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architect for all-electric buildings

As an architect actively working to build zero-net energy multi-family buildings in California, I urge the Energy Commission create an independent baseline for all-electric commercial and multifamily buildings in order to create a level playing field for electric heating and hot water and stop artificially favoring gas systems. Electric systems are more cost effective to build and operate and support affordable housing. With California's clean renewable electric grid electric heating has much lower carbon emissions. Additionally, these systems have the ability to be more resilient in the event of a natural or climate-change related disaster, while also mitigating greenhouse gasses. As a planet, we have 12 years and counting to decarbonize and drawdown; let California help lead the way! It is important to take this step now rather than the next code cycle and building structures using an outdated model for another three years.