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Public Comment - Item 6 Local Ordinance Applications

To Whom It May Concern:

I support adoption of these reach codes. I also urge the CEC to build off local leadership and take electrification further by setting an all-electric baseline for new construction in the 2022 building code.

Californians breathe the dirtiest air in the nation. As an Architect I see that the housing built this decade should solve that problem - not exacerbate it.

The state's housing affordability crisis demands that we make every effort to reduce building costs while speeding up housing production. Foregoing gas hook ups allows for a faster building process and developers can save tens of thousands of dollars in up front costs to install gas lines and on energy savings by choosing to build without gas.

Analysis in San Francisco found building a 2,500sq foot all-electric home would reduce building costs by \$12,500 compared to a home that uses gas - and that the resident would save over \$9,000 over the lifetime of the home on lower energy bills. AND the fact is, gas appliances make it harder to breathe. Gas stoves fill homes with much of the same pollutants contained in car exhaust - and children living in homes with gas stoves have a 42% increased risk of asthma. Levels of Nitrogen Dioxide in homes with gas stoves are up to 400% higher than in homes with electric stoves. Replacing all residential gas appliances with clean electric alternatives would cut air pollution enough to save 350 lives and \$3.5 billion in health costs every year.

As an Architect I cannot support a code that continues the expansion of the gas system and drives up demand which continues to allow lower & middle income communities to be in harm's way.

The infrastructure required to deliver gas to homes is a constant safety threat - especially in earthquake prone California. In the 1994 Northridge 6.7-magnitude earthquake, 50% of the fires were caused by gas.

Please consider the above points and vote for the future of our planet and our children,
Sincerely,

Leane Eberhart, Registered California Architect