

SENATE No. 2708

The Commonwealth of Massachusetts

In the One Hundred and Ninety-Second General Court
(2021-2022)

SENATE, February 22, 2022.

The committee on State Administration and Regulatory Oversight, to whom was referred the petition (accompanied by bill, Senate, No. 2014) of Harriette L. Chandler, Tommy Vitolo, Kay Khan, Lindsay N. Sabadosa and others for legislation to spark the modernization of state heating systems, reports the accompanying bill (Senate, No. 2708).

For the committee,
Marc R. Pacheco

SENATE No. 2708

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Second General Court
(2021-2022)**

An Act building environmental justice and energy efficiency with jobs.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. As used in this act, the following words shall, unless the context clearly
2 requires otherwise, have the following meanings:

3 “Cumulative adjusted gross household income”, the cumulative adjusted gross income of
4 every person in a single household, as reflected on federal income tax returns of the most recent
5 year.

6 “EJSCREEN”, the environmental justice mapping tool, developed by the United States
7 Environmental Protection Agency.

8 "Environmental justice population", a neighborhood that meets 1 or more of the
9 following criteria: (i) the annual median household income is not more than 65 per cent of the
10 statewide annual median household income; (ii) minorities comprise 40 per cent or more of the
11 population; (iii) 25 per cent or more of households lack English language proficiency; or (iv)
12 minorities comprise 25 per cent or more of the population and the annual median household
13 income of the municipality in which the neighborhood is located does not exceed 150 per cent of

14 the statewide annual median household income; provided, however, that for a neighborhood that
15 does not meet said criteria, but a geographic portion of that neighborhood meets at least 1
16 criterion, the secretary may designate that geographic portion as an environmental justice
17 population upon the petition of at least 10 residents of the geographic portion of that
18 neighborhood meeting any such criteria; provided further, that the secretary may determine that a
19 neighborhood, including any geographic portion thereof, shall not be designated an
20 environmental justice population upon finding that: (A) the annual median household income of
21 that neighborhood is greater than 125 per cent of the statewide median household income; (B) a
22 majority of persons age 25 and older in that neighborhood have a college education; (C) the
23 neighborhood does not bear an unfair burden of environmental pollution; and (D) the
24 neighborhood has more than limited access to natural resources, including open spaces and water
25 resources, playgrounds and other constructed outdoor recreational facilities and venues.

26 “Gut rehabilitation”, the general replacement of the interior of a building that is
27 sufficiently extensive, in the judgment of the Undersecretary of the Department of Housing and
28 Community Development, it is appropriate to reconstruct portions of the building to make it
29 more accessible to people with physical disabilities.

30 “Home”, a unit of housing that is either a single family housing unit or a housing unit
31 within a multifamily housing complex.

32 “Housing emissions audit”, an inspection designed to determine (1) whether there are
33 preexisting environmental hazards in a single family housing unit or multifamily housing
34 complex; (2) if there are preexisting environmental hazards, how much it would cost to complete
35 a preexisting environmental hazard remediation project on that housing unit; (3) the specific

36 renovations, additions, installations, and modifications that would have to be made in order to
37 complete a housing emissions renovation on the housing unit; and (4) how much that housing
38 emissions renovation would cost.

39 “Housing emissions renovation”, a renovation of a single family housing unit or
40 multifamily housing complex designed to reduce housing-related greenhouse gas emissions,
41 including, but not limited to, improving heat insulation, electrifying the heating system, installing
42 solar panels or other forms of distributed generation, and installing energy efficient appliances.

43 “Housing-related emissions”, greenhouse gas emissions caused by (1) heating a housing
44 unit; or (2) supplying electricity to a housing unit.

45 “Multifamily housing complex”, a building, or connected series of buildings, owned by
46 the same owner, with multiple separate housing units.

47 “Preexisting environmental hazard remediation project”, a project to remove a
48 preexisting environmental hazard from a single family housing unit or multifamily housing
49 complex such that the building in question can receive a housing emissions renovation without
50 endangering the building’s occupants.

51 “Preexisting environmental hazard”, a state or condition of a single family housing unit
52 or multifamily housing complex that would render a housing emissions renovation unsafe,
53 including, but not limited to, by (1) exposing the occupants of the building to asbestos,
54 vermiculite, animal feces, or any other dangerous substance contained in the building; or (2)
55 compromising the structural integrity of the building.

