

**RESPONSE TO GRAND JURY REPORT FORM**  
**Town of Tiburon**

**Report Title:** Electrifying Marin's Buildings: A Countywide Approach

**Report Date:** June 6, 2022

**Response By:** Town of Tiburon

**FINDINGS**

- We agree with Findings numbered: **F1-F3, F5 and F6**
- We disagree partly with Findings numbered: **F4**

**RECOMMENDATIONS**

- Recommendations numbered   **NA**   have been implemented.
- Recommendations numbered:   **NA**   have not yet been implemented but will be implemented in the future.
- Recommendations numbered   **NA**   have been partially implemented, and remaining parts will be implemented in the future
- Recommendations numbered:   **R1, R2 and R3**   require further analysis.
- Recommendations numbered:   **NA**   will not be implemented because they are not warranted or are not reasonable.

Date: September 6, 2022

Signed: \_\_\_\_\_

Number of pages attached: 4

***Office of the Town Manager  
Town of Tiburon  
August 31, 2022***

The Honorable James T. Chou  
Presiding Judge of the Marin County  
Superior Court  
Post Office Box 4988  
San Rafael, CA 94913-4988

Pat Shepard, Foreperson  
Marin County Civil Grand Jury  
3501 Civic Center Drive, Room 275  
San Rafael, CA 94903

**Re:    **Response to Grand Jury Report**  
          ***Electrifying Marin's Buildings: A Countywide Approach*****

Dear Honorable Judge Chou and Foreperson Shepard:

This letter explains in detail the Town of Tiburon's response to the Civil Grand Jury Report dated June 6, 2022 (***Electrifying Marin's Buildings: A Countywide Approach***). The Report directs the Town to respond to Findings F1-F6, and Recommendations R1-R3

**FINDINGS AND RESPONSES**

***F1.*** With the building sector accounting for approximately 34 percent of greenhouse gas emissions in Marin County, it will be necessary to substantially reduce emissions from that sector if the county and its cities and towns are to meet their 2030 greenhouse gas reduction goals.

**Response- The Town of Tiburon agrees with this Finding**

***F2.*** Reducing or eliminating natural gas as a fuel source in buildings will dramatically reduce greenhouse gas emissions from Marin County's building sector.

**Response- The Town of Tiburon agrees with this Finding**

***F3.*** The use of natural gas in buildings gives rise to health and safety risks, including adverse health effects attributed to exposure to natural gas, and safety risks posed by pipeline leaks, ruptures, and explosions. These health and safety risks serve as additional reasons to eliminate natural gas as a fuel source in new and existing buildings.

**Response- The Town of Tiburon agrees with this Finding**

***F4.*** The timely reduction of greenhouse gas emissions from Marin County's building sector will require in-depth, comprehensive, and coordinated planning. A countywide planning process, coordinated by Marin Climate and Energy

Partnership or the county's Sustainability Team, would be an effective and efficient means of sustaining focus and leveraging the resources needed for developing a Countywide Building Electrification Plan.

**Response- The Town of Tiburon partially disagrees with this finding**

The Town of Tiburon agrees a timely and meaningful reduction in greenhouse gas emissions from Marin County's building sector will require comprehensive, coordinated planning. However, although a Countywide Building Electrification Plan may ultimately prove beneficial, a more detailed proposal will need to be developed before jurisdictions can properly evaluate the potential benefit.

*F5.* Underserved communities and lower income households have greater vulnerability to rising energy costs and will likely require extra financial support to mitigate those costs and reduce household greenhouse gas emissions through measures that require significant up-front investment.

**Response- The Town of Tiburon agrees with this finding**

*F6.* The timely electrification of existing buildings will likely require one or more mandatory measures, supported where necessary by financial subsidies and rebates.

**Response- The Town of Tiburon agrees with this finding**

## **RECOMMENDATIONS AND RESPONSES**

**R1.** On or before January 1, 2023, Marin County and each of its cities and towns that have not already done so should adopt a reach code banning natural gas connections in newly constructed buildings.

