

From: [Ruth Abbe](#)
To: [Marilyn Ezzy Ashcraft](#); [Tony Daysog](#); [Malia Vella](#); [Tracy Jensen](#); [Trish Spencer](#)
Cc: [City Clerk](#); [Danielle Mieler](#); [Debi Ryan](#)
Subject: [EXTERNAL] CASA Letter re: Agenda Item 6-C Repeal of Alameda Municipal Code Section 13-10.3
Date: Tuesday, June 18, 2024 3:48:10 PM
Attachments: [CASA letter Repeal of Natural Gas Ban.pdf](#)

Please see our letter attached regarding Agenda Item 6-C Repeal of Alameda Municipal Code Section 13-10.3. Best, Ruth 415-235-1356



June 18, 2024

Mayor Marilyn Ezzy Ashcraft
Vice Mayor Tony Daysog
Councilmember Tracy Jensen
Councilmember Trish Herrera Spencer
Councilmember Malia Vella

RE: Agenda Item 6-C Repeal of Alameda Municipal Code Section 13-10.3

Dear Members of the City Council:

We understand the need for repealing the section of the Municipal Code which bans the use of natural gas in new construction and major remodels and additions. We acknowledge that a recent Ninth Circuit Court decision held that Berkeley's natural gas ban ordinance was preempted by federal law. Therefore, we support Council action to introduce an ordinance to repeal that section of the Municipal Code.

Natural gas use in buildings in Alameda accounts for as much as 27 percent of the City's greenhouse gas emissions.

Therefore, we urge the Council to direct staff to research other policy mechanisms for reducing greenhouse gas emissions from our built environment. These could include measures, such as those in the City of Piedmont's "reach code," requiring energy efficiency measures be included in certain renovations to existing properties:

- Electric panel replacements or upgrades must have capacity to accommodate future electrification of all appliances
- Kitchen or laundry area renovation projects must install wiring and outlets that allow for the use of electric appliances in the future
- Renovations or additions to existing homes that meet certain project value thresholds must incorporate one or more items from a menu of energy efficiency and electrification measures, such as installing insulation in attics or walls, replacing gas furnaces or water heaters with heat pump alternatives, or swapping incandescent light fixtures with LEDs
- Projects that add a new upper level or increase the building's roof area by 30% or more must install a photovoltaic (solar power) system

Alameda has been a leader in implementing policies and programs to reduce the impacts of climate change. We look forward to the City continuing its leadership through the implementation of new policies to replace the repealed natural gas ban ordinance.

Sincerely,

A handwritten signature in black ink that reads "Ruth Abbe".

Ruth Abbe, Steering Committee
Community Action for a Sustainable Alameda