



# Building Electrification Resolution



Olympia City Council  
January 11, 2022

# Background

- **Resolution No. M-1976**  
Adoption of regional targets to reduce greenhouse gas emissions 45% below 2015 levels by 2030 and 85% by 2050.
- **Resolution No. M-2045**  
Expressing a commitment to protect the youth of this community from the risks of climate destruction, and commitment to achieve net zero emissions by 2040.
- **Resolution No. M-2192**  
Accepting the Thurston Climate Mitigation Plan as a regional framework to substantially reduce local greenhouse gas emissions.
- **Resolution No. M-2194**  
Declaring a climate emergency and directing the City to develop and adopt a lens of climate change and climate equity for all City purposes.

# Building Electrification

## **What is building electrification?**

- Using electricity, rather than fossil fuels such as natural gas, for space heating, water heating, and cooking in homes and buildings.
- As electricity is increasingly produced by non-emitting, renewable sources, replacing fossil fuel use in buildings with efficient, all-electric buildings will substantially reduce greenhouse gas emissions from buildings.

# Building Electrification

## **Why electrify buildings?**

- Multiple studies, including Washington's Deep Decarbonization Pathway Study, have found that building electrification is the most cost-effective strategy to decarbonize residential and commercial buildings.
- Combustion of natural gas in homes and buildings also poses significant health risks for our communities, children, and other vulnerable populations.
- Reducing natural gas use is identified in the Thurston Climate Mitigation Plan as one of the most important strategies to substantially reduce greenhouse gas emissions.

# Summary of Resolution

**The City of Olympia recognizes the global and local benefits of accelerating the transition to all-electric buildings throughout the City, and:**

1. Directs staff to electrify all newly constructed City-owned buildings and major renovations of existing City buildings after January 12, 2022.
2. Directs staff to electrify all newly constructed City-funded buildings and major renovations of existing buildings, awarded city funding after January 12, 2022:
  - City funding of \$50,000 or more.
  - A donation of city-owned property with an appraised value of \$50,000 or more.
  - A sale of city-owned property where the difference between the appraised value and sale prices is \$50,000 or more.

# Summary of Resolution

3. Directs staff to inventory City-owned facilities that use fossil fuels and evaluate the feasibility of retrofitting existing buildings to become all-electric by 2030. Preliminary recommendations will be provided by January 1, 2024.
4. The City will encourage the State Legislature and State Building Code Council, and other local entities, such as Thurston County, neighboring cities, school districts, and major institutions, to join in this step to address regional greenhouse emissions from our built environment, by adopting similar building electrification policies.
5. The City Manager will schedule a City Council work session no later than March 1, 2022, to discuss policy pathways and potential challenges to citywide electrification of all new buildings.



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