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Docket Number:	19-BSTD-03
Project Title:	2022 Energy Code Pre-Rulemaking
TN #:	236743
Document Title:	jackie garcia mann Comments - 2022 Energy Code Rule Making
Description:	N/A
Filer:	System
Organization:	jackie garcia mann
Submitter Role:	Public
Submission Date:	2/11/2021 3:58:17 PM
Docketed Date:	2/11/2021

Comment Received From: jackie garcia mann
Submitted On: 2/11/2021
Docket Number: 19-BSTD-03

2022 Energy Code Rule Making

Additional submitted attachment is included below.

From: [jackie.garcia.mann](#)
To: [Energy - Docket Optical System](#)
Subject: 2022 Energy Code Rule Making
Date: Thursday, February 11, 2021 3:48:03 PM

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Docket 19-BSTD-03 Energy Code Rule Making
2022 Building Codes Standard

Jackie Garcia Mann

Dear Commissioner,

As a property developer, new home builder, and landlord of individual homes and an apartment building, I urge you to quickly adopt an all electric energy code and permanently ban methane gas in all new construction.

Making a quick and decisive switch to all electric buildings will actually lower costs and increase salability of new homes. As electrified homes are seen as a healthier, more economical and more modern product, buyers will perceive gas appliances as "dated." This will quickly turn the acceptance of electrified homes into a desirable product. The choice of some electrification will only draw this process out and cost builders more as we feel forced to install gas lines before buyers are educated about the benefits of electrification. In this case it is advantageous for buyers to have less choice!

I developed a minor subdivision in Lafayette in 2011. It included a very difficult 100 foot bridge crossing. The gas line was an enormous expense but "necessary" as a matter of customs for a high end home. I decided against propane as it is perceived as "rural."

On my own home, I have a large solar array and even with two electric cars and a family of four, my year end electrical bill is amazingly small. If I had more electrical appliances I could have added more solar to offset the cost.

As I remodel and replace older appliances, I find no rebates for electric, but plenty for gas hot water heaters. It would really help to have subsidies for changing out appliances.

I would like to see all electric homes become a selling point. Please don't wait until 2025, as the Nike commercial says, "Just Do It!" Let's cut the gas lines and move into the future.

Thanks,

Jackie Garcia Mann