



September 16, 2019

Honorable Mayor Sam Liccardo and Members of the San José City Council
200 East Santa Clara Street
San José, CA 95113

RE: Council Agenda: 9/17/19, Item: 7.2: Reach Code

Dear Mayor Liccardo and Councilmembers Jones, Jimenez, Peralez, Diep, Carrasco, Davis, Esparza, Arenas, Foley and Khamis,

Mothers Out Front South Bay strongly supports the new version of the reach code outlined in the 9/13/19 Memorandum by Mayor Liccardo and Councilmembers Peralez, Diep, Carrasco and Davis. We appreciate their climate leadership and hope the entire Council will join together to adopt their 10 recommendations to ensure that San Jose passes the strongest, more equitable reach code of any major U.S. city.

We especially applaud **recommendations #2** (to use higher compliance margins to incentivize all-electric construction) and **#4** (requiring at least 70% EV capable spaces). The former will protect residents' health by eliminating the indoor air pollution generated by fossil gas. The latter will significantly reduce barriers to EV adoption, making EV ownership more accessible to those living in multi-family units and avoiding the \$5670 it would cost to retrofit each parking space after construction is complete.

To build on **recommendation #9**, to ensure that developers thoroughly explore and consider the all-electric option, **we hope that Council will also direct ESD to convene a technical round table of electric building experts by November 15, 2019.**

With only 11 years left to dramatically accelerate the transition away from climate-destroying fossil fuels to clean renewable energy, we need to use every tool in the toolbox. Passing a strong reach code, and then **supporting developers to choose the all-electric route**, is one of the most impactful things you can do to reduce our city's greenhouse gas emissions and protect residents' health, safety, and pocketbooks.

As one of the model climate-smart cities around the country, and the Capitol of Silicon Valley, all eyes are on San Jose. You have the opportunity to **set an example** for other big cities to follow. We hope you'll seize that opportunity with vision and courage, and know that we in the community have your backs.

Please be climate smart: vote for the strengthened reach code, support with a technical round table, and help us preserve a livable climate for all children.

Thank you!

Linda Hutchins-Knowles for the Mothers Out Front South Bay team

Please support the Mayor's Reach Code proposal (Agenda item 7.2)

[Stacy Dever Levy](#)

Mon 9/16/2019 3:07 PM

To:

The Office of Mayor Sam Liccardo;City Clerk;Agendadesk;District1

Dear Councilmember Jones,

As a mother and mental health provider, I am deeply concerned about climate stability, air quality, and equity, I'm writing to ask you to **support Mayor Liccardo's strengthened Reach Code proposal**. This is a very important policy initiative that will **incentivize the construction of all-electric (no gas) buildings** in San Jose (dramatically reducing greenhouse gas emissions) as well as **ensure that all parking spaces in multi-family dwellings are at least EV-ready** (reducing barriers to EV adoption).

Please **#ReachForTheFuture** by supporting this strengthened reach code. Thank you for helping to preserve a livable climate.

Sincerely yours,
Stacy Levy

DISTRICT 1

From: Walter Hudson

Sent: Monday, September 16, 2019 1:14 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>; Peralez, Raul <Raul.Peralez@sanjoseca.gov>

Subject: Please Support the Reach Code proposal

Dear Civic Leaders of San JOse:

As a citizen, father, homeowner but mostly as a father and grandfather I am writing express my deep concern about climate stability, air quality, and equity, and so I'm asking you to support Mayor Liccardo's strengthened **Reach Code proposal that is on the City Council agenda for Tuesday.**

This is a very important policy initiative that positively emphasizes our much needed response to the effect of climate change on our city.

Two Big Points:

1. **The construction of all-electric (no gas) buildings** in San Jose will dramatically reduce greenhouse gas emissions from our region as well.
2. This measure **ensures that all parking spaces in multi-family dwellings are at least EV-ready** (reducing barriers to EV adoption).

Thank you for helping to preserve a livable climate for all our children.

Sincerely yours,
W. L. Hudson

From: Julie Allingham

Sent: Monday, September 16, 2019 1:28 PM

To: Arenas, Sylvia <sylvia.arenas@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; McGarrity, Patrick <Patrick.McGarrity@sanjoseca.gov>

Cc: Ruth Merino <Julie Allingham

Subject: RE: City Council Meeting 9/17 Item 7.2 Reach Code – SUPPORT for the Recommendations in the 9/13/19 Memorandum to City Council

Hello Sylvia,

As a long-time resident of District 8, and Vice-Chair of San Jose Community Energy Advocates, I'm reaching out to thank you for your past support of our group's advocacy for SJCE, and encourage you to be equally bold in your support for a strong Reach Code. From your thoughtful questions and comments at last week's T&E meeting, I can see that you understand that the building code is a powerful driver for achieving many of the city's Climate Smart goals.

