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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,

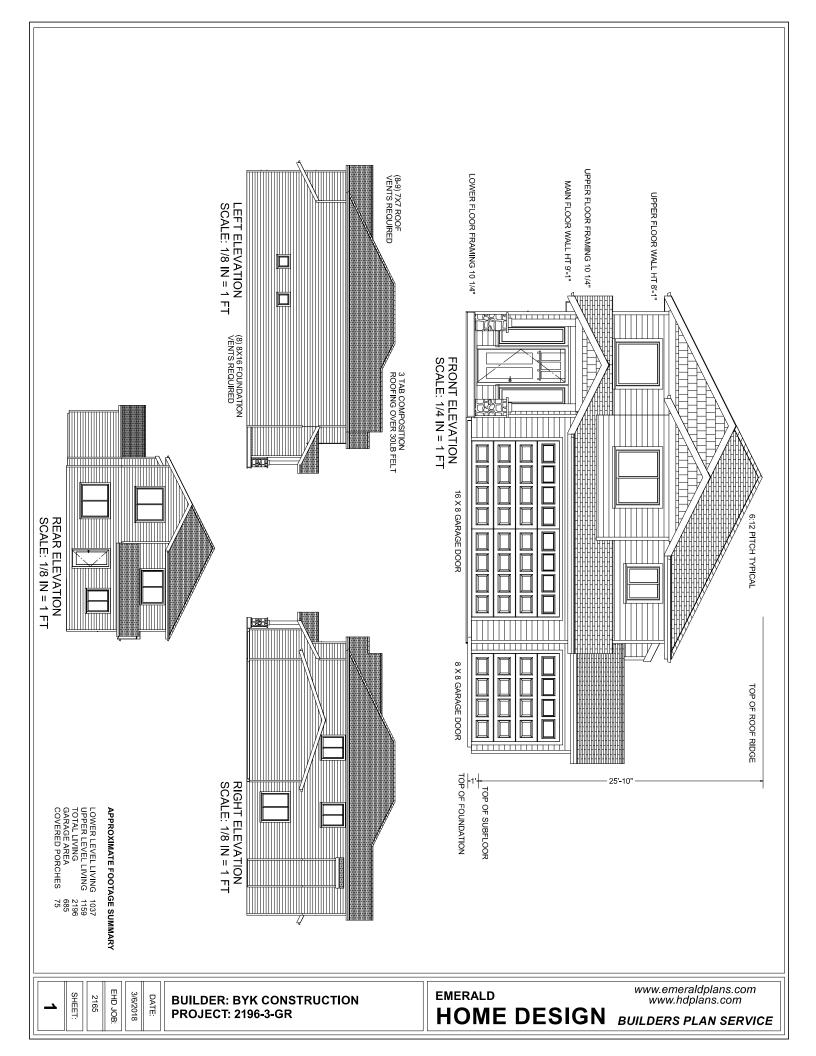
Paul Woodmansee BYK Construction, Inc.

Exhibit A -

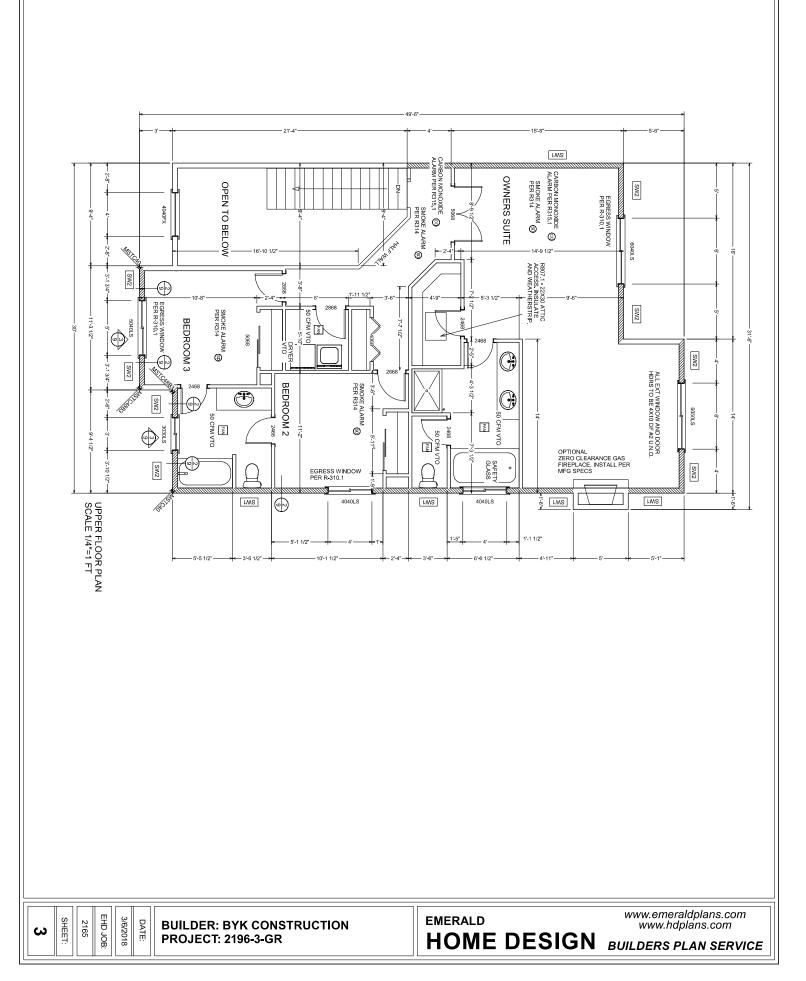
The following credits are the method BYK would -

