

CONVERSION COSTS

From Natural Gas to Electricity

The City of Bellingham's Climate Action Task Force was launched in September 2018 with the purpose of determining the feasibility, costs, and impacts of the City's 100% renewable energy ambitions. A subcommittee of the CATF released preliminary recommendations for the building sector in June 2019, which included mandatory conversion of space and water heating systems by 2035, plus electrification of all commercial, residential, and renter occupied heating systems, and solar PV installation to cover at least 50% of the building footprint through rooftop or offsite solar.



This could cost:

\$36,050 — \$82,750

for a typical Bellingham home
1,100 sq ft and 50 yrs old.

For every \$1,000 increase in the cost of a home, 113 local families are priced out of the market and cannot realize the American Dream of homeownership. This conversion will price 4,068 to 9,266+ households out of the Bellingham housing market (NAHB).

If newer homes convert, engineering and structural cost may decrease, but solar panel and heat pump costs increase due to larger square footage.



PROFESSIONAL ENGINEER

\$1,500 - \$2,500



ROOF UPDATE

\$3,500 - \$7,000

+ ceiling costs depending on work needed

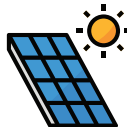
\$5,000 - \$9,000 minimum for a new roof
If existing roof is 10+ years old
(solar installs are on new/newer rooftops)



FOUNDATION UPDATE

\$\$\$\$ - \$,\$\$\$

depending on work needed



SOLAR PANELS

\$10,000 - \$40,000

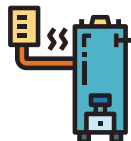
Depending on roof line,
roof size/home square footage



DUCTLESS HEAT PUMP

\$6,500 - \$10,000

+ \$600 electrical work minimum
More if ducts need installation



WATER HEATER

\$800 - \$1,000

+ \$500 - \$1,000 electrical work
+ \$800 for the change out



CHANGE OUT OF 100 AMP

\$1,850 + trenching a conduit

PSE transformer upgrades
for larger HVAC systems

+\$5,000 - \$9,000



CITY OF BELLINGHAM

+\$\$\$\$

Unspecified permit fees and
permit processing time

Share your concerns at: <https://www.cob.org/gov/public/Pages/Public-Comment.aspx>
or email Renee LaCroix: rlacroix@cob.org



The Climate Action Task Force (CATF) Meeting Schedule:

October 2, 2019 (Council Chambers)

October 16, 2019 (Council Chambers)

November 6, 2019 (Council Chambers)

CATF Meetings occur at 6:30pm at:
Bellingham City Hall
210 Lottie Street
Bellingham, WA 98225

Monday November 18, 2019 at 7pm the CATF will release a full report to City Council.
Please attend this meeting or offer public comment
via email to Bellingham City Council at: ccmail@cob.org

Sources:

PSE Engineering Department

Myers General Inc./Coldwell Banker Bain

Cascade Natural Gas Company

National Association of Home Builders (NAHB) Priced Out Estimates

<http://www.nahbclassic.org/generic.aspx?genericContentID=265844&channelID=311>

NAHB Priced Out Estimates Press Release

<https://www.nahb.org/news-and-publications/press-releases/2019/01/nahb-study-shows-households-priced-out.aspx>

NAHB New Home Prices & Households Priced Out of Market by a \$1,000 Increase, 2019: Table3

http://www.nahbclassic.org/fileUpload_details.aspx?contentTypeID=3&contentID=265844&subContentID=720995&channelID=311