

Marissa Poon

From: Emily Yen
Sent: Thursday, March 27, 2025 9:01 AM
To: [REDACTED]
Subject: FW: [EXTERNAL] My public comment regarding proposed SCAQMD Rule 1111 (Gas furnaces) and Rule 1121 (gas water heaters) to require failed gas furnaces and water heaters to be replaced by electric versions

From: David Price <[REDACTED]>
Sent: Thursday, March 13, 2025 9:35 AM
To: Emily Yen <eyen@aqmd.gov>; Peter Campbell <pcampbell@aqmd.gov>
Subject: [EXTERNAL] My public comment regarding proposed SCAQMD Rule 1111 (Gas furnaces) and Rule 1121 (gas water heaters) to require failed gas furnaces and water heaters to be replaced by electric versions

Dear Emily Yen and Peter Campbell of the SCAQMD,

As I understand it, the South Coast Air Quality Management District (SCAQMD) Governing Board is soliciting public comment regarding proposed Rule 1111 (Gas furnaces) and Rule 1121 (gas water heaters) to require failed gas furnaces and water heaters to be replaced by electric versions.

I own the condo I live in in Pasadena, CA. Our condo complex consists of clusters of four condo Units with each four-Unit cluster served by a 400 amp meter box---and thus each condo is limited to a 100 amp sub panel. I have met with an official of Pasadena Water & Power to ascertain the feasibility of increasing my sub panel's capacity and from that meeting it became obvious that such an increase would require our HOA community to engage in a clearly cost-prohibitive, life-disruptive major project. Licensed electricians with whom I've spoken say that even with possibly greater-efficiency electric appliances it is unfeasible to operate an all-electric household using only the 100 amp sub panel that we have (HVAC, water heater, oven/stove, dishwasher, other kitchen appliances, clothes washer/dryer, lighting, other electrical/electronic devices such as TV, computer, modems, personal care appliances, etc.). Trying to add an EV charger to such a fantasy all-electric household here would be a folly upon a folly. And this amp-capacity limitation does not even address the prospect of skyrocketing rates of electricity charges.

I sure that our condo complex is not alone in this amp-capacity practical limitation, and I cannot imagine that any amount of electricity/physical plant "cost shifting" can be workable for California, particularly with our looming deficits, and if such envisioned policies cause an additional critical mass of taxpayers to exit the state.

And even further, has anyone considered the undue added mental stress such unworkable proposals would add to the lives of the millions of people affected by proposed Rules 1111 and 1121?

Not being an “expert”, I’m sure I’ve left out a number of other significant drawbacks to these proposed rules. Please contact me if I may be of other input.

Sincerely,

David Price

Pasadena, CA