

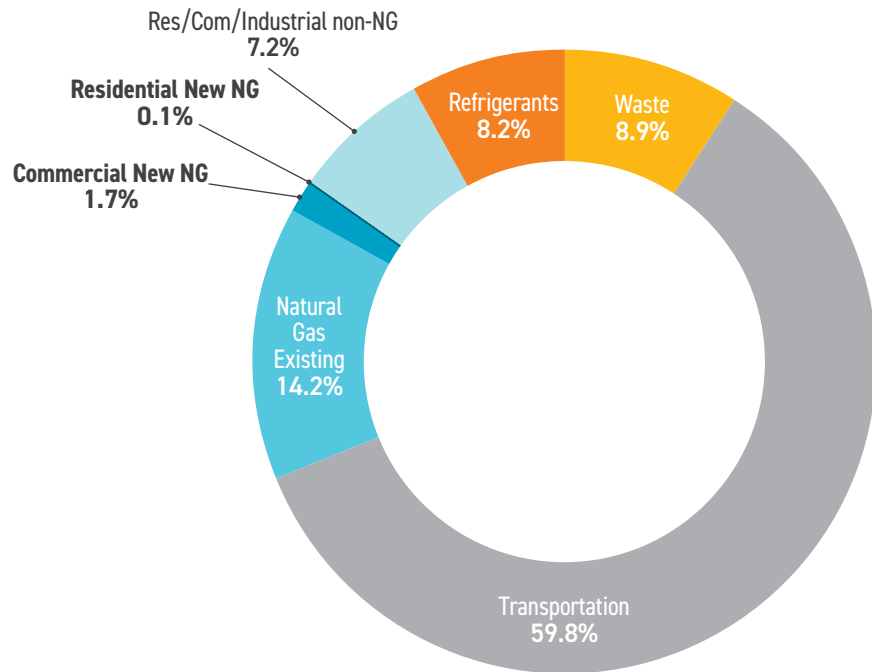
WHAT IF WE JUST ELECTRIFIED NEW CONSTRUCTION?

Assessing this kind of policy starts with the fact that all-electric homes or buildings for new construction **are not emissions free**.

While there is no statewide analysis looking at this issue, the City of Eugene and the City of Portland did their own assessments.

In July 2022, the City of Eugene disclosed [analysis](#) showing the potential benefit of banning natural gas in new construction to be a **0.1% of emission reduction for residential and 1.7% emission reduction for commercial in 2037**:

City of Eugene - New Residential & Commercial Natural Gas GHG Emissions in 2037 compared to other sources



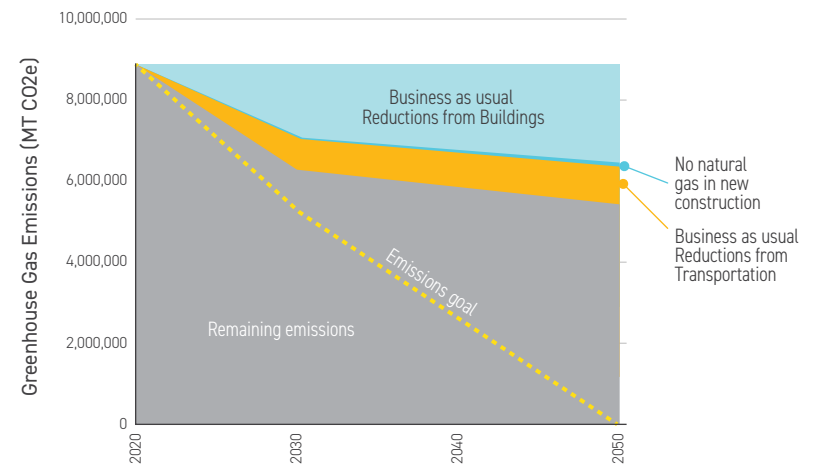
Source 14: Eugene City Council Agenda Item Summary, Follow-Up to Potential Code Changes to Require that all New Construction be Electric-Only Beginning January 1, 2023, July 25, 2022, Attachment A, page 10

Also in July 2022, the City of Portland Bureau of Planning and Sustainability published a [technical memo](#), **Portland Decarbonization Pathways Analysis**, showing a **1% emission reduction benefit by 2050 of banning natural gas in all new construction**.

An excerpt of the City's technical memo states:

*"An additional strategy to reduce emissions from natural gas is to limit the use of natural gas in new construction buildings as cities like Seattle and Berkeley have done. Because new buildings are anticipated to meet advanced building energy codes, there are less reductions available from this activity. **Removing natural gas as a heating source for new construction has the potential to reduce Multnomah County carbon emissions by about 1% by 2050 in the maximum action scenario.**"¹⁵*

Portland Decarbonization Pathways Analysis New Construction without Natural Gas



Maximum Cumulative Reductions from this strategy

2020 - 2030	401,909 MT CO ₂ e
2030 - 2050	1,633,630 MT CO ₂ e
2020 - 2050	2,035,539 MT CO ₂ e
Percent reduction 2020 - 2050	-1% of cumulative emissions

Source 14: City of Portland, Bureau of Planning and Sustainability, Portland Decarbonization Pathways Analysis Technical Memo, page 19



The question for policymakers: How does removing energy system diversification and choice for new communities, increasing reliability risks, and closing the door on a mix of solutions to address climate change make sense?