considerable future retrofit expense. Even PG&E supports avoiding investments in new gas infrastructure based on the state's long-term decarbonization goals. Here are two articles on PG&E's position: [Bloomberg Law](#) and [GreenTech Media](#).

I currently serve as the Vice-Chair of AIA California's Committee on the Environment and have attached the letter that AIA California recently wrote to the CEC in support of an accelerated timeline for all-electric building requirements in the code for your reference.

Thank you for your foresight and action.

Sharon Refvem

**Sharon Refvem, FAIA, LEED Fellow**  
Senior Associate | Director, Sustainability Resource Group



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**From:** Suzanne Park [mailto:SPark@sunnyvale.ca.gov]  
**Sent:** Thursday, July 30, 2020 9:40 AM  
**To:** Suzanne Park <SPark@sunnyvale.ca.gov>  
**Subject:** Reach Code Announcement

[Reach Codes Head to Sustainability Commission, Planning Commission, and City Council](#)

We are pleased to inform the community of the next phase in the preparation of Reach Codes for the City of Sunnyvale.

A Reach Code is a local building energy code that “reaches” beyond the state minimum requirements for energy use in building design and construction, and that leads the way to cleaner air, climate solutions, and renewable energy. Many communities are considering Reach Codes to assist with the reduction of greenhouse gas emissions by promoting electric energy use over natural gas energy use; some communities are taking aggressive steps to minimize new gas energy hookups.

Community members can comment on the preliminary program through [two online surveys](#) available until August 10. Two short videos on the [City’s YouTube channel](#) explain the proposed codes. Final recommendations will include community input and reflect the [City's Climate Action goals](#). They will be considered by the Sustainability Commission on August 17, 2020, the Planning Commission on September 14, 2020, and City Council on October 27, 2020.

The public is invited to [Email us to receive updates or to provide feedback](#).



**Suzanne Park, P.E., CBO**  
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July 22, 2020

California Energy Commission  
Docket Unit, MS-4  
1516 Ninth Street  
Sacramento, CA 95814-5512

**Re: Docket No. 19-BSTD-03**

The American Institute of Architects California (AIA CA), an association of 11,000 architects in California, supports the adoption of an all-electric code for residential and commercial buildings in the 2022 update of the Energy Code.

Last year, our national component adopted a policy supporting urgent climate action as a health, safety, and welfare issue and an exponential acceleration of the 'decarbonization' of buildings. Aligned with this resolution, AIA CA supports required electrification of new construction for the 2022 Title 24 currently in development, as the most effective means to decarbonization. We believe that the move toward electrification is quickly moving 'mainstream' – as evidenced by the dozens of California cities which have approved electrification reach codes. We have supported these forward thinking codes now in place, and our members are currently working with dozens more cities across the state on the same trajectory.

We appreciate that the California Energy Commission is mandated to minimize the cost of energy services to Californians. We believe that for virtually all commercial and institutional buildings today in California, required electrification is consistent with that mandate, since numerous CEC commissioned studies have found that electrification is the lowest cost and least risk pathway to achieve the State's legislated climate goals by 2045. AIA CA believes that the necessary transition to this path must begin with the 2022 update to Title 24. Failure to make this course correction early would result in a continuation of the installation of equipment and infrastructure that will quickly become obsolete and thus have to be replaced before its end of life, which would waste taxpayer money and thus be contrary to the cost effectiveness requirements of the Warren-Alquist Act. Future renovation and replacement costs must be included in cost effectiveness analysis when considering continued onsite combustion in

buildings. While we recognize that there are some very limited circumstances where 100% electrification may not currently be feasible, we believe that the T24 standard can be written to provide the flexibility to address these particular situations while keeping the vast majority of new construction all electric.

Delaying electrification until the 2025 code cycle would leave less than 20 years to retrofit millions of existing buildings across California by the 2045 deadline. Retrofits are inherently more costly, time consuming, and disruptive to owners and tenants than if buildings were electrified from the start. For example, the Governor has set a goal of building 3.5 million new housing units by 2025. These should be built for full electrification right from the start rather than passing electrification retrofit costs on to future Californians.

The health, safety, and equity issues of fuel combustion in buildings are also a serious concern. Indoor and outdoor air pollution disproportionately impact disadvantaged communities and communities of color, and California continues to lead the nation in air pollution and its health impacts. These structural inequities must be addressed with urgency. Fossil fuel combustion in buildings release seven times more NOX pollution than do all of California's power plants, and UCLA research has demonstrated serious health impacts from combustion inside homes. A 2019 CEC report by Berkeley Economic Advising and Research found the "benefits of electrification significantly outweigh the costs" and "more dramatically, the public health benefits are greater...for disadvantaged communities and contribute to reducing inequality." The health related costs of combustion in buildings are significant and part of the CEC's responsibility to develop an energy code that works for all Californians.

Fortunately, solutions are readily available. All-electric buildings of all types and sizes are being designed today by AIA CA member architects across the state. They use efficient electric appliances that run on California's rapidly expanding clean renewable energy supply supplemented with solar. Rapid advances in energy storage and demand flexibility continually make our electric grid more efficient and affordable. Electrification will reduce carbon emissions and other pollutants, improve health outcomes, lower energy costs, help mitigate fire risk, and aid California in meeting its legislated carbon reduction targets. The 2022 code will become effective on January 1<sup>st</sup>, 2023, and that is high time for a Title 24 that is definitive in requiring electrification

Sincerely,

A handwritten signature in black ink, appearing to read 'Debra Gerod', with a stylized flourish at the end.

Debra Gerod, FAIA  
AIA CA President