

# ASPELA TIMES

The News of the Los Angeles Chapter of The American Society of Plumbing Engineers

[www.aspela.com](http://www.aspela.com)

February 2024

Volume 24 Issue II

## PRESIDENT'S REPORT

Thura Zin CPD, GPD

President



**January speaker:**  
**Mr. Reece Hoben**  
**National Sales Manager,**  
**MediTrac**

It is wonderful to hear that Mr. Reece Hoben's presentation on "New Innovations in Medical Piping" was well-received by the LA Chapter Board. It sounds like the session covered important topics related to code acceptance, tubing listing and standards, applications, usage, installation requirements, sizing, and design in the context of medical piping. Having 36 members attend is a significant turnout, and it indicates a strong interest in the subject matter.

The upcoming February meeting will feature an informative presentation by Dave Pierre, the Director of Water Management Programs at LiquiTech, on "Copper-Silver Ionization 101 for Plumbing Engineers." The topic is intriguing, and it's great that the session will cover aspects such as how the system works, the advantages of copper-silver ionization compared to other water treatment solutions, and more. This topic is likely to be of interest to plumbing engineers and professionals in the field.

We are back to the first Wednesday of the month, February 7, 2024. The meeting will start at 6:30 p.m.

Our ASPE – Los Angeles had a wonderful annual holiday dinner on January 27, 2024. Hosting the event with fun and music by Monkey Bump, especially with Vahan, the VP Technical, taking on the hosting role, must have made it an enjoyable and memorable occasion for everyone involved.

*please continue reading on page 21*

## February Meeting

**Date:** February 7, 2024

**Time:** Check-in will start at 5:30pm. Presentation to begin at 7:00 pm.

**Place:** Courtyard Marriott  
2100 Empire Avenue  
Burbank CA 91504

**Program:** Copper-Silver Ionization  
101 for Plumbing  
Engineers

**Speaker:** Mr. Dave Pierre  
Director of Water  
Safety Programs,  
LiquiTech

### Future events include:

- **Holiday Party!** 1-27-24
- **Fishing Trip!** TBD
- **Golf!** TBD

See inside for Details...



inside...

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AMERICAN SOCIETY OF PLUMBING ENGINEERS LOS ANGELES CHAPTER

**February 7, 2024, Meeting**  
**“Copper-Silver Ionization 101 for Plumbing Engineers”**  
**By Mr. Dave Pierre**  
**Director of Water Safety Programs**  
**LiquiTech**

**WHAT YOU WILL LEARN:**

The presentation will cover the following topics, with time for questions:

- The history and context of copper-silver ionization in drinking water disinfection.
- How copper-silver ionization works.
- The impact of water quality on copper-silver ionization.
- The impact of copper-silver ionization on building water systems and how it fits into water management programs.
- Critical maintenance requirements for copper-silver ionization systems.

**MEETING LOCATION:**

In Person:

*COURTYARD BY MARRIOTT BURBANK  
 2100 W EMPIRE AVE, BURBANK, CALIFORNIA 91504*

**MEETING SCHEDULE:**

5:30 pm – Check in

6:30 pm – 7:30 pm – Presentation

**COST: Pay at door only**

Meeting Fee:

RSVP - \$55 and Retired BOD: \$30

Without RSVP - \$60

**RSVP Online:**

[RSVP](#)

**By: February 5, 2024**

**THE SPEAKER:**



Dave Pierre is the Director of Water Safety Programs at LiquiTech and has more than eleven years of experience in waterborne pathogen risk management. An ASSE/IAPMO/ANSI 12080 Certified Legionella Water Safety Specialist, Pierre has developed more than 300 water safety and management plans and risk assessments for healthcare, hospitality, commercial, and industrial facilities. Prior to joining LiquiTech, he served as Vice President of Consulting at Special Pathogens Laboratory, where his research was instrumental in advancing the industry's understanding of waterborne pathogens in building water systems.

If you have additional questions or need information on his presentation, you can reach him at: [dave@liquitech.com](mailto:dave@liquitech.com).

For more information, visit our website @[www.aspela.com](http://www.aspela.com).