56 “Project Labor Agreement”, a pre-negotiated, pre-hire collective bargaining agreement
57 which governs all working conditions and standards related to employment on a specific project.

58 “Secretary”, the Secretary of the Executive Office of Energy and Environmental Affairs.

59 “Single family housing unit”, a single family residence.

60 “Task Force”, the Building Justice with Jobs Task Force.

61 “Undersecretary”, the Undersecretary of the Department of Housing and Community
62 Development.

63 SECTION 2. (a) The General Court hereby establishes the Building Justice with Jobs
64 Task Force.

65 (b) The purpose of the Building Justice with Jobs Task Force is to develop the Building
66 Justice with Jobs Plan, using the processes and requirements described in section 3.

67 (c) The Building Justice with Jobs Task Force shall be composed of twelve members: (1)
68 the Undersecretary of the Department of Housing and Community Development, or a designee;
69 (2) the Commissioner of the Department of Energy Resources, or a designee; (3) one individual
70 chosen by the Low Income Energy Affordability Network; (4) one individual chosen by the
71 Income-Eligible Best Practices Committee of the Massachusetts Energy Efficiency Advisory
72 Council; (5) one individual chosen by the Massachusetts Housing Finance Agency; (6) one
73 individual chosen by the Greater Boston Labor Council; (7) one individual, appointed by the
74 Governor, from a nonprofit organization with expertise in community organizing, affordable
75 housing issues, and labor issues; (8) one individual, appointed by the Governor, from a nonprofit
76 organization with expertise in housing displacement prevention and tenant rights; (9) one

77 individual, appointed by the Governor, from a nonprofit organization with expertise in urban
78 environmental issues and public health; (10) one individual, appointed by the Governor, from a
79 nonprofit organization with expertise in rural environmental issues and public health (11) one
80 individual, appointed by the Governor, from a nonprofit organization with expertise in
81 environmental justice; (12) one individual, appointed by the Governor, from a nonprofit
82 organization with expertise in issues related to building accessibility for people with disabilities.

83 (d) The Undersecretary of the Department of Housing and Community Development, or
84 their designee, shall serve as the chairperson of the Task Force.

85 (e) The Commissioner of the Department of Energy Resources, or their designee, shall
86 serve as the vice-chairperson of the Task Force.

87 (f) The Task Force shall make decisions according to a majority voting procedure in
88 which all twelve members may cast a single vote. In the case of a tie vote, the chairperson of the
89 Task Force shall be empowered to break the tie by casting a deciding vote.

90 (g) A full and complete transcript of each meeting of the Task Force shall be made
91 publicly available.

92 SECTION 3. (a) Immediately after the enactment of this section, the Task Force shall
93 begin developing the Building Justice with Jobs Plan. The Building Justice with Jobs Plan shall
94 be finalized and published no later than 6 months after the enactment of this section.

95 (b) The Building Justice with Jobs Plan must achieve the following emissions reductions
96 goals: (1) reduce annual statewide housing-related emissions by 50% by 2030, compared to

97 statewide housing-related emissions in 2019; and (2) completely eliminate statewide housing-
98 related emissions by 2040.

99 (c) The Building Justice with Jobs Plan must ensure that no fewer than 1,000,000 homes
100 in Massachusetts receive housing emissions renovations that are performed, required, or
101 subsidized by the Massachusetts state government in the 10 years immediately following the
102 enactment of this section.

103 (d) The Building Justice with Jobs Plan may achieve the goals set forth in this section by
104 expanding and amending existing state programs, or by creating new programs, or some
105 combination of those two possibilities. The Building Justice with Jobs Plan must be designed to
106 coincide efficiently and effectively with other governmental and non-governmental programs to
107 reduce housing-related emissions, avoiding duplicative work whenever feasible.

