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## **In Support of Local Reach Codes for Electrification**

Dear Commissioners

Mithun, a San Francisco and Los Angeles-based integrated architectural design firm, supports efforts by local jurisdictions to adopt “reach codes”™ that will reduce carbon emissions from the building sector by requiring new buildings to be all-electric. In our professional experience, it’s™ proven that all-electric buildings are affordable, reliable, and a good solution for developers, designer, building occupants and the greater community.

Mithun currently has six all-electric large multifamily developments under design or construction in the Bay Area. Our team has been conducting an R&D initiative to analyze and compile the strategies and lessons learned “ from the technical, financial, regulatory and operational considerations for eliminating natural gas from this construction type.

The first-cost analysis across all of these projects has concluded that it is either cost-neutral or cost-saving (of up to about \$247,000, or \$2,352/dwelling unit) to build all-electric and eliminate natural gas. I’m™ happy to share with you one particular project’s™ detailed cost breakdown comparing natural-gas to all-electric building systems. All numbers are construction cost estimates or bids from our GC and subs between Q2 and Q3 this year, in the San Francisco market.

Additional benefits of significant consideration to us, our owner/developer clients, engineers and contractors include:

- Elimination of new underground gas lines in new development areas.
- Reduced risk of compounded disasters; fire and explosions
- Reduction of minimum energy use standards in some codes and for some green building rating systems.
- Elimination of gas connection and associated time and cost of gas meter design, approval, scheduling and construction.
- One less bill to pay
  - Healthier indoor air quality for occupants.
- Improved health for residents due to better indoor air quality
- Projected operational cost savings on lower utility bills, based upon energy models.
- “Net Zero Ready” and “Fossil-Fuel-Free Ready” as California’s™ electric grid gets cleaner.
- Battery-Ready for time-of-use and future smart grid technologies.
- Buildings which are situated to benefit from future PV, battery and other innovative smart-grid technology developments.
- Reduced risk of having to eliminate the gas systems in the future, as gas becomes

a stranded asset, and as codes and technologies move toward low carbon options.

Mithun operates under the mission of “design for positive change”™ and we are proud to support measures for increased energy efficiency, building decarbonization and collective community resilience.

We welcome any feedback or questions regarding our project findings. Thank you.