## 2024 State-Funded Online CADD/BIM Training Schedule

Our new schedule has just been released. Make sure you reserve your seat today! Below is our latest State-Funded BIM/CADD training schedule.

For Seat Reservations **Please Contact Barry at (949) 393-8866** or email me at [barry@ach.edu](mailto:barry@ach.edu) or [barry@westech.edu](mailto:barry@westech.edu) for registration.

See you in training!

### **Location: Online**

Class: Revit (MEP)

Day: Monday & Wednesday

Time: 5:30 pm - 9:30 pm

Meeting Dates: \*JANUARY- 24, 29, 31 \*FEBRUARY- 5, 7,12, 14, 21, 26, 28

\*MARCH- 4, 6, 11, 13, 18, 20, 25, 27 \*APRIL- 1, 3, 8, 10, 15, 17, 22

### **Online Training**

Live Instructor (Virtual) / Interactive

Location: Online

Class: Revit (Architectural)

Day: Tuesday & Thursday

Time: 5:30 pm - 9:30 pm

Meeting Dates: \*JANUARY- 23, 25, 30 \*FEBRUARY- 1, 6, 8, 13, 15, 20, 22, 27, 29

\*MARCH- 5, 7, 12, 14, 19, 21, 26, 28 \*APRIL- 2, 4, 9, 11, 16

### **Location: Online**

Class: AutoCAD

Day: Tuesday & Thursday

Time: 5:30 pm - 9:30 pm

Meeting Dates: \* JANUARY- 23, 25, 30 \*FEBRUARY- 1, 6, 8, 13, 15, 20, 22, 27, 29

\*MARCH- 5, 7, 12, 14, 19, 21, 26, 28 \*APRIL- 2, 4, 9, 11, 16

\*\*Schedule is subject to change

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# Leak Detection & Water Submetering Solutions



## LEED Platinum-Certified Apartment Building Uses Submetering to Dramatically Reduce Water Consumption

### PROJECT BACKGROUND

A 32-story, new construction, 500-unit apartment building known as 360 State Street in New Haven, Connecticut, wanted to install an innovative submetering system to track the residents' water & hot-water heating data while providing tenants with an easy-to-use web portal to access and manage their utility data.



H2O Degree delivered a submetering system consisting of a 1,000 dual point-of-entry water meters (hot & cold) and 591 thermostats. The battery-powered wireless water meters communicate with the thermostats. The thermostats act as transceivers, a unique feature of H2O Degree's wireless network, which results in substantial savings compared to using traditional wireless repeater networks. When considering the minimal wiring it took to set up the radios and ZigBee mesh network the system uses, the system was the most cost effective option for the building.



### PLUMBING CONFIGURATION

The dual point-of-entry submetering at 360 State Street means that the plumbing is configured so that one riser branches into the apartment for cold water. A second



riser delivers domestic hot water created centrally by recovering heat from a CHP system. Water enters the apartment in the utility closet and there are two water meters in each apartment, one for cold and one for hot water.

### WATER & ENERGY CONSERVATION SAVINGS

Typical 1-2 bedroom apartments at 360 State Street average 45 to 55 gallons of water use per day. This is almost half the national average of 70-90 gallons per day. This savings is the result of billing tenants for water and proactive water leak detection. Another energy-savings benefit came from billing tenants for electricity and providing thermostat controls resulting in heating & cooling costs being 10 to 20% below apartments without submetering.



**Read the full case study on 360 State Street by visiting H2O Degree's website at [www.h2odegree.com/aspela.php](http://www.h2odegree.com/aspela.php)**



To request information on H2O Degree leak protection and submetering solutions contact our local representative Keyline Sales at (562) 904-3910.