108 (e) The Building Justice with Jobs Plan must include a detailed description of (1) the
109 renovations, installations, and retrofits that different types of homes may be eligible to receive as
110 part of a housing emissions renovation, including, but not limited to, heat insulation renovations,
111 heating system electrification, distributed generation installation, and energy efficient appliance
112 installation; (2) the system used to determine which homes will receive housing emissions
113 renovations; (3) the order in which those homes will receive housing emissions renovations; (4)
114 the labor standards which will apply to workers involved in completing housing emissions
115 renovations, provided such labor standards are consistent with Section 7; (5) a detailed,
116 comprehensive program for how to train new workers to complete housing emissions audits,
117 environmental hazard remediation projects, and housing emissions renovations, in order to
118 eliminate the labor shortages in the relevant professions as quickly as possible; (6) how the

119 Building Justice with Jobs Plan will meet the emissions reduction goals outlined in subsection
120 (b) of this section; and (7) how the Building Justice with Jobs Plan will meet the requirement set
121 forth in subsection (c) of this section.

122 (f) The Building Justice with Jobs Plan must, at all times, prioritize retrofitting homes
123 located in Census Tracts with a lower median household income than the statewide median
124 household income, over homes located in Census Tracts with a median household income that is
125 equal to or greater than the statewide median household income. The Building Justice with Jobs
126 Plan must specify how many homes located in Census Tracts with a lower median household
127 income than the statewide median household income will receive housing emissions renovations
128 during each year of the program.

129 (g) The Building Justice with Jobs Plan must, at all times, prioritize retrofitting homes
130 located within environmental justice populations over homes that are not located within
131 environmental justice populations. The Building Justice with Jobs Plan must specify how many
132 homes in environmental justice populations will receive housing emissions renovations during
133 each year of the program.

134 (h) The Building Justice with Jobs Plan shall include a detailed program for advertising
135 the availability of housing emissions audits, preexisting environmental hazard remediation
136 projects, and housing emissions renovations and jobs to complete those audits, projects, and
137 renovations. This program shall focus on environmental justice populations and Census Tracts
138 with a median household income that is below the statewide median household income.

139 (i) The Building Justice with Jobs Plan shall include programs and rules designed to
140 make residential buildings accessible for persons with physical disabilities when those buildings

141 are undergoing a gut rehabilitation as part of a preexisting environmental hazard remediation
142 project, or a housing emissions renovation, or both.

143 (j) The Building Justice with Jobs Plan shall include instructions to the appropriate
144 administrative agencies to adopt regulations mandating minimum energy efficiency, energy
145 performance, or related energy standards for rental properties where the tenants pay for electric
146 or gas utility service or deliverable heating fuels, including but not limited to (1) specifying the
147 minimum required energy standards for windows and for wall and attic insulation, such as
148 minimum R-value standards; (2) ensuring that windows and doors are weather tight; (3)
149 specifying the minimum required energy standards for heating and hot water systems; (4)
150 ensuring that energy losses are reduced through energy efficiency measures including, but not
151 limited to, air sealing of window sills and ducts; and (5) such other energy standards as the Task
152 Force deems appropriate to increase tenant comfort, health and safety, and to increase energy
153 efficiency. The Task Force may vary these energy standards by building size, age, type of
154 construction, and other characteristics, as it deems appropriate. These regulations shall apply and
155 be enforceable as soon as is feasible. To the extent that a rental property owner accesses all
156 available subsidies and financial incentives available under the Building Justice with Jobs Plan,
157 the owner shall not be required to expend more than \$5,000 per year to comply with these energy
158 standards, and shall be excused from further compliance during that year if the \$5,000
159 expenditure cap is reached.

160 (k) The Building Justice with Jobs Plan shall include a system for determining the
161 subsidies and financial incentives available for the owners and tenants of multifamily housing
162 complexes in which some of the tenants qualify for the subsidies and financial incentives
163 described in Section 6, and some of the tenants do not qualify for those subsidies or financial

164 incentives. The system developed by the Task Force shall, to the greatest extent feasible,
165 maximize benefits to tenants who are eligible for subsidies or financial incentives described in
166 Section 6.

167 (l) The Task Force shall continue meeting after the Building Justice with Jobs Plan is
168 completed, in order to monitor the implementation of the Building Justice with Jobs Plan. The
169 Task Force may revise the Building Justice with Jobs Plan when, in the judgment of the
170 chairperson, such revisions are appropriate.

171 (m) The Task Force shall allow for a period of no less than 30 days in which the public
172 may submit written comments on various parts of the Building Justice with Jobs Plan. The Task
173 Force shall revise the Building Justice with Jobs Plan based on those comments, as the Task
174 Force deems appropriate.

