



From: Krista Pleiser <kpleiser@sbaor.com>
Sent: Friday, September 30, 2022 10:54 AM
To: Nelson, Bob; Williams, Das; Hart, Gregg; Hartmann, Joan; Lavagnino, Steve
Cc: Wong, Garrett; Watkins, Ashley; Chapjian, George; sbcob
Subject: SBAOR Comments on Building Electrification Ordinance
Attachments: County BOS Prohibit Gas 10-4-22.pdf

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Greetings,

Attached is a letter from the Santa Barbara Association of REALTORS® regarding the Building Electrification Ordinance agenda item. Should you have any questions, please do not hesitate to contact us. Thank you!

Krista Pleiser, MPP, RCE

Government Affairs Director
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For more information please visit www.sbaor.org

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October 4, 2022

Supervisor Joan Hartmann, Chair
Supervisor Das Williams, Vice-Chair
Supervisor Gregg Hart
Supervisor Bob Nelson
Supervisor Steve Lavagnino
105 East Anapamu Street
Santa Barbara, CA 93101

RE: Building Electrification Ordinance

Dear Chair Hartmann and Supervisors,

The Santa Barbara Association of REALTORS® (SBAOR) represents roughly 1,300 REALTORS® throughout the South Coast and our mission includes engaging in real estate related community issues affecting our members and/or their clients who are homeowners, landlords, tenants, and commercial owners. We thank you for this opportunity to comment on the development of a Building Electrification Ordinance.

SBAOR supports a prohibition of natural gas infrastructure in *new* construction without an existing natural gas infrastructure. However, we oppose this prohibition for properties with *existing* infrastructure, be it for additions, alterations, remodels, building post disaster, and for ADU's.

We encourage you to craft an ordinance mirroring the City of Santa Barbara, specifically including:

Application to all building permits submitted after a certain date (6-month period from adoption of ordinance) and only applies to newly constructed buildings. New buildings are defined (per CA Building Code) as a project that meet two or more of the following criteria:

1. More than 75% of the structural elements of the roof or roof framing are removed;
2. More than 75% of the structural exterior walls (or vertical supports such as posts or columns when a structure has no walls) of a structure are removed or are no longer a necessary and integral structural component of the overall building;
3. More than 75% of the foundation system is removed, or is no longer a necessary and integral structural component of the overall structure, including, but not limited to: perimeter concrete foundation, retaining walls, post and pier foundations, or similar elements that connect a structure to the ground and transfer gravity loads from the structure to the ground.

Exemptions are allowed for the following: restaurants, clean rooms, laboratories, and projects where electrification is not feasible.

In addition, we would like Accessory Dwelling Units (ADU) to be exempted from this ordinance since most ADU's are built within a parcel that already has an existing natural gas infrastructure.

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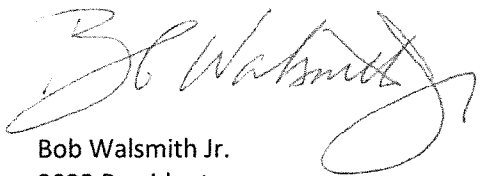
We would like to remind you about the current cost of energy, the current electric grid, and property owners choices.

- Today natural gas is a cheaper energy option.
- The question of the electric grid continually arises. The electric grid has capacity issues and while the County is part of the Central Coast Community Energy (CCCE), we do not yet have demonstrable measures that the electric grid can handle an increased load.
- Property owners want choice, and banning natural gas erodes those options. Yet again, if the property has the existing infrastructure, they should be able to remodel, rebuild post disaster, and add an ADU. If the property owner chooses to abandon their existing natural gas infrastructure, that is their choice.

We ask that you craft an ordinance mirroring the City of Santa Barbara.

Should you have any questions regarding our comments, please contact Krista Pleiser, Government Affairs Director, at kpleiser@sbaor.com or (805) 884-8609. Thank you.

Sincerely,



Bob Walsmith Jr.
2022 President

