

## Jennifer Elwell

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**From:** Richard Hallsted [REDACTED]  
**Sent:** Monday, February 6, 2023 1:45 PM  
**To:** Jennifer Elwell  
**Subject:** conversion to electric from gas appliances comment

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To whomever:

We saw an article in a local paper today saying that this was the last day to comment on possible rule changes for conversion to electric furnaces and heaters, which we support. But.....

We tried to replace our aging gas furnace with a Mitsubishi electric heat pump last year. One main reason stopped us from doing this project. The setback rules for equipment on side yards here in Palo Alto - for some reason our area has an 8 ft. setback rule whereas many other parts of the city have six foot setbacks which would have worked for our project. Setback rules from the 1950's would get in the way of many people who might consider doing conversions now and in the future unless the rules are made a bit more flexible or just changed so these very low decibel units can be installed in sensible locations on properties.

One other comment - the last part of the article talks about a consultant estimating the costs of a conversion. We have a medium sized 1950's house and the cost to convert was closer to \$35-45K (multiple bids through the city sponsored process back in early 2021) rather than the \$8K mentioned in the article. We already have an upgraded 200 amp service, solar, updated electrical throughout the house. Also the cost to convert to heat pump water heater was closer to \$7.5K given the electrical work needed given the location of the water heater. Again, retrofitting these things into these older houses which did not give any thought to today's needs costs a lot of money, more than many people would have to spend. And a lot more than the consultant estimated.

Thank you for listening,

Richard Hallsted  
Palo Alto, California