



BYK Construction

702A Metcalf Street
Sedro-Woolley, WA 98284
Office and Fax: (360) 755-3101

September 24, 2019

To Whom it may concern on the Washington Energy Code Council:

I am writing this letter today to discuss the energy code updates that are being proposed for the next energy code cycle. My name is Paul Woodmansee and I own BYK Construction, Inc. a home building and multiuse general contractor in the Skagit and Snohomish county area.

I have been on the front lines of the affordable housing crisis. The issues we have in our area are not different from other areas around Washington state. We are at a crisis level across our state for affordable housing which stems from two reasons- the lack of housing units being constructed as well as building costs skyrocketing over the last few years. Labor and material, land, development and mitigation cost have all risen over the last three years to record highs.

I understand the need to be more energy efficient and the need to move forward on climate control measures, however, the cost of the proposed changes is too significant and detrimental to our current affordability issues. The changes will further affect the ability for middle- and lower-income people to be able to purchase a home. The increase in costs are forcing these lower-income people to rent for a large portion of their life and taking away their home as a financial asset. This will further create an income and wealth discrepancy that builds daily.

Your decisions on the energy code have real costs associated with them. I have requoted one of our 2196 sf two story homes and figured out the method our company would build to meet the new energy code credits. The cost of the energy code update would increase our home cost 15.23%, at a dollar amount of \$35,264.08. This equates to about \$16.06 per square foot on the home. And the amount alone would be an increase of \$165 per month to a household mortgage at today's low interest rate of 3.92%.

The energy code change cost negatively affect middle- and lower income-level families far more then higher-income families. Please do not support this energy code update. Thank you.

