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Comment Received From: Joseph Periconi
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Level the Playing Field between Natural Gas and All Electric systems in Multifamily and Commercial buildings

Dear Commission Members,

I would like to 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 than it did previously and in the coming years it will continue to improve. 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. I have seen cost savings going all electric by eliminating the gas service to the building and using heat pumps in my multifamily projects over the past 10 years.

Many thanks!
Joe Periconi
Assistant Director of Construction Administration
BAR Architects