175 SECTION 4. (a) If the Building Justice with Jobs Plan creates new state programs to
176 complete housing emissions audits, preexisting environmental hazard remediation projects, and
177 housing emissions renovations, the Building Justice with Jobs Plan shall vest the responsibility
178 and authority to implement and oversee those programs with the Department of Housing and
179 Community Development. The Building Justice with Jobs Plan may vest the responsibility and
180 authority to implement and oversee new state programs in a different administrative agency if the
181 chairperson determines that doing so would be appropriate.

182 (b) All administrative agencies, including, but not limited to, the Department of Housing
183 and Community Development, shall be required to comply with any and all relevant instructions
184 and requirements within the Building Justice with Jobs Plan.

185 (c) The Department of Housing and Community Development shall develop programs
186 and regulations to protect tenants of homes or buildings which received either a preexisting
187 environmental hazard remediation project, or a housing emissions renovation, or both. These
188 regulations shall include, but shall not be limited to, a regulation ensuring that the rental fee for a
189 home or building which received either a preexisting environmental hazard remediation project,
190 or a housing emissions renovation, or both, shall not be increased for a period of at least 6
191 months and no more than 7 years. The precise time period shall be based upon the cost and
192 complexity of the preexisting environmental hazard remediation project or the housing emissions
193 renovation applied to the home or building which the tenant is renting.

194 SECTION 5. (a) No single family housing unit or multifamily housing complex may
195 receive a housing emissions renovation without first receiving a housing emissions audit. The
196 Department of Housing and Community Development shall have the authority to create
197 exemptions for this requirement when such exemptions are appropriate, in the judgment of the
198 Undersecretary.

199 (b) No single family housing unit or multifamily housing complex which has a
200 preexisting environmental hazard, as determined by a housing emissions audit, may receive a
201 housing emissions renovation without first receiving a preexisting environmental hazard
202 remediation project.

203 SECTION 6. (a) When providing a housing emissions renovation for a home located
204 within an environmental justice population, the Department of Housing and Community
205 Development shall finance the complete cost of (1) the housing emissions audit; (2) all

206 preexisting environmental hazard remediation projects, if there are one or more preexisting
207 environmental hazards; and (3) the housing emissions renovation.

208 (b) When providing a housing emissions renovation for a home that is not located within
209 an environmental justice population but is located within a census tract with a median household
210 income that is lower than the statewide median household income, the Department of Housing
211 and Community Development shall (1) pay the entire cost of the housing emissions audit; (2)
212 pay the entire cost of all preexisting environmental hazard remediation projects, if there are one
213 or more preexisting environmental hazards; and (3) offer a financial subsidy for half of the cost
214 of the housing emissions renovation, and offer a 10-year, zero-interest loan sufficient to finance
215 half of the cost of the housing emissions renovation.

216 (c) When providing a housing emissions renovation for a home that is owned or leased by
217 a household with exactly 1 member which has a cumulative gross adjusted household income
218 that is below 40% of the statewide median household income, the Department of Housing and
219 Community Development shall finance the complete cost of (1) the housing emissions audit; (2)
220 all environmental hazard remediation projects, if there are one or more preexisting
221 environmental hazards; and (3) the housing emissions renovation.

222 (d) When providing a housing emissions renovation for a home that is owned or leased
223 by a household with exactly 2 members which has a cumulative gross adjusted household
224 income that is below 60% of the statewide median household income, the Department of
225 Housing and Community Development shall finance the complete cost of (1) the housing
226 emissions audit; (2) all environmental hazard remediation projects, if there are one or more
227 preexisting environmental hazards; and (3) the housing emissions renovation.

228 (e) When providing a housing emissions renovation for a home that is owned or leased by
229 a household with 3 or more members which has a cumulative gross adjusted household income
230 that is below 70% of the statewide median household income, the Department of Housing and
231 Community Development shall finance the complete cost of (1) the housing emissions audit; (2)
232 all environmental hazard remediation projects, if there are one or more preexisting
233 environmental hazards; and (3) the housing emissions renovation.

234 (f) The Department of Housing and Community Development may offer additional
235 financial incentives and subsidies for housing emissions audits, environmental hazard
236 remediation projects, and housing emissions renovations, when appropriate.