This is a key moment!

As you know, from my comments at the Transportation and Environment, **I believe it's essential that San Jose adopt a Reach Code that doesn't just encourage a gradual move away from gas in buildings, but is strong enough to actually drive very high levels of building electrification and preparation for the EV transition in all new buildings starting in January 2020.**

As I see it, the Mayor's memorandum of 9/13 shows bold leadership and achieves those goals in a cost-effective and flexible way that will maximize effectiveness, and I hope you'll support this recommendation. I agree with the more detailed letters being submitted by Fossil Free Buildings SV and others, and believe this will greatly advance the building code to make our homes and buildings safer, healthier, and more affordable, as well as being a critical enabler toward our Climate Smart commitments.

The Silicon Valley community is innovative and forward-thinking, and over eighty per cent of your Santa Clara County constituents are aware of and concerned about Climate Change. They are here to support you and the SJ Council!

Sylvia – I appreciate your consideration of my comments, and your service to San Jose and District 8.

Best,

Julie Allingham

D8 Resident

Vice-Chair, San Jose Community Energy Advocates (SJCEA)

From: Rebecca & Thomas

Sent: Monday, September 16, 2019 3:12 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Agendadesk <Agendadesk@sanjoseca.gov>; District9 <district9@sanjoseca.gov>

Subject: Please support the mayor's Reach Code proposal

Dear Councilmember Foley,

As a father and citizen deeply concerned about the climate crisis, air quality, and equity, I'm writing to ask you to **support Mayor Liccardo's strengthened Reach Code proposal**. This is a very important policy initiative that will **incentivize the construction of all-electric (no gas) buildings** in San Jose (dramatically reducing greenhouse gas emissions) as well as **ensure that all parking spaces in multi-family dwellings are at least EV-ready** (reducing barriers to EV adoption).

I also ask that you propose a complementary policy that would require any developer seeking to build a building in San Jose with gas to **submit a cost-comparison analysis**, showing what the project would cost to build all-electric vs. with mixed-fuel (both electric and gas). And in order to increase technology awareness of cost-effective, all-electric alternatives to fossil-gas appliances, ask the City Manager to **direct funding for professional development training in these technologies** to the leaders of the Planning and Building Departments, as well as to building permit reviewers and related staff.

Thank you in advance for supporting a strong reach code and helping to preserve a livable climate for all children.

Sincerely yours,
Thomas Habermann

District 9
Mothers Out Front South Bay

From: Deborah St. Julien [

Sent: Monday, September 16, 2019 4:23 PM

To: District 10 <District10@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>;
agendadesk@sanjose.gove

Subject: Please support the Mayor's Reach Code proposal (Agenda item 7.2)

Dear Councilmember Khjamis:

As a mother, health care provider [Nurse practitioner], and just someone who understands what a climate crisis we are in, I am deeply concerned about climate stability, air quality, and equity, I'm writing to ask you to **support Mayor Liccardo's strengthened Reach Code proposal**. This is a very important policy initiative that will **incentivize the construction of all-electric (no gas) buildings** in San Jose (dramatically reducing greenhouse gas emissions) as well as **ensure that all parking spaces in multi-family dwellings are at least EV-ready** (reducing barriers to EV adoption).

Please **#ReachForTheFuture** by supporting this strengthened reach code. Thank you for helping to preserve a livable climate for all children.

Sincerely yours,

Deborah St. Julien

District 10

Mothers Out Front South Bay

RebeccaHabermann <

Today, 2:58 PM

The Office of Mayor Sam Liccardo;
City Clerk;
Agendadesk;
District9

Dear Councilmember Foley,

As a mother and citizen deeply concerned about the climate crisis, air quality, and equity, I'm writing to ask you to **support Mayor Liccardo's strengthened Reach Code proposal**. This is a very important policy initiative that will **incentivize the construction of all-electric (no gas) buildings** in San Jose (dramatically reducing greenhouse gas emissions) as well as **ensure that all parking spaces in multi-family dwellings are at least EV-ready** (reducing barriers to EV adoption).

I also ask that you propose a complementary policy that would require any developer seeking to build a building in San Jose with gas to **submit a cost-comparison analysis**, showing what the project would cost to build all-electric vs. with mixed-fuel (both electric and gas). And in order to increase technology awareness of cost-effective, all-electric alternatives to fossil-gas appliances, ask the City Manager to **direct funding for professional development training in these technologies** to the leaders of the Planning and Building Departments, as well as to building permit reviewers and related staff.

Thank you in advance for supporting a strong reach code and helping to preserve a livable climate for all children.

