

To: Washington State Building Codes MVE Committee

From: Gary Heikkinen, PE

Date: June 10, 2019

Subj: Proposal WSEC-R33 Electric Readiness

This proposal would require the installation of dedicated electric receptacles within 3 feet from each gas or propane water heater, dryer and conventional cooking equipment. It would also require an indoor space at least 3 feet by 3 feet by 7 feet high within 3 feet of the water heater.

The stated purpose is: This proposal enhances customer choice by making it easy for homeowners to choose either electric or gas appliances and water heating equipment. By ensuring that a home built with gas or propane can easily accommodate future electric appliances and equipment, this proposal protects homeowners from future costs, should natural gas become less affordable or even unavailable over the life of the building.

There are several issues with this:

1. It will add cost, sometimes significant, without any energy savings. Therefore, not cost-effective.
2. This same proposal was disapproved at the recent IECC committee hearings for the 2021 IECC.
3. If the proposal is truly meant to protect home owners from future costs, shouldn't it also include the installation of gas hook-ups next to electric appliances?
4. The proposal is trying to address an uncertain future that may never happen.

This proposal passed the TAG on a 7-6 vote with 2 abstentions. The tie-breaker vote had to come from the Chair and it seemed apparent to me that he was "on the fence" on this one as it took him about 10 seconds to vote aye.

Please don't hesitate to contact me if you have any questions.