

ALL ELECTRIC MAJOR RENOVATIONS ORDINANCE



ORDINANCE OVERVIEW

This ordinance expands San Francisco's all-electric requirements to major renovation projects, requiring electrification when buildings undergo large-scale upgrades (**applies to permit applications filed on or after July 1, 2026**).

BOMA was actively involved in shaping the policy to ensure **it targets gut or near-new building renovations**, not routine tenant improvements or equipment upgrades.

✓ KEY TAKEAWAY

Buildings are NOT required to go all-electric unless **BOTH** conditions are met:

1. The project qualifies as a "major renovation"

AND

2. The project includes a major upgrade to heating and/or hot water systems

🔧 WHAT COUNTS AS A "MAJOR RENOVATION"?

A project qualifies if it includes significant work, such as:

- Major structural changes, or
- Major non-structural alterations, or
- Adds new space that qualifies as a substantial improvement under San Francisco Building Code Section 202.

In practice:

- Think gut renovations or large-scale repositioning projects
- Not typical tenant improvements or cosmetic upgrades

💧 WHAT COUNTS AS A HEATING / HOT WATER "UPGRADE"?

The electrification rule is only triggered if the project also includes a building-wide system upgrade, such as:

- Replacing space + water heating systems for the entire building, or
- Installing systems serving 80%+ of the building, or
- Adding new systems for a new building area

In practice:

- Central plant replacement = likely trigger
- Single equipment swap (e.g., one water heater) = NOT a trigger

THIS POLICY DOES NOT APPLY TO:

- Routine equipment replacement
- Isolated upgrades (e.g., replacing a boiler or water heater alone)
- Typical tenant improvements

HAVE QUESTIONS?

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RESOURCES

- **DBI All-Electric Building Website**
- **San Francisco Building Code Section 106A.1.17.1** - All-electric new construction requirements
- **Administrative Bulletin 112** - Exceptions and technical feasibility review
- **Ordinance No. 174-25** - All-electric requirements for major renovations



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