Sincerely yours,
Rebecca Habermann
District 9
Mothers Out Front South Bay

REACH Code proposal-SUPPORT

John Fioretta

Today, 1:49 PM

The Office of Mayor Sam Liccardo;City Clerk;Agendadesk;District3
Inbox

Dear Council member Peralez,

I'm a constituent and am greatly concerned about climate change. That's why I'm asking you to support Mayor Liccardo's strengthened REACH Code proposal to incentivize construction of all-electric buildings in San Jose. Doing so will result in decreased greenhouse gas emissions as well as insure that multi-family dwellings are EV-ready. These are two more steps the City can take to save our climate.

Thank you for your service and consideration. Respectfully,

John Fioretta

9/17/19 Agenda Items 7.2 and 7.3: Please Support Climate Resolution and Strong Reach Codes

Dave Poeschel

Mon 9/16/2019 1:17 PM

To:

Agendadesk;The Office of Mayor Sam Liccardo;District1;District2;District3;District4;District5;District 6;District7;District8; District9;Johnny Khamis <Disrtict10@sanjoseca.gov>;City Clerk

Inbox

Dear San Jose Mayor Liccardo and Council Members,

Please acknowledge the urgency needed to address our climate crisis (Item 7.3) and step up efforts by passing strong fossil-fuel-free building reach codes (Item 7.2). I appreciate the authors' of the recommendations in the 9/13 memorandum desire to strive beyond the staff recommendations.

Thank you all for taking San Jose to a leadership role in addressing our global methane and carbon dioxide pollution problem.

David Poeschel



The Campaign for Fossil Free Buildings in Silicon Valley

350 Silicon Valley, Acterra, Carbon Free Silicon Valley, Carbon Free Palo Alto, Carbon Free Mountain View, Citizens' Climate Lobby San Mateo County, Citizens' Environmental Council of Burlingame, Clean Coalition, Climate Reality Santa Clara County, Coltura, Fossil Free Mid-Peninsula, Menlo Spark, Menlo Together, Mothers Out Front South Bay, Pacifica Climate Committee, Peninsula Interfaith Climate Action, Project Green Home, Sierra Club Loma Prieta Chapter, Sustainable San Mateo County, Sustainable Silicon Valley, and Sunnyvale Cool.

September 16, 2019
Mayor Sam Liccardo and City Councilmembers
San José City Hall
200 E. Santa Clara St.
San José, CA 95113

Via email: agendadesk@sanjoseca.gov

RE: City Council Meeting 9/17 Item 7.2 Reach Code – SUPPORT for the Recommendations in the 9/13/19 Memorandum to City Council

Dear Mayor Liccardo and City Councilmembers:

On behalf of the Campaign for Fossil Free Buildings in Silicon Valley (“FFBSV”), this letter expresses our strong support for the proposed Reach Code with the recommendations made in the September 13 memo to City Council. With those recommendations, this policy will greatly advance building codes to make our homes and buildings safer, healthier, and more affordable, as well as help meet [Climate Smart San José](#) goals. ***Adopting this Reach Code is the single biggest climate action that the city can take this year.***

FFBSV members have a strong interest in ensuring successful adoption of similar initiatives by all cities and municipal governments throughout Santa Clara and San Mateo Counties, including and especially the largest city in the region, San José. San Jose’s leadership will encourage many other cities to follow suit, greatly accelerate the all-electric building market development in our area and deliver a strong message to the California Energy Commission that California communities need and want the support of strong low carbon building standards across the state.

The Campaign for Fossil Free Buildings in Silicon Valley aims to accelerate a phase-out of fossil fuels including natural gas from all buildings in Silicon Valley. The Reach Code initiative is a priority for FFBSV, because as you are aware, a swift transition away from fossil fuel use is necessary to avoid the very worst and irreversible impacts of climate change. For example, the 2018 Special Report from the Intergovernmental Panel on Climate Change (IPCC, <https://www.ipcc.ch/sr15/>) finds that ***we must dramatically reduce Greenhouse Gas (GHG) emissions by 2030 through rapid, far-reaching, and unprecedented measures.***

The recommendations set forth in the September 13th Memorandum from Mayor Liccardo and Councilmembers Peralez, Diep, Carrasco, and Davis are critical improvements to the staff proposal (Draft 8/21/19) to maximize the effectiveness of the Reach Code. In particular, we are very supportive of the main elements:

- **Restore the higher efficiency standards** (“compliance margins” from the July 2019 draft) for any fossil fuel use in all building sectors.

