

From: Zak Parpia <zak@himalayahomes.com>

Sent: Friday, September 27, 2019 10:57 PM

To: Brown, Richard (DES) <richard.brown@des.wa.gov>; Al Audette <AlA@biaw.com>

Subject: my testimony today to the Washington State Building Codes Council

please accept this as my written testimony.

there was inadequate time to provide all the information at the hearing.

thank you for your service to our citizens and for taking the time to read this presentation Zak

Parpia President Himalaya Homes Inc

425-508-4632

I would first like to tell you why I consider myself uniquely qualified to present this testimony to you.

I have been a homebuilder in WA State since 1975 --- 45 years, every one of which I spent building affordable homes for first time homebuyers(entry level homes). I have built over 2500 homes during my career to date.

I am also a very strong proponent of climate change and feel strongly that we owe it to future generations to protect our environment.

I have served as President of the Home Builders Association of Spokane in 1982 and President of the Master Builders Association of King and Snohomish Counties in 1997

I served as President of the Washington State Home Builders (BIAW)in 1986.

Most important of all I have served two terms as a member of the Washington State Building Codes Council in the 1980s

I want you to know that I am aware of and appreciate your perspective from the other side of the table.

All of you are volunteers giving of your time and talents to the citizens of our State.

I still remember the governors' words when we were appointed to the council--- that we must bring our unique perspectives to the task of updating the codes but were required to represent ALL the citizens of the State and not our narrow industry interests.

Most importantly he emphasized that we were charged with doing whatever is best for the State of Washington

Your job is not easy on the one hand you have the state bureaucracy recommending that you adopt this code and we from the industry opposing it so vehemently.

I cannot over emphasize that this code change is far and away the most draconian I have ever seen in my 45 years as a builder.

It is not an exaggeration when I say that it will bring our homebuilding industry to its knees.

It increases the cost of an entry-level single-family 1780 square foot home by around 17.5% in Snohomish county.

The larger the home the % cost increase is going to be somewhat lower since most of the cost elements apply equally to all homes but is magnified the smaller the home size.

In counties where the cost per sq. ft. is lower than Snohomish county the % increase will be even higher for the same size home.

These changes recommended are very poorly thought through by people who have no skin in the game.

The updated codes include windows with U values that are not even manufactured today. The new codes include construction practices and methods that have not been engineered to be built to hold up. One option requires siding be installed on walls with rigid insulation installed underneath the siding. How to install this detail and yet maintain its integrity and warranty and is not known.

We do have a global fossil fuel use problem. Please don't try to solve it on the backs of the struggling entry level home buyer from our state.

This code update mandates a draconian increase in the requirement of energy credits. Coupled with the huge reduction of energy credits for existing energy saving equipment it is a killer for our industry.

It makes a huge dent in the affordability of the home and the capacity of a homebuyer to qualify for a loan.

The most important question you must ask yourself is WHY? TO WHAT END? How will this dramatic increase in the energy code benefit us? Who benefits and who pays the price?

I can tell you definitively that the costs and consequences of this dramatic increase in the energy code far outweigh the benefits.

Yes, our state needs to reduce its carbon footprint but there are so many easier, simpler, cheaper and more cost-effective ways of achieving this.

The science of climate change and its effect on our planet is obvious

The sources and uses of energy that are the cause of this dramatic change are fiendishly difficult to evaluate

The homes I built in the 70s had very little insulation in the walls and ceilings and the homes had single pane windows.

There are millions of homes in our state and 100s of millions of homes around the country that leak energy like sieves and that can be upgraded at a fraction of the cost of what this code mandates on one home.

The homes built to the current code already use only a tiny fraction of the energy used by older homes.

The classic 80/20 rule applies where 80% of the benefit is achieved at 20% cost.

The law of diminishing returns is what we now have. We are now close to the maximum possible saving we can squeeze out of a home and are increasing the cost by almost 20% to achieve a miniscule % of energy savings.

The cost of saving energy should not be shouldered by a tiny percentage of the population.

Tackling this global problem will require political, economic and technical input since the fossil fuel issue involves ALL manufacturing, heating and transportation.

Here is the real paradox.

If energy use is only reduced by our one tiny facet, we face roughly the same climate risk as before.

If everyone else reduces fossil fuel use and we don't, we reap the same benefit as if we joined in.

If we get too ambitious using one facet to mitigate the damage, the cost/benefit will be very unfairly distributed and usually to the most vulnerable --- the first time (entry level) homebuyer.

It MUST be a concerted and coordinated effort based on extracting the maximum bang for the buck.

These new codes extract a tiny benefit for disproportionate cost imposed on one industry in one state.

INCREASE IN COST ATTRIBUTED TO SUGGESTED CHANGE IN ENERGY CODE
FOR 1780 SQ. FT. 2 STORY HOME IN SNOHOMISH COUNTY

	COST	INCREASE IN COST PER SFT.
PLANS		
PERMITS	250	0.14
MITIGATION FEES		
UTILITY HOOKUPS		
SITE WORK		
IMPORT		
EXPORT		
SUBTOTAL		
FOUNDATION- 2' WALLS		
FLATWORK		
CONCRETE PUMPING		
SUBTOTAL		
FRAMING LUMBER/HARDWARE	3,613.00	2.03
TRUSSES	605.20	0.34
FRAMING LABOR	1,085.80	0.61
WINDOWS	427.20	0.24
ROOFING	-	
SIDING	3,239.60	1.82
GARAGE DOORS	-	
GUTTERS	-	
EXTERIOR DOORS	250.00	0.14
SUBTOTAL	9,220.80	5.18
PLUMBING		
ELECTRICAL	825.00	0.46
HVAC	2,950.00	1.66
INSULATION	6,200.00	3.48
DRYWALL	-	
SUBTOTAL	9,975.00	5.60
PAINTING (INT/EXT)	-	
DOORS AND MILLWORK	284.80	0.16
CABINETS	-	
COUNTERTOPS	-	
FINISH LABOR	249.20	0.14
LIGHT FIXTURES	-	
DOOR HARDWARE	-	
MIRRORS	-	
SHELVING	-	
APPLIANCES	3,700.00	2.08
FLOORING	-	
UNDERLAYMENT	-	
FINAL CLEAN	-	
LANDSCAPING	-	
FENCING	-	
SUBTOTAL	4,234.00	2.38
OVERHEAD	2,500.00	1.40
GENERAL LABOR	2,670.00	1.50
WARRANTY	213.60	0.12
GARBAGE HAUL	178.00	0.10
SUBTOTAL	5,383.60	3.02
SALES TAX	3,000.00	1.69
TOTAL COST	32,063.40	18.01

19%