

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
LEG	Yolanda Ho/6-5989	N/A

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to prohibiting natural gas piping systems in new buildings; adding a new Chapter 22.940 to the Seattle Municipal Code.

Summary and background of the Legislation: In the 2013 Seattle Climate Action Plan, The City of Seattle has a goal of reducing greenhouse gas (GHG) emissions from residential buildings by 32 percent and from commercial buildings by 45 percent from 2008 levels. In 2016, the direct combustion of natural gas in residential and commercial buildings accounted for over 71 percent of citywide building GHG emissions and 25 percent of Seattle’s total GHG emissions. This legislation would prohibit the installation of natural gas piping in all new buildings, effective July 1, 2020.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes ___X___ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes ___X___ No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
The Seattle Department of Construction and Inspections (SDCI) may require additional resources to support permit reviewer training to ensure that the prohibition is implemented correctly and to conduct public outreach regarding the new regulations. Gas piping permit fee revenues from projects in Seattle would be reduced for Public Health – Seattle & King County.

Is there financial cost or other impacts of *not* implementing the legislation?
Not implementing the legislation will allow natural gas to be used in buildings for many years to come, allowing them to remain a significant source of GHG emissions. Natural gas production contributes substantial amounts of GHGs to the atmosphere, most problematically methane, a potent GHG with over 80 times the warming potential of carbon dioxide.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?**
SDCI, in partnership with Public Health – Seattle & King County, would be responsible for ensuring that the prohibition on natural gas piping systems in new buildings is implemented. SDCI is also expected to integrate this prohibition as it amends the Seattle Building Code next year. Additionally, SDCI is requested to recommend other changes to the City’s codes to limit the installation or expansion of natural gas piping systems in: additions to existing buildings; substantial renovations where the existing mechanical systems are proposed to be removed and replaced; and extensions to existing natural gas piping systems in existing buildings.
- b. Is a public hearing required for this legislation?**
No.
- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?**
No.
- d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
No.
- e. Does this legislation affect a piece of property?**
No.
- f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**
Prohibiting the use of natural gas in new buildings is expected to improve indoor air quality and public safety. The use of natural gas for cooking produces pollutants that can exacerbate existing health conditions, particularly asthma. Children and people of color tend to have higher rates of asthma, so all-electric buildings would reduce their risks of exposure to airborne irritants that could trigger an asthma attack. In addition, natural gas infrastructure is a potentially significant source of fire and explosion during earthquakes and other fire events. Pipes are likely to rupture due to ground failure following an earthquake, and the areas in Seattle most vulnerable to liquefaction include the Duwamish Valley and Rainier Valley, which is home to a disproportionate share of communities of color, refugees, and immigrants.
- g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program’s desired goal(s).**
N/A.

List attachments/exhibits below:

None.