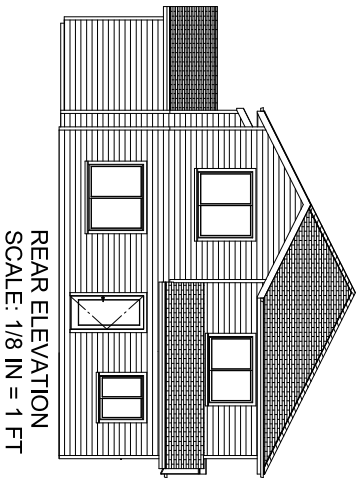
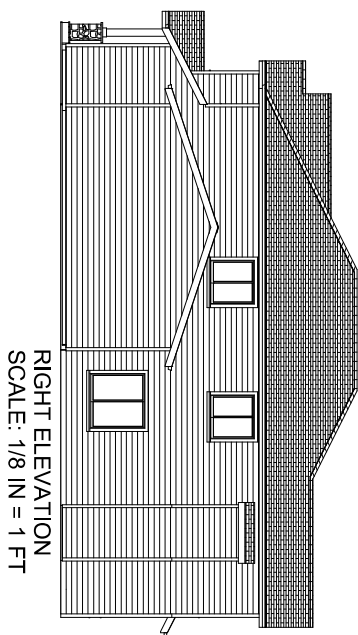
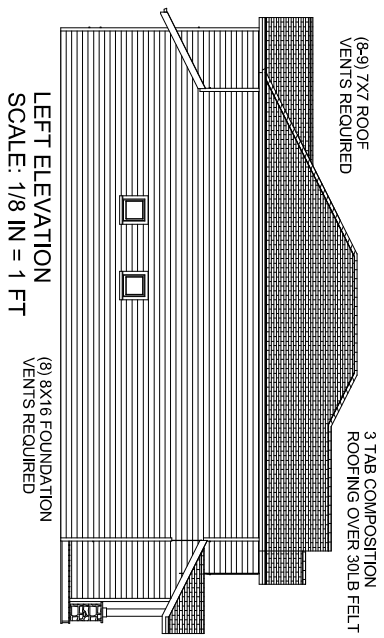
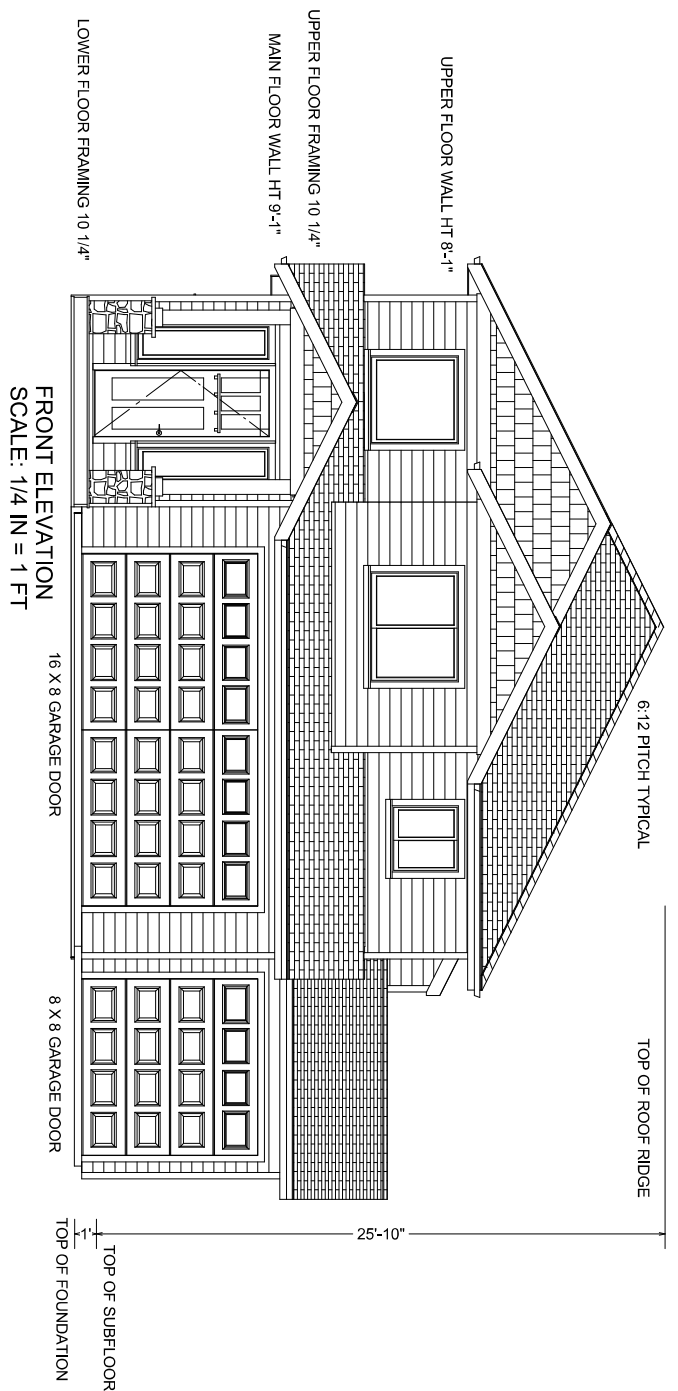
Sincerely,

Paul Woodmansee
BYK Construction, Inc.

Exhibit A -

The following credits are the method BYK would -

1.4 Building envelope – U .22, Walls R – 21 plus R12 CI, Floor R -38	2.0	credits
2.2 Air leakage must be 2.0 changes per hour and and HRV system	1.0	credits
3.4 Ductless mini split system with zonal control -	1.5	credits
5.3 Water heating - gas tankless unit	1	credits
7.1 Appliance package all energy star rated must provide washer and dryer -	.5	credits
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Total -	6	credits