- Return to Council by October 2019 with policies **requiring all-electric** municipal construction, single-family homes, multi-family buildings up to 3 stories, and ADUs; and explore all electric policies for multi-family buildings 4 -7 stories by January 2020.
- Provide **annual reports** on Reach Code implementation (e.g. what percent of projects avoid fossil fuel use, whether unexpected issues arise, and estimates of carbon emissions reduced).
- **Increased access to EV Charging** for future tenants of new multi-family buildings; including the proposed **hardship exemption** (for permanent supportive housing and housing built for up to 30% AMI).
- Exploration within six months of:
 - Funding and other opportunities to Install solar, battery storage, and EV Charging in new **affordable housing**, and several other worthwhile elements; and
 - Options for potential **fee and tax reductions for new all-electric** high-rise multi-family and commercial building construction.
- Explore additional opportunities to **support EVs for low-income families**, including a parking management initiative that could reduce parking requirements allowing significant savings that could be applied to EV chargers; and EV Car Share opportunities.
- Develop a plan for **technical assistance** to multifamily projects in support of all-electric buildings.

We hope that this strong reach code will incentivize all-electric construction, given that all-electric construction, even of high-rises, is now not only entirely feasible but also more cost-effective than building with mixed fuel. We support the Mayor and Council Member’s recommendation # 9 in their September 13 memo, ensuring that developers thoroughly explore and consider the all-electric option, with “technical assistance to multifamily project developers and the greater community.” **We suggest that Council also direct ESD to convene a technical round table of electric building experts before November 15, 2019** to help the City develop additional ways to encourage developers who might still prefer to build mixed-fuel buildings in San Jose to give all-electric due consideration.

We believe that with the above recommended supplements to the Reach Code, this effort will be one of the most impactful climate mitigations that San José can take since adopting community choice energy for cleaner electricity. We are grateful to the City of San José and their partners for having created this Reach Code for clean and healthy building and EV standards that will save money and create safer communities. We urge you to support these important recommendations this Tuesday. Thank you for considering these comments.

Sincerely,

Karen Warner Nelson, Chair, Climate Reality: San Jose/Santa Clara County
 Linda Hutchins-Knowles, Mothers Out Front South Bay
 Kat Wilson, Climate Reality Project, Santa Clara County
 Ruth Merino, Chair, San Jose Community Energy Advocates
 James Tuleya, Chairperson, Carbon Free Silicon Valley
 Dashiell Leeds, Sierra Club Loma Prieta Chapter
 Gary Latshaw, Ph.D., Chair of Guadalupe Regional Group of the Sierra Club
 Nicole Kemeny, 350 Silicon Valley
 Janet Walworth, Peninsula Interfaith Climate Alliance
 Bret Anderson, Carbon Free Palo Alto
 Carol Cross, Fossil Free Mid-Peninsula
 Doug Silverstein, Citizens Environmental Council of Burlingame
 IdaRose Sylvester, Fossil Free Buildings Campaign Manager, Menlo Spark
 Diane Bailey, Executive Director, Menlo Spark

Cc:

Ken Davies, Interim Deputy Director, Climate Smart San José, City of San José - Environmental Services Department

Julie Benabente, Environmental Services Program Manager, Sustainability & Compliance Division, Environmental Services Department

Lori Mitchell, Director, San José Clean Energy

Sean Denniston, NBI

Panama Bartholomy, California Building Decarbonization Coalition



**Santa Clara County
DEMOCRATIC PARTY**

2901 Moorpark Avenue, Suite 110, San Jose, CA 95128
Volunteer: 408-455-9500 or volunteer@sccdp.org

REGISTER and VOTE BY MAIL

September 16, 2019

Sent Via Email to Mayor Liccardo, San Jose City Council Members, and the City Clerk

Re: Item 7.2 on your September 17, 2019 Agenda (Building Reach Code for New Construction)

Dear Mayor Liccardo and Members of the San Jose City Council,

I am forwarding to you the attached copy of a resolution passed on September 5, 2019 by our Santa Clara County Democratic Central Committee. The resolution states that “the Santa Clara County Democratic Party supports the adoption of local ordinances (sometimes known as “Reach Codes”) in 2019 that incentivize or require the construction of new buildings that are all-electric or ‘all-electric ready’ and that are pre-wired for electric vehicles.”

As you consider action this week on the above-referenced item, we urge you to adopt a strong reach code that meets or exceeds the standards set forth in our attached resolution. We hope you will join Santa Clara County Democrats in taking **bold action** to confront the climate crisis, on behalf of our younger generation and all Santa Clara County residents, by adopting a strong reach code.

Please feel free to contact me regarding this or any other matter by email to chair@sccdp.org.