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**TECHNICAL REPORT**

Vahan Margaryan CPD, GPD  
V.P. Technical

First, I would like to extend our appreciation to Reece Hoben from MediTrac for the very informative presentation during our ASPE LA Chapter January meeting. Seems like that I failed my duties as a VP-technical to notice MediTrac’s company logos on some of the presentation slides during the QA/QC process and Reece was penalized for displaying those logos – I’ll be little more particular with the next presentations, spending more time verifying it. But despite that little mishap, presentation was great with a lot of details for our fellow healthcare and medical gas designers. Great presentation Reece! ASPE LA Chapter Holiday party is just around the corner – it will be held at the Bellezza Banquet Hall at 11009 Burbank Blvd #112, North Hollywood, CA 91601 on Saturday, January 27, 2024. As a matter of fact once this newsletter will reach out to you, you will still have a couple of days to sign up for this event! Doors will be open at 6:00pm. ASPE LA Chapter BOD has agreed that a single entrance payment will encompass fees for ASPE member and

their significant others. Essentially, ASPE LA will cover the fees of members’ companions, all within the cost equivalent to that of a single person. We will have plenty of food and drinks, live entertainment, free valet parking – only missing piece to make this picture perfect is you! So, make an extra effort to be there be. ASPE LA BOD will be delighted to see you and your significant other at this event. For reservation or questions please reach out to me at vahan.margaryan@arup.com. Check your inbox for separate email blasts for additional details.

Some other items that I would like to remind you:

1. Reminder - ASPE LA Chapter longtime friend and supporter Amir Tabakh (LADWP) and his team are once again ready to host the May 2024 ASPE LA Chapter meeting at the LADWP La Kretz building. There will be couple of tours throughout the facility. We are expecting to have Christoph Lohr P.E. from IAPMO to present IAPMO’s water demand calculator to the wider LA audience at this venue.
2. Reminder - We are switching our meetings to be held

*continued on page 14*

# AT LAST – IT’S ARRIVED!

## Just what you’ve been waiting for!



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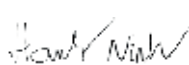
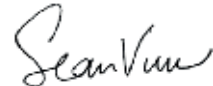
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**TEST REPORT**

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<http://www.iapmort.org>

Report Number: 2536-18001-002 Project No.: 29225  
Report Issued: February 26, 2018.  
Client: Aqua-Rex  
3301 Spring Mountain Road Ste 18  
Las Vegas, NV 89102 Contact: Jonny Secombe  
Source of Samples: The samples were shipped to IAPMO R&T Lab from Aqua-Rex, and received in good condition on October 11, 2017.  
Date of Testing: October 25, 2017 through December 15, 2017.  
Sample Description: Scale Prevention Device; model: Aqua-Rex WK1-E.  
Scope of Testing: The purpose of the testing is to determine the efficacy of the Scale Prevention Device per section 5 of IAPMO IGC 335-2018, entitled "Rapid Scaling Test for Scale Prevention Devices".  
CONCLUSION: **When tested per Section 5 of IAPMO IGC 335-2018, Aqua-Rex WK1-E reduced scaling by 83% when applied to Las Vegas water heated to 180°F.**

Tested by,  Reviewed by,   
Hanks Ninh, Project Engineer Sean Vuu, P.E., Manager, Specialty Projects

**LEGISLATIVE REPORT** • Kook Dean, C.I.P.E., CPD (past president) • V.P. Legislative

### All Electric Building Part 3

#### **BREAKING NEWS ON ALL ELECTRIC BUILDING CONSTRUCTION:**

The Good News: The Federal 9th U.S. Circuit Court of Appeals confirms the ban on Berkeley's all electric building construction on January 5, 2024.

<https://www.berkeleyside.org/2024/01/05/gas-ban-implications>

Berkeley's gas ban is all but dead. What does that mean for other cities?

See below for excerpts from the news article.

The Bad News is the City of Los Angeles will pretend this never happened. See the article listed below for additional information.

However, if you review my previous columns; I have prepared a proposed letter to the City of Los Angeles Council and Attorneys offices requesting confirmation of the status of all electric building construction. I suggest our Board distribute the proposed letter.

Despite Another Defeat In Court, Experts Say Cities Still Have Plenty Of Options For Electrifying Buildings.

<https://www.berkeleyside.org/2024/01/05/gas-ban-implications>

By Akielly Hu | Grist

Jan. 5, 2024, 11:37 a.m.

