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**Nina Pakanant-Ratcliff Architects Comment on 2022 Energy Code
Pre-Rulemaking**

Additional submitted attachment is included below.

To Whom It May Concern;

My name is Nina Pakanant. I am an architect at Ratcliff, an architecture firm in Emeryville which focuses on healthcare and academic buildings. I'd like to request that the comment below to be read aloud at the California Energy Commission hearing tomorrow (Docket# 19-BSTD-03).

We are seeing a strong push and emphasis toward all-electric building. Ratcliff Architects is currently working on Blue Oak Middle School campus in Napa which is an all-electric campus. (pEUI 21 kBtu/sf/yr . 73% better than baseline). The client was able to reduce their budget by eliminating the gas infrastructure required at the site. One of key features of this campus is an electric teaching kitchen which will provide healthier and safer environment for middle school students.

We also recently completed a new all-electric Innovation Center at Carondelet High School in Concord with the pEUI of 20 kBtu/sf/yr. The center has 16,500 sf with 8 classrooms surrounding a central atrium. We found that all electric buildings are cost effective, operationally efficient and reliable. Both of these projects utilize a heat pump mechanical system. The schools have infrastructure ready for future photovoltaic panels which will further help offset energy use on site. Our buildings are expected to have a 50-75 year lifespan and if we start designing and constructing buildings that are all electric now, we won't need to spend extra resources retrofitting them to eliminate gas use in the future. Therefore, our energy code needs a much stronger approach to climate change.

Thank you,

Nina Petchrada Pakanant
Associate

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