237 SECTION 7. (a) In every case in which a housing emissions renovation is performed
238 using funds that are derived, in whole or in part, from either the Department of Housing and
239 Community Development, the Massachusetts General Court, or any other body of the
240 Massachusetts state government, the corporation, firm, partnership, agency, organization, or
241 other body performing the housing emissions renovation shall enter into a Project Labor
242 Agreement with the appropriate labor organization or labor organizations before beginning any
243 renovations. These Project Labor Agreements must include (1) a mutually agreeable, lawful, and
244 uniform grievance and arbitration procedure for the resolution of work-related disputes involving
245 housing emissions renovations; (2) mutually agreeable, lawful work rules, working conditions,
246 and working schedules for housing emissions renovations; (3) mutually agreeable, lawful terms
247 regarding the benefits provided for workers working on housing emissions renovations; (4)
248 mutually agreeable, lawful terms regarding the use of apprenticeship programs and
249 preapprenticeship programs on housing emissions renovations; (5) mutually agreeable, lawful
250 goals or requirements to promote workforce diversity for housing emissions renovations,

251 including, but not limited to, with regard to race and gender; and (6) mutually agreeable, lawful
252 goals or requirements to hire local residents who live near the work site for housing emissions
253 renovations. The terms of each Project Labor Agreement shall be made publicly available on the
254 website of the Department of Housing and Community Development.

255 (b) The Department of Housing and Community Development shall ensure that all
256 workers involved in performing housing emissions renovations shall receive health insurance;
257 dental insurance; workers' compensation insurance; at least 1 paid sick day off of work for every
258 20 days in which they work more than 5 hours; at least 1 cumulative hour of paid break time
259 every day, for each day in which they work at least 5 hours; and at least 14 days of paid vacation
260 time each year. These requirements shall apply to all workers involved in performing housing
261 emissions renovations, including employees, contractors, and subcontractors.

262 (c) The Department of Housing and Community Development shall ensure that all
263 workers involved in performing housing emissions renovations shall receive an hourly wage that
264 is not less than the product of 0.0005 multiplied by 115 percent of the statewide per capita
265 income, as calculated by the US Census Bureau. These requirements shall apply to all workers
266 involved in performing housing emissions renovations, including employees, contractors, and
267 subcontractors.

268 (d) When hiring employees, hiring contractors, awarding contracts, designing Project
269 Labor Agreements, promulgating rules and regulations, and enforcing rules and regulations, the
270 Department of Housing and Community Development shall maximize, to the greatest extent
271 feasible, lawful, and appropriate, racial and gender equity within the hiring and promotion
272 processes.

273 (e) Contractors, subcontractors, firms, corporations, partnerships, and all other entities
274 performing housing emissions renovations which are funded, in whole or in part, by the
275 Department of Housing and Community Development or by the General Court of Massachusetts,
276 shall, at all times, promote workforce diversity among their employees, to the greatest extent
277 feasible, lawful and appropriate, including with regard to race and gender. If the Undersecretary
278 of the Department of Housing and Community Development determines that a contractor,
279 subcontractor, firm, corporation, partnership, or other entity is not making good faith efforts to
280 promote and achieve workforce diversity, the Undersecretary must prohibit that entity from
281 receiving funding from the Department of Housing and Community Development to complete
282 housing emissions audits, preexisting environmental hazard remediation projects, or housing
283 emissions renovations.

284 SECTION 8. (a) No later than one year after the enactment of this section, the
285 Department of Housing and Community Development shall complete an audit of (1) all of the
286 affordable housing units under the jurisdiction of the Department of Housing and Community
287 Development; and (2) all of the affordable housing units that are overseen by the Department of
288 Housing and Community Development.

289 The purposes of this housing audit shall be to (1) assess the condition of affordable
290 housing units under the jurisdiction of, or overseen by, the Department of Housing and
291 Community Development; (2) determine how those affordable housing units could be improved
292 through housing emissions renovations and preexisting environmental hazard remediation
293 projects; and (3) to make recommendations to the Energy Efficiency Advisory Council regarding
294 how to increase participation among affordable housing residents in energy efficiency programs.