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

Total - 6 credits



9 1/2 R302.7 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL BE PROTECTED WITH 1/2" GWB ON ALL ENCLOSED SURFACES. IOHIS 2020FX LWR 2020FX 1MS 4X8 DF#2 4X4 POST SAFETY GLASS ľ 3'-5 1/2"-SW2 1660FX PORCHę 4X8 DF#2 FAN VTO ANTI-TIP HARDWARE IS REQUIRED ON FREE STANDING RANGES 9'4 3080 0 HALF WALL 1040L: • SMOKE ALARM PER R314 ALARM PER R315.1 DINING O \boxtimes 4X4 POST SAFETY GLASS 1660F. 1MS 2868 SW2 11/11 10HIS \bigcirc ® 5052 2-4 1 3/8" SOLID CORE WOOD DOOR OR 20 MINUTE FIRE RATED DOOR WITH SELF CLOSER PER R302.5.1 WHOLE HOUSE VENTILATION TO BE PROVIDED BY OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER 1008-5052.5 0 1/2 N X 3068 THOTAR CARPET 11 11 5 1/8 X 15 24F GLB 4X10 DF#2 5 1/8 X 12 24F GLB ALL EXT WINDOW AND DOOR HDRS TO BE 4X10 DF #2 U.N.O. SW2 1/2 E 50 CFM VTO SW1 16080 20'-8" CARPE" 6 FAN 40 FAMILY Notes \odot M1307.3 APPLIANCES HAVING AN GINITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITIONIS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES. DEN / OFFICE GARAGE 12'-9 1/2" 6050LS SW2 M1307 4.1.1 - (2) SCREENED COMBUSTION AIR DUCTS ARE REQUIRED IN FURNACE AND WH ROOM, ONE WITHIN 12" OF TOP PLATE AND ONE WITHIN 12" OF FLOOR. 11 ANKLESS ٧H 11 R302.6 - PROVIDE 1/2" DRYWALL ON WARM WALLS, SUPPORTING WALLS AND GARAGE TO ATTIC. PROVIDE 5/8" TYPE X GWB ON CELLINGS WITH HABITABLE ROOMS ABOVE 15 2505-800H SW1 ZERO CLEARANCE GAS FIREPLACE, INSTALL PER MFG SPECS 11 BOLLARD ii 2505-8004 SW2 6X6 POST FURM \bigcirc THOTAR Č. ¥. 5050LS SW2 SW2 GAS FURNACE WITH MIN AFUE OF 94% GAS WATER HEATEF WITH MIN EF OF 0.91 SW1 4X12 DF#2 8080 R807.1 - 22X30 ATTIC ACCESS AT GARAGE IWS LOWER FLOOR PLAN SCALE 1/4"=1 FT -1 1/2 22'-3 1/2 9'-2 1/2 R211.1.2 Flow elevations for other exterior (dors. Doors other than the outputed agrees shows shall be provided built landings of floors not more than 7.3.4 inches (196 mm) belaw the log of the treatedut. Exception: A top landing is not required where a statively of not more than two faves is located on the exterior sole of the door, provided that the door does not swing over the statively. or floor. Vince exterior landings or floors serving the required egress Vince exterior landings and labe provided with access to grade by means of a ramp in accordance with Section R311.8 or a statiway in accordance with Section R311.7. be not more than 11/2 inches (38 mm) lower than the top of the threshold. Exception: The landing or floor on the exterior side shall be not more than 73/4 inches (196 mm) below the top of the threshold provided the door does not swing over the landing or floor. Ra 111.3.1 Floor elevations at the required egress doors, notings or finished floors at the required egress door shall not more than 11/2 inches (38 mm) lower than the top of www.emeraldplans.com www.hdplans.com EMERALD SHEET: 3/6/2018 EHD JOB DATE: 2165 **BUILDER: BYK CONSTRUCTION** N HOME DESIGN BUILDERS PLAN SERVICE PROJECT: 2196-3-GR



Plan	2196			
WSST		ssigned Sub IN	CREASE in cost	
Item			due to new	Cost Per
Code			energy code	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	\$	-	
1				
3005	FOUNDATION CONCRETE	\$	-	
3010	FLATWORK CONCRETE	\$	-	
3015	FOUNDATION LABOR	\$	-	
3020	FLATWORK LABOR	\$	-	
3025		\$ \$	-	
	SUBTOTAL	Ş	-	
4010	FRAMING LUMBER	\$	4,450.00	\$ 2.03
4010	TRUSSES	\$	750.00	\$ 0.34
4010	FRAMING LABOR	\$	1,350.00	\$ 0.61
4025	WINDOWS	\$	516.46	\$ 0.24
4030	ROOFING	\$	-	¢ 0.2.
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		\$	7,025.00	3.20
5030		\$ \$	-	4.00
	SUBTOTAL	\$	10,800.00	4.92
6005	PAINTING	\$	_	
6010	DOORS AND MILLWORK	\$	350.00	0.16
6015	FIREPLACE SURROUND	\$	-	0.10
6020	CABINETS	\$	-	
1 0020		Ŷ		· I

6005		~		
6025	COUNTERTOP SLABS	\$	-	
6030	FINISH LABOR	\$	300.00	0.14
6035		\$	-	
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
		- \$	-	-
	HOUSE CONSTRUCTION COST	\$	35,264.08	16.06
	PERCENTAGE OF COMPLETION	\$	-	10.00
	PRICE PER SQ/FT	\$	16.06	
	LOT COST	_ \$	- [
1030	SEWER MITIGATION	- \$		
1030	STORM MITIGATION		_	
1031		\$ \$	-	
1035			-	
1040		\$ \$	-	
			-	
1055	WATER METER	_ \$	-	
		_ \$	-	
	LAND COST	_ \$	-	
		_ \$	-	
	TOTAL CONST & LOT	\$	35,264.08	#DIV/0!
		\$	-	
		\$	-	
	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