APPROXIMATE FOOTAGE SUMMARY

LOWER LEVEL LIVING	1037
UPPER LEVEL LIVING	1159
TOTAL LIVING	2196
GARAGE AREA	685
COVERED PORCHES	75

BUILDER: BYK CONSTRUCTION
PROJECT: 2196-3-GR

EMERALD HOME DESIGN BUILDERS PLAN SERVICE

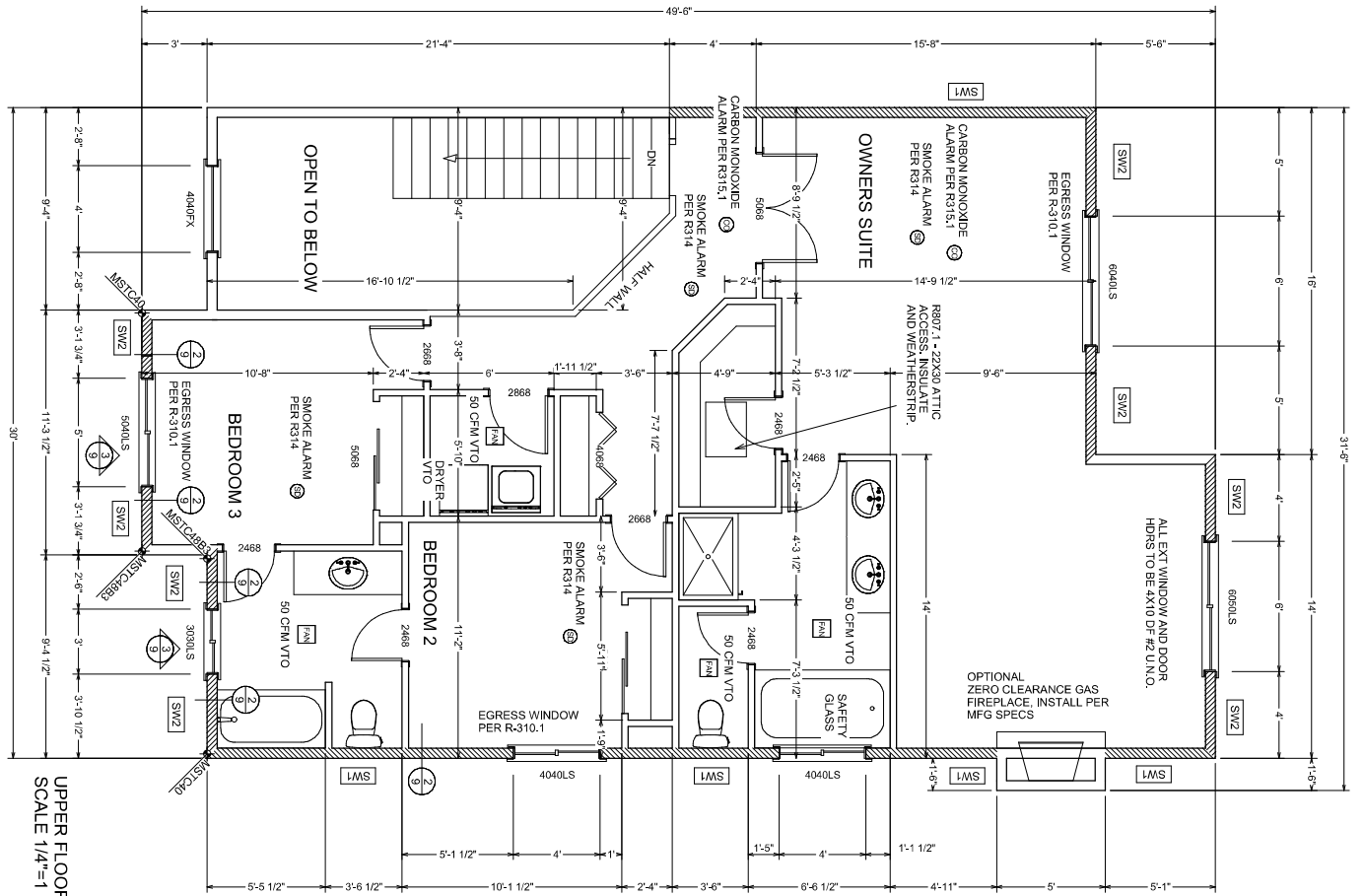
www.emeraldplans.com
www.hdplans.com

DATE:
3/6/2018

EHD JOB:
2165

SHEET:

1



UPPER FLOOR PLAN
SCALE 1/4"=1 FT

Plan	2196			
WSST	8.5% Sales Tax	Assigned Sub	INCREASE in cost	
Item Code			due to new energy code	Cost Per Sq. Ft.
1000	Septic Design		\$ -	
1004	ELEVATION CERTIFICATES		\$ -	
1005	DRAFTING		\$ -	
1010	ENGINEERING		\$ -	
1015	SITE PLANS		\$ -	
1020	PRINTS		\$ -	
1025	BUILDING PERMITS		\$ 300.00	\$ 0.14
1065	TEMP POWER HOOKUP		\$ -	
1060	PERM POWER HOOKUP		\$ -	
SUBTOTAL			\$ -	
			\$ -	
2005	SITE WORK		\$ -	
SUBTOTAL			\$ -	
3005	FOUNDATION CONCRETE		\$ -	
3010	FLATWORK CONCRETE		\$ -	
3015	FOUNDATION LABOR		\$ -	
3020	FLATWORK LABOR		\$ -	
3025	CONCRETE PUMPING		\$ -	
SUBTOTAL			\$ -	
4010	FRAMING LUMBER		\$ 4,450.00	\$ 2.03
4015	TRUSSES		\$ 750.00	\$ 0.34
4020	FRAMING LABOR		\$ 1,350.00	\$ 0.61
4025	WINDOWS		\$ 516.46	\$ 0.24
4030	ROOFING		\$ -	
4036	SIDING LABOR		\$ 2,500.00	\$ 1.14
4035	SIDING MATERIAL		\$ 1,500.00	\$ 0.68
4040	GARAGE DOORS		\$ -	
4045	GUTTERS		\$ -	
4050	STEPS		\$ -	
4060	EXTERIOR DOOR		\$ 250.00	\$ 0.11
4070	DECK MATERIAL		\$ -	
4065	MASONRY		\$ -	
SUBTOTAL			\$ 11,316.46	\$ 5.15
5005	PLUMBING		\$ -	
5010	ELECTRICAL		\$ 825.00	0.38
5015	HVAC		\$ 2,950.00	1.34
5020	FIREPLACE		\$ -	
5025	INSULATION		\$ 7,025.00	3.20
5030	DRYWALL		\$ -	
SUBTOTAL			\$ 10,800.00	4.92
6005	PAINTING		\$ -	
6010	DOORS AND MILLWORK		\$ 350.00	0.16
6015	FIREPLACE SURROUND		\$ -	
6020	CABINETS		\$ -	

6025	COUNTERTOP SLABS	\$	-	
6030	FINISH LABOR	\$	300.00	0.14
6035	LIGHT FIXTURES	\$	-	
6040	DOOR HARDWARE	\$	-	
6045	MIRRORS	\$	-	
6050	SHELVING	\$	-	
6055	APPLIANCES	\$	3,785.00	1.72
6060	FLOORING/COUNTERTOPS/TILE	\$	-	
6065	UNDERLAYMENT	\$	-	
6070	FINAL CLEAN	\$	-	
6075	LANDSCAPING	\$	-	
6080	FENCING average	\$	-	
6085	SHOWER DOORS	\$	-	
SUBTOTAL		\$	4,435.00	2.02

7005	GARBAGE HAUL	\$	200.00	0.09
7010	PORTABLE TOILETS	\$	-	
7020	TOOL RENTAL	\$	-	
7015	STREET SWEEP	\$	-	
7025	BYK GENERAL CONTRACTING FEE	\$	2,500.00	1.14
7030	GENERAL LABOR	\$	3,250.00	1.48
7035	OVERHEAD	\$	-	
7050	GAS CONSUMPTION	\$	-	
7055	ELECTRICITY CONSUMPTION	\$	-	
7060	WATER CONSUMPTION	\$	-	
7065	SEWER CONSUMPTION	\$	-	
7040	CONTINGENCY	\$	-	
7076	FLOOD INSURANCE	\$	-	
7045	WARRANTY	\$	-	
SUBTOTAL		\$	5,950.00	2.71

8000	SALES TAX	\$	2,762.62	1.26
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HOUSE CONSTRUCTION COST		\$	35,264.08	16.06
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PERCENTAGE OF COMPLETION		\$	-	
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PRICE PER SQ/FT		\$	16.06	
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LOT COST		\$	-	
1030	SEWER MITIGATION	\$	-	
1031	STORM MITIGATION	\$	-	
1035	FIRE MITIGATION	\$	-	
1040	PARK MITIGATION	\$	-	
1050	TRAFFIC MITIGATION	\$	-	
1055	WATER METER	\$	-	

LAND COST		\$	-	
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TOTAL CONST & LOT		\$	35,264.08	#DIV/0!
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Total cost \$ 35,264.08

Cost per sf increase \$ 16.06

Percentage of increase in cost 15.23%

Increase in mortgage payment per month at 3.92% rate \$ 165.00