295 SECTION 9. (a) No later than the sixtieth day of each fiscal quarter of the state of
296 Massachusetts, the Task Force shall publish a detailed report documenting all of the expenditures
297 made by any administrative agency or other government institution in furtherance of the
298 Building Justice with Jobs Plan. This report shall include a detailed description of (1) the number
299 of homes or buildings that received preexisting environmental hazard remediation projects in the
300 previous fiscal quarter; (2) the number of homes or buildings that received housing emissions
301 renovations in the previous fiscal quarter; (3) how much each preexisting environmental hazard
302 remediation project and each housing emissions renovation cost in the previous fiscal quarter; (4)
303 the number of new workers who were trained, in the previous fiscal quarter, to address labor
304 shortages in professions needed for completing preexisting environmental hazard remediation
305 projects or housing emissions renovations; and (5) the kinds of training programs those workers
306 went through in the previous fiscal quarter.

307 (b) No later than the thirtieth day of each fiscal quarter of the state of Massachusetts, the
308 Task Force shall publish projections for (1) how many preexisting environmental hazard
309 remediation projects will be completed in the current quarter; (2) how many housing emissions
310 renovations will be completed in the current quarter; and (3) how many new workers will be
311 trained in the current quarter in professions needed for completing preexisting environmental
312 hazard remediation projects or housing emissions renovations.

313 SECTION 10. (a) Subject to appropriation, there shall be established at the Massachusetts
314 Clean Energy Technology Center a program to fund the Building Justice with Jobs Plan. The
315 Massachusetts Clean Energy Technology Center shall conduct a study to (1) determine the
316 quantity of money required to fully fund the Building Justice with Jobs Plan; and (2) identify
317 potential sources of funding for the Building Justice with Jobs Plan including, but not limited to,

318 federal funding and financial savings from increased energy efficiency. Pursuant to the findings
319 of this study and subject to funding availability, the Massachusetts Clean Energy Technology
320 Center shall establish programs and entities designed to provide funding for the Building Justice
321 with Jobs Plan. These programs and entities may include, but are not limited to, (1) a “Green
322 Bank” to provide capital investments for the Building Justice with Jobs Plan, and (2) a program
323 designed to use financial savings derived from increased energy efficiency to finance the
324 Building Justice with Jobs Plan.

325 (b) In order to establish or implement programs designed to finance the Building Justice
326 with Jobs Plan, the Department of Housing and Community Development, the Executive Office
327 of Energy and Environmental Affairs, and the Massachusetts Clean Energy Technology Center
328 may enter contracts or partner with outside entities, including, but not limited to, green banks and
329 climate banks.

330 (c) Notwithstanding any general or special law, the Department of Housing and
331 Community Development, the Executive Office of Energy and Environmental Affairs, and the
332 Massachusetts Clean Energy Technology Center are authorized and required to seek out federal
333 funding from any reasonable available source to fund the Building Justice with Jobs Plan,
334 including but not limited to, any federal infrastructure funding and any federal housing funding.

335 (d) The Task Force shall make all reasonable efforts to design the Building Justice with
336 Jobs Plan in such a way as to maximize the availability of federal funding for the implementation
337 of the plan.

338 SECTION 11. (a) If any provision of this chapter is held invalid, the remainder of this
339 chapter shall not be affected thereby.

340 (b) If the application of any provision of this chapter to any person or circumstance is
341 held invalid, the application of such provision to other persons or circumstances shall not be
342 affected thereby.

343 SECTION 12. Any undertaking by a Federal, State, County, Municipal, or quasi-
344 Governmental public agency for the planning, acquisition, design, construction, demolition,
345 installation, repair or maintenance of a structure shall comply with the requirement of the
346 specialized stretch energy code, as defined by Section 31 of Chapter 8 of the Acts of 2021.

347 SECTION 13. Section 6 of said chapter 25A of the General Laws, as so appearing, is
348 hereby amended by inserting, after subsection 14, the following subsection:-

349 (15) develop and incorporate into the state building code, in consultation with the board
350 of building regulations and standards, requirements for preparing a structure for the future
351 installation of electric appliances or equipment sufficient to replace appliances or equipment that
352 consume fuel oil or fuel gas where doing so is likely to avoid costly future retrofits, preparing the
353 building for future potential installation of solar panels where doing so is likely to avoid costly
354 retrofits, and preparing the building for future installation of electric vehicle charging
355 infrastructure where doing so is likely to avoid costly retrofits; and ensuring that the on-site
356 electrical infrastructure including but not limited to circuit breakers and electrical infrastructure
357 providing power to the building can accommodate future installation of electric appliances, solar
358 panels, and electric vehicle charging infrastructure where doing so is likely to avoid costly
359 retrofits.