

Option	Authority	Useful for New &/or Existing Buildings?	Useful for Residential, Commercial Buildings?	Trigger
<b>1. Ban NG<sup>1</sup> Infrastructure:</b> (prohibit building permits for piping and/or appurtenances in buildings between meter and appliances)	Police Power or if adopted as an amendment to state building standards, authority to make local change is delegated by state statute: Health & Saf. Code §§ 17958, 17958.5, 17958.7.	Easiest for new buildings, but feasible for existing buildings through a requirement to cap gas fixtures during remodels, alterations.  Could potentially apply to existing buildings through Health & Safety Code § 17980.1.	Applicable to both	Building permit application.  Retrofit <sup>2</sup> permit application.
<b>2. Ban NG Appliances, Require All Electric Appliances</b>	Police power or if deemed energy or building standard, authority to make local change is delegated by state law: Health & Saf. Code §§ 17958, 17958.5, 17958.7, Public Resources Code 25402.1(h)(2).	Easiest for new buildings, but has the potential to be applied to existing buildings through retrofits or with a building permit requirement.	Applicable to both	Building permit application.  Retrofit permit application.
<b>3. GHG Mitigation Fee:</b> to mitigate climate impacts.	Police Power; mitigation fees permitted under Gov. Code § 66000 <i>et seq.</i>	Easiest to apply to new development: development impact fees permitted under Prop. 26.	Applicable to both.	Local government approval of new development.  As a regulatory assessment standard for existing development
<b>4. CEQA Mitigation:</b> electrification to mitigate GHG impacts of new development.	Police Power/CEQA	Most applicable to new development, but only where potentially significant impact shown and discretionary government action involved.  CEQA only applies to discretionary decisions, and building permits are often exempt.	Applicable to both.	Local government approval of new development/CEQA project
<b>5. Emission Limits:</b> establish air pollution emission limits (indoor or outdoor) for buildings or gas appliances; automatic compliance possible via use of all electric appliances.	Police Power; Health & Safety Code § 39002 permits local governments to exceed state law to reach clean air goals.	Applicable to both.	Applicable to both.	Could apply to new construction or existing buildings as regulatory standard set by local authority.

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<sup>1</sup> “NG” refers to natural gas.

<sup>2</sup> “Retrofit” includes alterations, additions, and repairs that require permits.