

DOCKETED

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All-Electric Buildings

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 systems.

Our firm has designed 3 Net Zero Energy buildings in the last couple of years, and we have eliminated all non-renewable energy sources from the design, providing power through building mounted PVs. It is an efficient and cost-effective way to design buildings of this sort, but we understand the playing field is not level, and favors using gas, which is an outdated concept, and needs to be updated in the Code.

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. It is important to take this step now rather than the next code cycle and building structures using an outdated model for another three years. (Feel free to put this in your own words).