On Tuesday, a federal appeals court decided not to revisit its earlier decision to strike down Berkeley's first-in-the-nation gas ban in new buildings. The ruling dealt a blow to the city of Berkeley, which requested a rehearing after the 9th U.S. Circuit Court of Appeals' initial decision in April, and casts uncertainty over similar policies to electrify buildings in dozens of other cities.

In effect, the court simply chose to uphold its earlier judgment in April to invalidate Berkeley's gas ban, legal experts told Grist. But unless the city of Berkeley chooses to appeal the case to the Supreme Court, the 9th Circuit's judgment is now final. (The Berkeley city attorney's office did not respond to a request for comment on its next steps in time for publication.) That means that for cities in the 9th Circuit region, which spans 11 western states and territories including California, Oregon, and Washington, local gas bans similar to Berkeley's are no longer legal.

"For cities in the 9th Circuit that have laws that are modeled closely on the Berkeley ordinance, this is a door closing," said Amy Turner, director of the Cities Climate Law Initiative at Columbia University's Sabin Center for Climate Change Law.

In 2019, Berkeley became the first city in the country to pass a ban on installing natural gas piping in new buildings, requiring all-electric appliances. Dozens of cities across the 9th Circuit region, including more than 70 in California alone, including Oakland, Albany and Emeryville, quickly followed suit, drafting new laws to reduce greenhouse gas emissions and indoor air pollution.

But later that year, the California Restaurant Association initiated a lawsuit against Berkeley's policy, arguing that natural gas stoves were essential for preparing foods like "flame-seared meats" and "charred vegetables." In 2021, a federal district court ruled against the restaurant industry, but that decision was overturned in April 2023 by the 9th Circuit. That court held that national energy efficiency standards preempted Berkeley's law, which would in effect prevent the use of gas-powered appliances that meet federal standards. The city of Berkeley requested a rehearing of the case before

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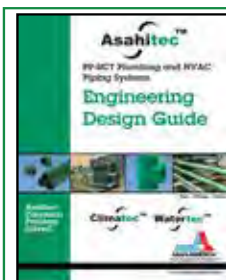


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SCIENCE

The Cooling World

There are ominous signs that the earth's weather patterns have begun to change dramatically and that these changes may portend a drastic decline in food production—with serious political implications for just about every nation on earth. The drop in food output could begin quite soon, perhaps only ten years from now. The regions destined to feel its impact are the great wheat-producing lands of Canada and the U.S.S.R. in the north, along with a number of marginally self-sufficient tropical areas—parts of India, Pakistan, Bangladesh, Indochina and Indonesia—where the growing season is dependent upon the rains brought by the monsoon.

The evidence in support of these predictions has now begun to accumulate so massively that meteorologists are hard-

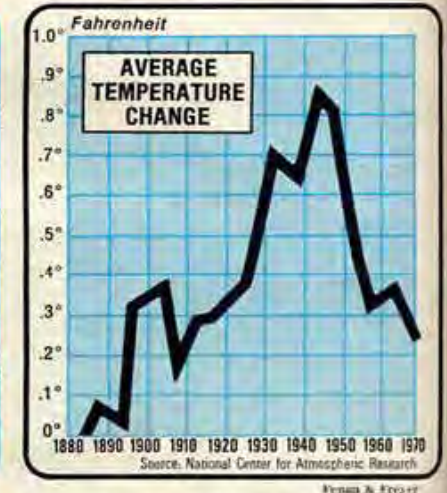
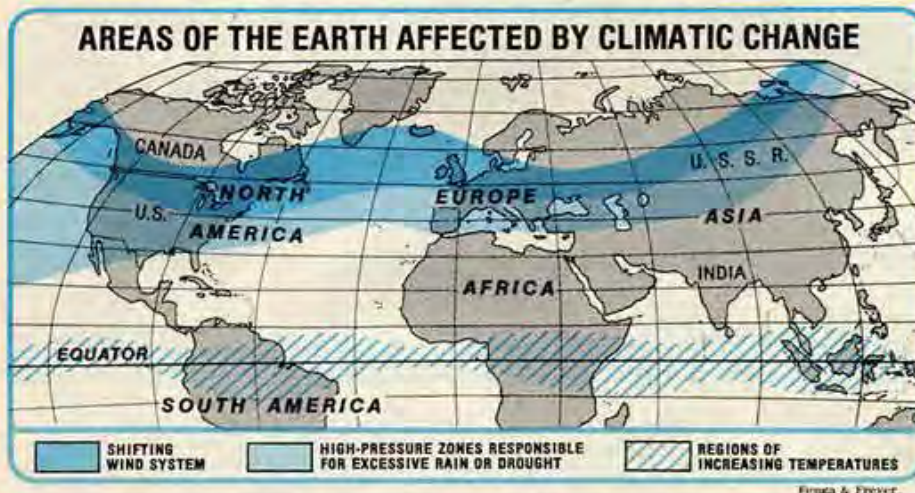
reduce agricultural productivity for the rest of the century. If the climatic change is as profound as some of the pessimists fear, the resulting famines could be catastrophic. "A major climatic change would force economic and social adjustments on a worldwide scale," warns a recent report by the National Academy of Sciences, "because the global patterns of food production and population that have evolved are implicitly dependent on the climate of the present century."