Regards,

Bill James
Chair, Santa Clara County Democratic Party

Resolution Regarding Reach Codes in Santa Clara County

WHEREAS the Santa Clara County Board of Supervisors voted on August 27, 2019 to declare a climate emergency; and

WHEREAS the Santa Clara County Democratic Party Platform (SCCDPP) recognizes the importance of protecting and empowering vulnerable and underrepresented demographic groups, and notes that persons under the age of 18 are the most underrepresented group in our society, and that today's young people are highly vulnerable to future climate disruption that their generation has done little to cause; and

WHEREAS the SCCDPP explicitly encourages local government to require new development to meet rigorous LEED (Leadership in Energy and Environmental Design) or green building standards and Reach Codes are a way for cities to go beyond the state's energy efficiency requirements for new buildings;

THEREFORE BE IT RESOLVED that the Santa Clara County Democratic Party supports the adoption of local ordinances (sometimes known as "Reach Codes") in 2019 that incentivize or require the construction of new buildings that are all-electric or "all-electric ready" and that are pre-wired for electric vehicles; and

BE IT FURTHER RESOLVED that we call on all Democrats, particularly those who serve as elected officials at the town, city or County level, to demonstrate their commitment to the environment and our youth by actively supporting the adoption of strong reach codes in their community.

Adopted by the Santa Clara County Democratic Central Committee on September 5, 2019

Support the Mayor's Reach Code proposal! (Agenda item 7.2)

helen d

Yesterday, 5:44 PM

District1;

The Office of Mayor Sam Liccardo;

City Clerk;

Agendadesk

Inbox

Dear Councilmember Chappie Jones:

As a high schooler in San Jose, deeply concerned about climate stability, air quality, equity, and a livable future post-climate crisis, I'm writing to ask you to please **support Mayor Liccardo's strengthened Reach Code proposal**. This policy initiative will **incentivize the construction of all-electric (no gas) buildings** in San Jose (dramatically reducing greenhouse gas emissions) as well as **ensure that all parking spaces in multi-family dwellings are at least EV-ready** (reducing barriers to EV adoption).

Please **#ReachForTheFuture** by supporting this strengthened reach code. Thank you for helping to preserve a livable climate for all people and children.

Sincerely yours,
Helen Deng

DISTRICT 1

Please support the Mayor's Reach Code proposal (Agenda item 7.2)

[Isabelle Y. Chappuis](#)

Mon 9/16/2019 7:29 PM

To:

District4;

The Office of Mayor Sam Liccardo;

City Clerk;

Agendadesk

Dear Councilmember Lan Diep:

As a mother and educator, I am deeply concerned about climate stability, air quality, and equity. I'm writing to ask you to **support Mayor Liccardo's strengthened Reach Code proposal**. This is a very important policy initiative that will **incentivize the construction of all-electric (no gas) buildings** in San Jose (dramatically reducing greenhouse gas emissions) as well as **ensure that all parking spaces in multi-family dwellings are at least EV-ready** (reducing barriers to EV adoption).

Please **#ReachForTheFuture** by supporting this strengthened reach code. Thank you for helping to preserve a livable climate for all children.

Sincerely yours,
Isabelle Yê-Chi Chappuis

DISTRICT 4
Mothers Out Front South Bay

In support of SUPPORT for the Proposed Reach Code, dated 9132019

Mary Williams

Mon 9/16/2019 11:40 PM

To:

The Office of Mayor Sam Liccardo;

District1;

District2;

District3;

District4;

District5;

District 6;

District7;

District8;

District9;

District 10

Cc:

Agendadesk;

City Clerk;

Silicon Valley Energy Watch;

Romanow, Kerrie

Mayor Sam Liccardo and City Councilmembers,

I support for the Mayor's Reach Code proposal that will move San Jose toward healthier and safer new homes and buildings and address the climate change crisis in a number of important actions for GHG emission reduction.

I believe the Mayor's proposal is a valuable way to engage in Reach Codes for the first time with strong standards that begin the process of building decarbonization and adoption of EVs via infrastructure expansion. While moving to fossil free buildings that are all electric is our ultimate goal, the Mayor's proposal solidly moves us in that direction.

I urge you to support his proposal, unchanged by modifications that would reduce its effectiveness.

Thank you,

Mary Williams

District 1 resident

Please support Mayor's strengthened reach code (Agenda item 7.2)

[Linda Hutchins-Knowles](#)

Tue 9/17/2019 1:16 AM

To:

District9

Cc:

City Clerk;

Agendadesk

Dear Councilmember Foley,

As a mother of a child with asthma who is also deeply concerned about climate stability, air quality, and equity, I'm writing to ask you to **support Mayor Liccardo's strengthened Reach Code proposal**. This is a very important policy initiative that will **incentivize the electrification of new buildings** in San Jose (reducing greenhouse gas emissions and improving indoor air quality) as well as **ensure that at all parking spaces in multi-family dwellings are EV-ready** (reducing barriers to EV adoption and promoting equity).

I know that you strive to be a climate champion: this is a great way to be one!

Thank you in advance for doing all you can to preserve a livable climate for all children.

