

From: Andrea Chow <achow@cityofsanmateo.org>
Sent: Wednesday, April 27, 2022 9:39 AM
To: Alice Chen <achen@cityofsanmateo.org>
Subject: RE: Building and Sustainability Questions and GPU Comment

Dear Mr. George Hackman,

Thank you for your interest in development and sustainability. The City of San Mateo's [Climate Action Plan](#) is a roadmap to reduce greenhouse gas emissions in our community, including emissions related to residential and commercial buildings. In response to your questions, please see staff's responses in blue.

1. Ensure new development is being done with green concrete such as CarbonCure?

The application of green concrete is a new and emerging field. The County of Marin adopted a policy requiring low carbon concrete in 2020 that staff are reviewing. This is an item that staff can explore as part of the City's review of local amendment options for the next building code cycle that begins January 1, 2023.

2. What are plans for requiring solar or sustainable energy uses as part of construction?

The City of San Mateo began requiring the installation of solar PV on all new construction in 2016. In 2019, the State Energy Code began requiring solar installation on all low-rise residential new construction. Also in 2019, the City of San Mateo adopted a local amendment to the building code that currently requires solar installation on new multifamily and non-residential buildings.

3. What building requirements are in place to ensure uptake of carbon zero heating, hot water and buildings?

The City of San Mateo requires the construction of all new residential and all new office buildings be all-electric. This means that a building is constructed with no natural gas services and uses electric equipment for space and water heating, clothes drying, cooking, etc. All-electric buildings are important since electricity in San Mateo is provided by Peninsula Clean Energy and is 50% renewable and 100% carbon free. Staff are currently exploring expanding this requirement to the new construction of all building types in 2023. Staff presented on building electrification policies at the April 13th Sustainability and Infrastructure Commission meeting. You might be interested to view the presentation or review the staff report found [online](#).

From: George Hackman <[REDACTED]>
Sent: Tuesday, October 26, 2021 11:18 AM
To: Housing <housing@cityofsanmateo.org>
Subject: Housing and global warming

Hello,

One of my biggest concerns is global warming. As Bill Gates and others have pointed out, concrete and building materials are enormous contributors to global warming. By some estimations, if concrete were a country it would be the third-largest emitter of greenhouse gasses after the US and China.

<https://www.theguardian.com/cities/2019/feb/25/concrete-the-most-destructive-material-on-earth>

<https://www.nytimes.com/2020/08/11/business/concrete-cement-manufacturing-green-emissions.html>

The great news is that green concrete is available and is being USED RIGHT NOW in new buildings like LinkedIn headquarters (one brand is carboncure referenced in NYT article).

<https://www.carboncure.com/>

With the new development, we have an opportunity to build right. What is being done to...

1. Ensure new development is being done with green concrete such as CarbonCure?
2. What are plans for requiring solar or other sustainable energy uses as part of construction?
3. What building requirements are in place to ensure uptake of carbon zero heating, hot water and cooking in these new buildings?

Thanks for your time,

George Hackman

Long-term San Mateo resident.

