

From: David Gurk <dgurk@hotmail.com>
Sent: Friday, December 02, 2022 12:32 AM
To: Planning <Planning@a2gov.org>
Subject: New rules

Dear Commissioners,

I was greatly heartened to hear that you are pursuing a new city law to prohibit natural gas hook-ups in new developments. I would like to make a suggestion based on a situation I now find myself in.

I had my annual furnace check-up done today. The tech told me there are cracks in the heat exchanger and I should replace the unit as soon as possible. Of course I would like to get a heat pump to replace my old furnace, but I live in an older, established condominium complex, and all our HVAC equipment is in enclosed utility closets. Nothing is visible. Installing a heat pump on the lawn where it would be visible would thus be against our rules. I highly doubt I could get a waiver on these rules.

I would ask that you try to include some wording that would prevent condo boards and HOAs from prohibiting the installation of heat pumps. I know you are focusing on new developments, but what about new equipment in older complexes? The notion of new gas furnaces being installed in older complexes is almost as bad as new furnaces in new complexes. New gas furnaces lock in the burning of fossil fuels for decades regardless of the age of the community. I'm afraid I will have little choice other than to install a new gas furnace for myself, but it would be great if we could avoid this kind of problem in the future.

Thank you,
David Gurk
Chair, Washtenaw Climate Reality