A survey completed last year by Dr. Murray Mitchell of the National Oceanic and Atmospheric Administration reveals a drop of half a degree in average ground temperatures in the Northern Hemisphere between 1945 and 1968. According to George Kukla of Columbia University, satellite photos indicated a sudden, large increase in Northern Hemisphere snow cover in the winter of 1971-72. And

ic change is at least as fragmentary as our data," concedes the National Academy of Sciences report. "Not only are the basic scientific questions largely unanswered, but in many cases we do not yet know enough to pose the key questions."

**Extremes:** Meteorologists think that they can forecast the short-term results of the return to the norm of the last century. They begin by noting the slight drop in over-all temperature that produces large numbers of pressure centers in the upper atmosphere. These break up the smooth flow of westerly winds over temperate areas. The stagnant air produced in this way causes an increase in extremes of local weather such as droughts, floods, extended dry spells, long freezes, delayed monsoons and even local temperature increases—all of which have a direct impact on food supplies.

"The world's food-producing system," warns Dr. James D. McQuigg of NOAA's Center for Climatic and Environmental Assessment, "is much more sensitive to



pressed to keep up with it. In England, farmers have seen their growing season decline by about two weeks since 1950, with a resultant over-all loss in grain production estimated at up to 100,000 tons annually. During the same time, the average temperature around the equator has risen by a fraction of a degree—a fraction that in some areas can mean drought and desolation. Last April, in the most devastating outbreak of tornadoes ever recorded, 148 twisters killed more than 300 people and caused half a billion dollars' worth of damage in thirteen U.S. states.

**Trend:** To scientists, these seemingly disparate incidents represent the advance signs of fundamental changes in the world's weather. The central fact is that after three quarters of a century of extraordinarily mild conditions, the earth's climate seems to be cooling down. Meteorologists disagree about the cause and extent of the cooling trend, as well as over its specific impact on local weather conditions. But they are almost unanimous in the view that the trend will

a study released last month by two NOAA scientists notes that the amount of sunshine reaching the ground in the continental U.S. diminished by 1.3 per cent between 1964 and 1972.

To the layman, the relatively small changes in temperature and sunshine can be highly misleading. Reid Bryson of the University of Wisconsin points out that the earth's average temperature during the great Ice Ages was only about 7 degrees lower than during its warmest eras—and that the present decline has taken the planet about a sixth of the way toward the Ice Age average. Others regard the cooling as a reversion to the "little ice age" conditions that brought bitter winters to much of Europe and northern America between 1600 and 1900—years when the Thames used to freeze so solidly that Londoners roasted oxen on the ice and when iceboats sailed the Hudson River almost as far south as New York City.

Just what causes the onset of major and minor ice ages remains a mystery. "Our knowledge of the mechanisms of climat-


the weather variable than it was even five years ago." Furthermore, the growth of world population and creation of new national boundaries make it impossible for starving peoples to migrate from their devastated fields, as they did during past famines.

