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Correct the regulation for multifamily and commercial buildings to support electric heating and hot water

We request that the Energy Commission create an independent baseline for all-electric commercial and multifamily buildings to create a level playing field for electric heating and hot water, and stop artificially favoring gas. Electric systems are more cost effective to build and operate, supporting more affordable housing. With California's clean renewable electricity grid, electric heating has much lower carbon emissions. Please take this step now rather than locking in gas infrastructure for three more years waiting for the next code cycle.

California now burns more natural gas in our buildings than in our power plants. We cannot meet our climate commitments if we continue to use gas to heat our buildings and hot water. WRNS has seen cost savings for the owner achieved by eliminating gas service to the project site/building and going all electric. Cooling loads are reduced in kitchens, and comfort, and safety (air quality, potential fires) is much higher with the elimination of gas in K-12 buildings.