

**DOCKETED**

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## **Level Playing field for all-electric commercial & multi-family buildings**

We ask that the Energy Commission create an independent baseline for all-electric commercial and multifamily building and stop artificially favoring gas systems. In addition to being equal to or less expensive than gas systems, all-electric buildings have significantly lower GHG emissions, especially when you take into account the whole gas infrastructure and system leakage. We need to start phasing out natural gas (mostly methane) and start favoring our increasingly clean electric power grid. We would also be in favor of developing incentives to convert existing gas fueled buildings to all-electric.

Thank you.

Larry Strain for Siegel & Strain Architects