Climatologists are pessimistic that political leaders will take any positive action to compensate for the climatic change, or even to allay its effects. They concede that some of the more spectacular solutions proposed, such as melting the arctic ice cap by covering it with black soot or diverting arctic rivers, might create problems far greater than those they solve. But the scientists see few signs that government leaders anywhere are even prepared to take the simple measures of stockpiling food or of introducing the variables of climatic uncertainty into economic projections of future food supplies. The longer the planners delay, the more difficult will they find it to cope with climatic change once the results become grim reality.

—PETER GWYNNE with bureau reports


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VP Tech: continued from page 5

on the second Wednesdays of the month starting in May of 2024. Due to overlapping holidays on the first weeks of a few months which has required us to shuffle around the January, July, and September meetings. To avoid future confusion, BOD decided to permanently maintain the second Wednesday's of the month for ASPE LA meetings. Please always verify meeting dates in website, newsletter, or email blast.

Are you considering taking the Certified in Plumbing Design (CPD) exam this year or in the future? Join ASPE Education for a virtual workshop this March that will help you prepare to ace the exam. This workshop will be held over the course of six days (March 12, 14, 19, 21, 26, and 28) for two hours each day. Instructor Michael Danielson, CPD, GPD, will review the five exam domains (Gathering Information, Administration, Design, Specifications, and Construction Services), explain key terms and definitions, go over the CPD Study Guide, and answer questions about taking the

exam The cost is \$300 for ASPE members and \$500 for nonmembers, and registration is available at ASPE Education.

The 2024 CPD exam will be held virtually on April 15–26, so you can take it anytime during that period. The deadline to register is April 1, 2024. The certification program provides the profession, the plumbing industry, and the general public with a single, comprehensive qualification of professional competence for engineers and designers of plumbing systems. 😊



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**MEMBERSHIP REPORT**

Robert Galaviz CPD

V.P.Membership

Happy New Year! I hope you all had a wonderful and joyous holiday season. As we kick off the new year, I wanted to provide an update on our membership status.

Unfortunately, we've experienced a slight decrease in total membership. It seems some members haven't renewed their memberships. I encourage you to review your status on the ASPE website and renew promptly. Your continued involvement is crucial to our society's success. If you happen to be facing hardship of any type that might prevent you from renewing, please contact me or my fellow board members. We have options available to assist you.

Let's work together to not only renew our memberships but also to actively seek out new members. Your efforts will contribute to the growth and vibrancy of our local chapter.

Thank you for your commitment to ASPE LA. Here's to a successful and collaborative year ahead! 😊

