

From: Zack Giffin <zackgiffin@gmail.com>
Sent: Friday, September 27, 2019 4:52 PM
To: DES SBCC <sbcc@des.wa.gov>
Subject: Appendix Q public comment

Dear Mr. Orth,

I am a builder, host of a television show called Tiny House Nation, board member of THIA (Tiny Home Industry Association) and I was a signatory on the Appendix Q in 2016. I have been a resident of Washington State since 2003 and I am writing in support of SBCC efforts to update the building codes to be inclusive of tiny homes.

Homelessness and housing affordability are a huge topic of concern in Whatcom County where my wife and I live. As we work to address the problem of housing affordability, it is important to look at the modern demographic realities and create the type of homes that people actually need.

Today, nearly half of American adults are single and living alone and only 12% of our housing stock is single bedroom homes or apartments. This discrepancy, represents the biggest gap between what the population needs and what is available. There is a vast need for one or two bedroom homes and tiny homes can greatly assist us in realigning our housing supply with this new demand.

In 2016, I was in Kansas City to help pass the Appendix Q. It was a great first step towards carving a pathway for code compliant tiny houses, although it did not cover safe practices for tiny homes on wheels. Tiny homes on wheels are the most . This type of housing presents real options for people looking to age in place, students, young families and caregivers. Building remotely enables homes to be placed where they are needed in a rapid fashion, helping cities cope with veteran housing, natural disaster and the need for increased density. People simply have occupations that require them to move frequently than in the past. There is strong demand for homes that can be relocated from time to time and are built to common construction standards.

From the perspective of a builder, tiny homes built in a controlled environment can be built to higher quality, in a more energy efficient process and at lower overall cost. Inclusion of tiny homes on wheels in ESSB 5383 is essential for instilling greatly needed clarity and universal practices, so that builders like myself can ensure that we are producing a safe and consistent product.

Thank you very much and I applaud you for taking on this important work.

Sincerely,

Zack Giffin

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Zack Giffin

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