Sincerely yours,

Linda Hutchins-Knowles

Cambrian neighborhood

San Jose 95118

*"it is time **now** to play the save-the-world symphony.
I don't know what instrument you hold, but . . . play it
as best you can and find your place in the score.
You don't have to play a solo here."*

—[Sandra Steingraber](#) (my hero)

----- Forwarded Message -----

From: Susan Butler-Graham <

To: "District9@sanjoseca.gov" <District9@sanjoseca.gov>; "mayoremail@sanjoseca.org" <mayoremail@sanjoseca.org>; "cityclerk@sanjoseca.org" <cityclerk@sanjoseca.org>;

"agendadesk@sanjoseca.org" <agendadesk@sanjoseca.org>

Sent: Sunday, September 15, 2019, 1:22:31 PM PDT

Subject: Please support the mayor's Reach Code proposal

Dear Councilmember Foley,

As a mother, grandmother, and retired teacher deeply concerned about the climate crisis, air quality, and equity, I'm writing to ask you to **support Mayor Liccardo's strengthened Reach Code proposal**. This is a very important policy initiative that will **incentivize the construction of all-electric (no gas) buildings** in San Jose (dramatically reducing greenhouse gas emissions) as well as **ensure that all parking spaces in multi-family dwellings are at least EV-ready** (reducing barriers to EV adoption).

I also ask that you propose a complementary policy that would require any developer seeking to build a building in San Jose with gas to **submit a cost-comparison analysis**, showing what the project would cost to build all-electric vs. with mixed-fuel (both electric and gas). And in order to increase technology awareness of cost-effective, all-electric alternatives to fossil-gas appliances, ask the City Manager to **direct funding for professional development training in these technologies** to the leaders of the Planning and Building Departments, as well as to building permit reviewers and related staff.

Thank you in advance for supporting a strong reach code and helping to preserve a livable climate for all children.

Sincerely yours,

Susan Butler-Graham

District 9

Mothers Out Front South Bay

Sent from my iPhone



September 16, 2019

Honorable Mayor Sam Liccardo and Members of the San José City Council
200 East Santa Clara Street
San José, CA 95113

RE: Council Agenda: 9/17/19, Item: 7.2: Reach Code

Dear Mayor Liccardo and Councilmembers Jones, Jimenez, Peralez, Diep, Carrasco, Davis, Esparza, Arenas, Foley and Khamis,

Mothers Out Front South Bay strongly supports the new version of the reach code outlined in the 9/13/19 Memorandum by Mayor Liccardo and Councilmembers Peralez, Diep, Carrasco and Davis. We appreciate their climate leadership and hope the entire Council will join together to adopt their 10 recommendations to ensure that San Jose passes the strongest, more equitable reach code of any major U.S. city.

We especially applaud **recommendations #2** (to use higher compliance margins to incentivize all-electric construction) and **#4** (requiring at least 70% EV capable spaces). The former will protect residents' health by eliminating the indoor air pollution generated by fossil gas. The latter will significantly reduce barriers to EV adoption, making EV ownership more accessible to those living in multi-family units and avoiding the \$5670 it would cost to retrofit each parking space after construction is complete.

To build on **recommendation #9**, to ensure that developers thoroughly explore and consider the all-electric option, **we hope that Council will also direct ESD to convene a technical round table of electric building experts by November 15, 2019.**

With only 11 years left to dramatically accelerate the transition away from climate-destroying fossil fuels to clean renewable energy, we need to use every tool in the toolbox. Passing a strong reach code, and then **supporting developers to choose the all-electric route**, is one of the most impactful things you can do to reduce our city's greenhouse gas emissions and protect residents' health, safety, and pocketbooks.

As one of the model climate-smart cities around the country, and the Capitol of Silicon Valley, all eyes are on San Jose. You have the opportunity to **set an example** for other big cities to follow. We hope you'll seize that opportunity with vision and courage, and know that we in the community have your backs.

Please be climate smart: vote for the strengthened reach code, support with a technical round table, and help us preserve a livable climate for all children.

Thank you!

Linda Hutchins-Knowles for the Mothers Out Front South Bay team



September 11, 2019

City Council of San Jose
200 E. Santa Clara St.
San Jose, California 95113

Dear City Council of San Jose,

The California Energy Commission (CEC) is the State's primary energy policy and planning agency. The CEC is responsible for developing the statewide building energy code and has maintained the most ambitious state energy code in the country for the last 40 years. Building energy codes, along with other key efficiency policies, have kept per capita energy use flat, reduced pollution, increased solar and storage deployment, and helped reduce costs for ratepayers.

Many of the most important statewide energy codes were not implemented by regulatory staff at the CEC first, but instead were initially implemented in local communities through utility programs and local building code. For example, over a half dozen local jurisdictions adopted mandatory solar codes before the statewide version was adopted by the CEC. Local leadership has played an instrumental role in advancing statewide energy policy.