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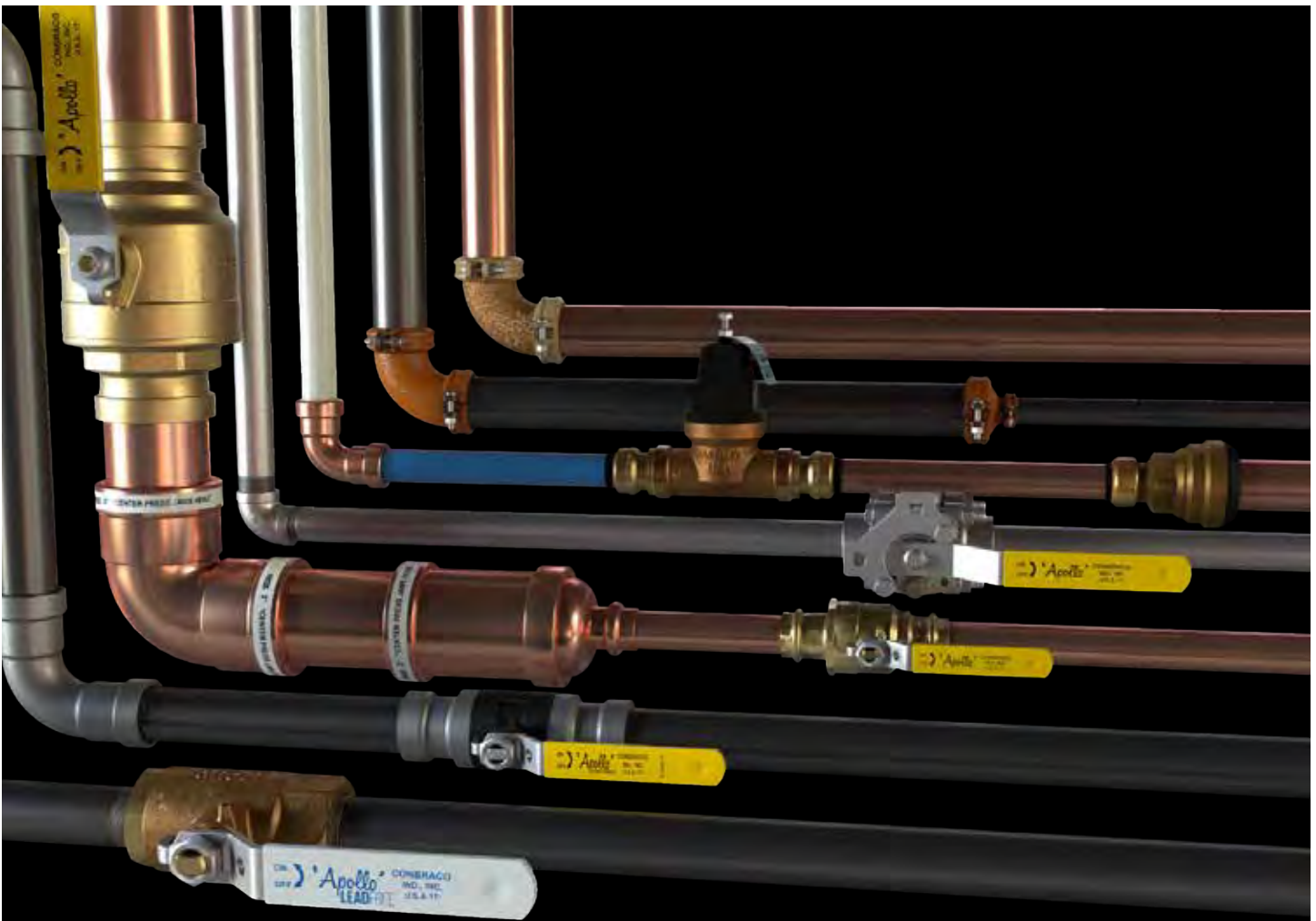


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*PRESIDENT: continued from page 1*

We have taken the initiative to involve Mr. Cory Nakanishi, the past president of our chapter, as the election board chair for the upcoming positions on the LA Board. Encouraging members to express their interest and run for positions is a fantastic way to ensure a dynamic and engaged leadership team. For those interested in contributing to the community and taking on a leadership role, reaching out to Mr. Cory Nakanishi via email to express their interest in specific positions is a proactive step.

The 2024 ASPE Convention and Expo in Columbus, Ohio, scheduled for October 18 through 23. It's indeed a valuable opportunity for ASPE members to enhance their knowledge, stay informed about industry trends, and network with professionals in the field.

Events like the ASPE Convention and Expo play a crucial role in fostering professional development and collaboration within the community. I am sure it will be a highlight for many members. If there's anything specific, you'd like to discuss regarding the convention, feel free to let me know!

Our Chapter is actively preparing for the 2024 ASPE Convention and Expo in Columbus, Ohio. The selecting delegates based on the attending record of active participation in monthly meetings is a fair and effective criterion. To align with ASPE Bylaws article 4.6. we are having a total of 8 delegates, along with one alternate and one young professional, demonstrating a thoughtful approach to representation. This process ensures that those who have consistently participated in the chapter's activities can represent the chapter at the convention.

If there are any specific topics or ideas, coming across or if there's a particular area of interest within the field that your chapter is looking to explore, please make sure to reach out to the VP Technical or other board members with relevant suggestions.

Again, please keep an eye on our next month meeting invite. We are looking forward to your active participation. Your presence makes our gatherings vibrant and enriching, and we can't wait to see you at our future programs.



