

# KNOB & TUBE REPLACEMENT WITH PRE-WIRING

## *BESO Resilience Upgrade Measure*

### MEASURE INFORMATION

**Credits: 6**

**Description:**

Replace knob and tube wiring with safe, code-compliant electrical systems and install four 240-volt outlets, for future all-electric appliances including water heater, HVAC system, clothes dryer, and electric stove. Replacing outdated wiring improves home safety, reduces fire risk, and ensures the electrical system can safely support modern appliances. Many insurance providers will not issue or renew homeowner policies for houses with active knob and tube wiring, so this upgrade can also help avoid insurance complications. The added 240v outlets make it easier to switch to efficient, all-electric technologies in the future—like an induction stove, heat pumps, or an EV charger—without needing to rewire again. It's a smart investment for both safety and long-term home upgrades.



**Installation Criteria:**

Replace outdated knob and tube wiring with code compliant electrical systems and install 240v receptacles for water heater, HVAC, clothes dryer, and stove/oven.

**Required Verification Documentation:**

- Permit + approved final inspection – *Include “for BESO compliance” in the scope of work section of your building permit application.*
- Contractor invoice with description of electrical wiring replacement and locations of all 240v outlets

**Benefits:**



Increase Health  
& Safety



Electric  
Readiness

## ADDITIONAL RESOURCES

### Bay Area Air District Zero NOx Appliance Rules:

To improve regional air quality and reduce the amount of NOx and particulate matter emissions, the Bay Area Air District has adopted zero NOx emissions standards for natural gas fired furnaces and water heaters. When your gas appliance reaches the end of its life, you'll need to replace it with a zero NOx alternative, such as an electric heat pump. Some knob and tube wiring might not accommodate new electric appliances and may need to be replaced.

For more information, see the Air District's [Fact Sheet](#) and [Frequently Asked Questions](#) on the zero NOx appliance rules. Completing this measure helps you comply with BESO and gets you ready for the new Bay Area District Zero NOx Appliance requirements.

### Permitting Resources:

- For information about the permit process, including permit types and requirements, visit the [City's permitting webpage](#). If you're new to the process or have questions, you can also [schedule an appointment with a permit specialist](#) for personalized guidance.