The CEC is responsible for reviewing energy codes adopted by local jurisdictions before they become enforceable. The review focuses on whether the code is more stringent than the statewide energy code and whether the jurisdiction studied the cost effectiveness of their code and found it to be cost-effective. Should the City of San Jose implement the code it is considering, the CEC will certainly use the resulting experience and data to inform statewide policy, as we have in the past. This information is particularly useful as we look forward at new policies and approaches to achieve statewide carbon neutrality by 2045. Thank you for your leadership in reducing pollution and energy use in California. We look forward to working with you.

If you have any questions about the CEC review process please contact Gabriel Taylor at

Sincerely, 


David Hochschild
Chair
California Energy Commission

Please support the mayor's Reach Code proposal

Hoai-An

Tue 9/17/2019 12:46 PM

To:

The Office of Mayor Sam Liccardo;District1;District2;District3;District4;District5;District 6District7;District8;District9; District 10Cc:

City Clerk;

Agendadesk

Dear Councilmember Peralez,

As a climate activist for over 4 1/2 years and recently moved to San Jose, deeply concerned about the climate crisis, air quality, and equity, I'm writing to ask you to **support Mayor Liccardo's strengthened Reach Code proposal**. This is a very important policy initiative that will **incentivize the construction of all-electric (no gas) buildings** in San Jose (dramatically reducing greenhouse gas emissions) as well as **ensure that all parking spaces in multi-family dwellings are at least EV-ready** (reducing barriers to EV adoption).

I also ask that you propose a complementary policy that would require any developer seeking to build a building in San Jose with gas to **submit a cost-comparison analysis**, showing what the project would cost to build all-electric vs. with mixed-fuel (both electric and gas). And in order to increase technology awareness of cost-effective, all-electric alternatives to fossil-gas appliances, ask the City Manager to **direct funding for professional development training in these technologies** to the leaders of the Planning and Building Departments, as well as to building permit reviewers and related staff.

You haven't heard much from me yet (except on Twitter!) but I and others have been hard at work getting the word to get people to today's meeting.

The youth organizers and other climate volunteers (including me) at Silicon Valley Youth Action (organizing the climate strike this Friday) are keen to see the mayor's proposal adopted. Many are high school students too young to vote. Vote for the mayor's proposal to protect their future. In addition to the reach code, we need to work on ways to sequester carbon (pull carbon out of the atmosphere). We need to declare a climate emergency and do our best to work on carbon sequestration such as carbon farming. Please declare an

emergency now.

Thank you in advance for supporting a strong reach code and helping to preserve a livable climate for all children.

Sincerely,

Hoai-An Truong

District 3

Mothers Out Front South Bay

Sent by carrier pigeon

*** 350ppm *** 350ppm *** 350ppm *** 350ppm *** 350ppm

ALL HANDS ON DECK!
Climate Action: Do it for everyone you LOVE!

Food as Climate Action: Changing how we eat, how we farm (carbon farming!), and reducing food waste are some of the FASTEST and easiest ways to REVERSE climate change

.

#WeCanSolveThis: Surprising Solutions to The Climate Crisis from Project Drawdown
<https://www.youtube.com/watch?v=fH10qkL-SK0>

Support Divestment & Public Banking to defund the fossil fuel industry, protect indigenous and other at-risk communities AND put money back into our local economy!
<http://publicbanksantarosa.org>



July 23, 2019

Honorable Mayor Sam Liccardo, Vice Mayor Charles Jones and Council members, Sergio Jimenez, Raul Peralez, Lan Diep, Magdalena Carrasco, Dev Davis, Maya Esparza, Sylvia Arenas, Pal Foley, Johnny Khamis

CC: Ken Davies, Interim Deputy Director – Climate Smart San José
City of San José - Environmental Services Department

Julie Benabente, Environmental Services Program Manager
Sustainability & Compliance Division | Environmental Services Department
San José City Hall, 200 E. Santa Clara St., San José, CA 95113

RE: Comments on San Jose Reach Code 2019 drafts for Building Electrification & Electric Vehicle Infrastructure

Dear Mayor, Council Members and staff,

On behalf of the League of Women Voters of San Jose/Santa Clara (LWV SJ/SC) we are pleased to comment on the draft Reach Code documents released by San Jose staff on July 8th, 2019.

LWV SJ/SC's comments are consistent with our adopted positions that support Climate Change mitigation, related natural resource protection and other associated positions. LWV SJ/SC strongly encourages efforts to reduce GHG emissions through a wide array of community systems and we recognize that reducing emissions from building infrastructure is a key component of climate change mitigation.

As you continue to refine the Reach Code for 2020, we strongly request that your decisions weigh the huge costs associated with the longer-term climate change impacts on resident safety, health and the enormous costs to adapt infrastructure to ever increasing climate impacts, against the modest costs associated for compliance with the 2020 Reach Code standards.