**Response- This recommendation requires further analysis**

The Town of Tiburon is currently reviewing its Building Code as required by the recent update of the California Building Standard Codes (CBSC). This triennial process requires each jurisdiction to amend their local Building Code to align with any changes in the CBSC, which take effect January 1, 2023. In addition to reviewing the required CBSC revisions, the town is also analyzing potential additional reach code elements, an example of which is the banning of natural gas connections in newly constructed buildings as proposed in R1.

It will be critical to provide for ample public community engagement and input on the topic, as this is a complex issue requiring consideration of numerous factors, including: greenhouse gas emissions, power grid capacity, economic/financial impacts, social equity, and resiliency. In addition, the analysis needs to be applied to a variety of building ages and types including single family and multi-family residential, accessory dwelling units, and various commercial building types.

The Town strongly supports countywide collaboration on this issue, with town staff currently participating in the Marin Clean Energy Partnership (MCEP) and the countywide Technical Working Group focused on electrification. Additionally, staff supports the work of the Green Building Reach Codes Steering

Committee. This group is working with MCE Clean Energy to develop model reach codes, which may provide some level of consistency across jurisdictions. However, it should be noted there are significant differences amongst Marin jurisdictions in terms of building stock and development patterns, as well as varied goals related to housing and economic development. These differences will likely lead to jurisdiction developing and adopting reach code provisions that vary between jurisdictions.

In November 2022, Town Council will be considering any amendments to the current Building Code necessitated by the update to the CBSC, with these amendments taking effect on January 1, 2023. If additional draft reach code elements have been fully developed in that timeframe, Council could consider them at the same time. Alternatively, Council would consider any additional reach code amendments in early 2023.

**R2.** On or before January 1, 2023, Marin County and each of its cities and towns that have not already done so should adopt a reach code requiring energy efficiency measures in connection with renovations of existing residential buildings. The reach code should specify the size of the renovation that will trigger the requirement and provide flexibility by allowing the applicant to choose from a list of energy efficiency measures, including electrification of gas appliances.

**Response- This recommendation requires further analysis**

As stated in the response to R1, the Town is currently analyzing potential reach code elements that may be added to the towns Building Code, for example, requiring energy efficiency measures in connection with renovations of existing residential buildings as proposed in Recommendation 2. Any proposed changes Council considering any proposed reach code amendments in late 2022, or early 2023.

**R3.** Marin County and each of its cities and towns, collaborating through the Marin Climate and Energy Partnership or otherwise, should develop a comprehensive Countywide Building Electrification Plan to be completed on or before January 1, 2024. The Plan should identify those strategies, programs, and concrete actions necessary to bring about an equitable, prompt, and material acceleration of building electrification throughout the county.

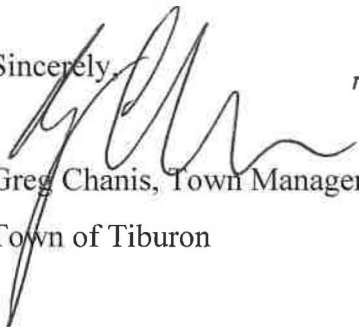
**Response- This recommendation requires further analysis**

The Town of Tiburon strongly supports countywide collaboration to significantly reduce greenhouse gas emissions from Marin County's building sector and participates in several successful collaborative efforts. Examples include the Marin Climate and Energy Partnership (MCEP) and the Bay Area Regional Energy Network (BayREN). Additionally, Town of Tiburon staff work with other Marin jurisdictions in several areas including participation in a countywide Technical Working Group supporting electrification, and support of the Green Building Reach Codes Steering Committees work with MCE Clean Energy.

A key part of the work of these groups is the development of model reach code ordinances, a process which is well underway. These model reach codes provide a common initial framework for jurisdictions in Marin to share with the public and use in their discussions on this topic. Each jurisdiction will likely modify model reach codes to meet their own unique needs, however, it is anticipated utilizing model reach codes will result in a high level of consistency across Marin jurisdictions.

In addition to contributing resources to collaborative efforts, many Marin jurisdictions devote additional resources to agency specific efforts related to climate change and energy. For example, Tiburon has a Town Council Sustainability subcommittee working with staff on assessing proposals and plans related to climate and sustainability.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Chanis', written over the printed name.

Greg Chanis, Town Manager

Town of Tiburon