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So for years now, all the governing agencies touted that natural gas was the clean air, green fuel. You still see the signage stating so on city vehicles around So Cal. I posted one a few issues back from the city of Ventura. Now, all of a sudden, natural gas is going to kill us all... what?!?!?!

Please read the legislative report where the 9th circuit made a decision about this and our city is ignoring it. Natural gas has been in our homes and businesses for how many years before the current political theater?

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Note all of the fallacies stated in the opinion. These are the bases for which soon enough they will deprive you of your backyard BBQ. Has anyone seen the footage of electric vehicles in the current storms around the country? Buy an electric car... if you so choose. Your choice.

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*continued from page 6*

11 judges on the 9th Circuit — a petition that was denied in this week's decision.

Sarah Jorgensen, a lawyer for the California Restaurant Association, told the San Francisco Chronicle that the judges had acknowledged that “energy policy was a matter of national concern and that there should be uniform national regulation.” Sean Donahue, a lawyer for the city of Berkeley, called the order disappointing and stated that Berkeley's ordinance “is well within its authority to protect the health and safety of its own residents,” according to the Chronicle.

Tuesday's denial featured a detailed dissent authored by U.S. Circuit Judge Michelle Friedland and seven other judges on the 9th Circuit. “Climate change is one of the most pressing problems facing society today, and we should not stifle local government attempts at solutions based on a clear misinterpretation of an inapplicable statute,” wrote Friedland. “I hope other courts will not repeat the panel opinion's mistakes.” Including any dissent at all is highly unusual for an action as rote as denying a petition, said Turner. “It seems like she is attempting to bolster the cases of other states and local governments that might be looking to pursue building electrification policies and providing a legal road map for why other courts should find a Berkeley-style ordinance to be lawful,” Turner noted.

In the United States, buildings account for nearly a third of all greenhouse gas emissions. For cities motivated to electrify their buildings, Tuesday's denial of a rehearing is a “disappointing outcome,” said Jim Dennison, an attorney working on building decarbonization at the Sierra Club. Since the April ruling, several cities in California have already pulled back their own natural gas bans, including Encinitas, Santa Cruz, and San Luis Obispo, to avoid legal risks. Eugene, Oregon, which modeled its policy on Berkeley's, also withdrew its gas ban in June.

Yet some cities, including Los Angeles, San Francisco, and San Jose, still have natural gas bans on the books. Tuesday's decision could inspire those cities to take action, but ultimately, whether they decide to halt or maintain their gas bans is up to each individual government, said Turner. It could also depend on the resources they have available to take on potential legal challenges.

“Local governments have different appetites for legal risk, and so they chose to navigate this decision and this time in different ways,” Turner said. The legal uncertainty created by the Berkeley decision especially impacts smaller communities that may not have the staff and financial resources to take on potential litigation, she said. “This uncertainty is going to cause some local governments to pull back a bit. And that's an unfortunate reality of being a local government. They don't always have the resources that a San Francisco or a Berkeley has to throw behind a challenge like this.”

Both Turner and Dennison emphasized that despite a setback to local gas bans, city officials still have a wide range of options available for electrifying buildings, including building codes and air pollution standards. Dennison highlights Washington state's recently updated building codes as one legally robust way to reduce emissions from buildings. The codes, which set minimum energy efficiency standards, will require new buildings to achieve the same energy performance as buildings that use electric heat pumps beginning this year. Notably, they offer building owners flexibility in meeting the benchmarks instead of requiring them to install heat pumps or forgo natural gas.

Local governments can also consider setting emissions standards for buildings and appliances, which concern air pollution rather than energy use. That's an approach taken by New York City, which prohibits new buildings from emitting more than a certain amount of carbon dioxide pollution. Turner notes that state utility regulators can also take steps to limit the expansion of natural gas infrastructure, which could also serve building electrification goals.

“Cities are extremely motivated to address emissions from their buildings, which are an incredibly important source of climate and health-harming pollution,” said Dennison. “And I don't think that this court order can stand in the way of that progress.”

Thank you for your support,

**Kook K. Dean, Interim Vice President Legislative**

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