Consider green energy as a foundation for successful implementation. Although the San Jose Reach Code standards are not intended to address green energy procurement, we encourage that you assure integrity with these Council adopted goals:

- Link between San Jose's Reach Code and clean energy. We recognize that Reach Code, with goals to convert buildings to renewable electric power, are only valuable if the electricity used is green and that San Jose via the San Jose Clean Energy program, move as quickly as possible to a TotalGreen baseline electricity for San Jose consumers. This includes continuing to invest in green power to serve peak power needs.
- Link between the Climate Smart San Jose plan and the San Jose Reach Code. San Jose has projected greenhouse gas reduction goals of approximately 4.5 MtCo2e per year by 2022. These are based on San Jose's current Climate Smart strategy. These GHG goals should be the underlying baseline goal for development and adoption of the San Jose's 2020 Reach Code standards. Meeting the GHG reduction goals are fundamental to League of Women Voter San Jose/Santa Clara support.

Our more specific comments on the draft Reach Code standards, fall into three primary categories: **SUPPORT**, request for draft **MODIFICATION**, and near-term **FUTURE CONSIDERATION**, using the San Jose building standards ordinance process to adoption additional standards, prior to the next Reach Code adoption cycle in three years.

SUPPORT: We are registering our **very positive support for San Jose’s effort to reduce GHG emissions using 2019 Building Electrification and Electric Vehicle (EV) Infrastructure “Reach Code” standards.** We recognize the importance of actively using Reach Code standards to help make San Jose’s residences and buildings safer, healthier for our residents and the environment. We strongly encourage Reach Code that significantly limit use of natural gas in new construction to prevent associated green-house gas emissions.

SUPPORT: **We support the draft’s recommended compliance margins that have been applied at the highest allowable levels with Title 24.** These compliance margins should be as high as possible based on the state cost-effectiveness thresholds to avoid the unnecessary use of natural gas.

In addition to our support for the San Jose’s proposed Reach Code, we also request a modification to this Reach Code draft that will be sent for Council adoption. This modification will move us more rapidly to the goals outlined in the Climate Smart San Jose plan.

MODIFICATION: Add Reach Code standards that encourage Cool Roof construction. By adding incentives and/or requirements for cool roof construction, the building ecosystem automatically requires less energy regardless of the fuel systems integrated into the building. Please add “cool roof” design into the Reach Code for adoption. Enhanced cool roof standards will lower ambient temperature and result in related air quality benefits.

And we encourage continued diligence to determine additional ways to strengthen our building codes through adoption of ordinances for building codes that can be implemented as soon as possible, prior to the next Reach Code cycle.

FUTURE CONSIDERATION: Ensure Future Electric Retrofit Success: We strongly encourage that a follow-up City ordinance be adopted as soon as possible to ensure wiring, electrical capacity and physical space to accommodate the installation of electric appliances that will be required to replace gas appliances in the future. Without this requirement we are faced with perpetuating expensive retrofits and the adoption of retrofit Reach Code or ordinances will be that much more difficult to pass. Key are requirements for conversion readiness for electric heat pump water heaters that need space for the tank, airflow, electric supply, water supply and a condensate drain. The code should require all of these accommodations for mixed-fuel buildings, because new gas water heaters will eventually need to be replaced with electric systems as codes are tightened, gas is phased out, or gas rate increases with respect to electricity make them uneconomical to operate.

FUTURE CONSIDERATION: Improve Resilience with the “Electrification and Community Microgrid Ready” Standards. Given the large number of institutional, residential and commercial solar roofs in San Jose, we request that you begin to implement Microgrids. Microgrids create great energy resilience within a community. The communication protocols, suggested by leading institutions that have developed Microgrid guidelines, allow a building to store renewable energy and then re-distribute the energy based on signals from the utility, or grid operator. Microgrids benefit building owners with added revenue, provide better demand response, frequency regulation, and increased capacity to the grid or microgrid system.

FUTURE CONSIDERATION: Adopt a building ordinance that requires all new construction be All-Electric or provide rigorous incentives to construct All-Electric buildings.

We thank the City of San Jose and its consultant, New Buildings Institute, for the significant thought that went into the development of San Jose's 2019 Reach Code draft. Our new 2020 Reach Code standards will be a significant next step to turn the vision of the Climate Smart San Jose plan into reality.

LWV SJ/SC appreciates your consideration of all our comments for current Reach Code modification and future near-term advancement of our building codes to address Climate Change mitigation.

Please feel free to contact us at c with any questions or for further discussion.

Sincerely,

Carol Watts
President, League of Women Voters of San Jose/Santa Clara

Rita Norton
League of Women Voters of San Jose/Santa Clara
Chair of Climate Change/Natural Resources Committee

Karen Warner Nelson
League of Women Voters of San Jose/Santa Clara
Member and Smart Growth Specialist: Climate Change/Natural Resources Committee

Letter also sent via email: energy@sanjoseca.gov