



\$5,297
Upgrade Transformer

\$10,000
Re-Wire: Pole to Home or
Underground Trenching

\$2,890
Electrical panel upgrade
to 300 amps

\$2,165
Electric water heater

\$1,703
Electric Fireplace

\$1,570
Induction Stove

\$7,800
Air-source heat pump with tax
credits/rebates

\$4,978
Drywall removal, repair, and
replacement

\$1,575
Neighborhood rewiring

\$3,492
Repaving

\$39,767
Cost to Convert One Home from Gas to Electric



SOURCES AND ASSUMPTIONS

Repaving - \$3,492

- Asphaltic Concrete, 6" stone base, 2" binder course, 1" topping
- Assumes a road of 1,200 square feet at \$2.91 per square foot
- Does not include cost to replant shrubs, flowers, trees, or replace aggregate landscaping materials beyond repaving the roadway

Neighborhood Wiring - \$1,575

- 4" wide trench, 12" deep, trenching with chain trencher, 12 HP
- \$15.75 per linear foot, assuming 100 linear foot is needed
- Site conditions can increase the cost per linear foot. Example: soil compaction

Air-Source Heat Pump - \$7,800 with tax credits and/or rebates

- Single package, not including curbs, pads, or plenums
- 4 ton cooling, 13 MBH heat
- Residential hookup, 40' #8/2 & 30' #3/2, MC cable, including 1-40A & 1-100A 2 pole breaker, local disc switch, 3' sealtite

Electric Water Heater - \$2,165.07

- Electric, glass lined tank, double element, 5 year, 52 gallon: \$1,992.63
- Removal of water heater: \$172.44

Electric Fireplace - \$1,703.74

- Won't work if the power goes out
- Demolition: \$206.42
- Replace with electric fireplace, 36" hearth, radiant: \$1,497.32

Sources

- RSmeans Construction Estimation Software, a Gordian product. Requires subscription or purchase of cost book(s). Cost reflects materials and labor for the Seattle area (980-981, 987). Retrieved from <https://www.rsmeans.com/>
- Puget Sound Energy, GRC Stripulation O - Decarb Study 2023. Retrieved from <https://apiproxy.utc.wa.gov/cases/GetDocument?docID=3617&year=2022&docketNumber=220066>

Transformer Upgrade - \$5,297.25

- Pole mounted, single phase, 2,400 V primary, 120/240 V secondary, 37.5 kVA

Electrical Panel - \$2,890.44

- Service panel, 300 amp with PVC conduit and wire

Re-wire to Home - \$10,000

- \$25 per linear foot for buried lines.
- Estimate is based on a 400 feet length of run for install.
- Amperage determines the wire size, if thicker gauge wire is required, more cost can be anticipated. Estimate provided for 300 amp service to the home.
- Similiar to trenching, variables such as soil can impact project cost.

Wall Demolition and Repair - \$4,978

- Demolition: \$2.41 per sq.ft. / \$1,446 total
- Disposal: \$350 per truck load
- Replacement: \$3.63 per sq. ft. / \$2,178 total
- Finishing/Painting: \$1.74 per sq. ft. / \$1,044 total
- Cost reflects materials and labor for the Seattle area (980-981, 987) for 20 sheets of 4x9' drywall sheets (at 600 sq. ft.)

Induction Range - \$1,570.44

- 30 in., 6.2 cu. ft., 5 element slide-in induction range
- Stainless steel with convection oven: \$1,398
- Removal of existing range: \$172.44