

From: Judson Willis <JWillis@lexarhomes.com>

Sent: Wednesday, April 1, 2020 1:35 PM

To: DES SBCC <sbcc@des.wa.gov>

Subject: Letter for Consideration

Hello and good afternoon,

Please see my attached letter regarding our current state of concern in the building industry.

My biggest apprehension relates to the timing and implementation of the 2018 WSEC, currently set to take effect 1 July 2020. I would strongly urge consideration to postpone the implementation of the 2018 WSEC due to the reasons indicated within my letter (Attached). Mainly, our current client-base has signed construction contracts earlier in the year with hopes to acquiring the proper documentation and jurisdictional approval, to then be able to submit for permitting prior to 1 Jul 2020. However, we are discovering that more and more of our clientele are not finding this feasible due to the majority of our industry being "non-essential". With the current stay at home recommendation in full force through at least the end of April, fears are drawing in of how we as a company are going to be able to assist our clients in ascertaining the needed documentation to meet the very State Energy Code that we have already drafted and engineered, from the 2015 guidelines.

This poses a two-fold problem for us. First, it creates uncertainty for our clients of both financially and time-wise of how they are going to be able to proceed, with an unforeseeable return date for government authority and jurisdictional authorities to submit for permits in most counties or cities. Two, it is going to create a pressure on our drafting department if we need to resubmit and redraw, and reengineer our plans to meet the 2018 WSEC. Both of these unfavorable scenarios defect an already vulnerable industry that is currently behind in inventory and the demand of housing. I fear that if our industry continues to be "non-essential", this is only going to continue to cause ambiguity among our state. It is for that reason alone, we need to unite as an industry and collaborate on how to work together to achieve harmony in these difficult times for everyone.

Respectfully,

Judson Willis



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31 March 2020

To the WA State Building Code Council:

My name is Judson Willis and I am writing on behalf of Lexar Homes Tacoma. We are a residential, new construction company located in Tacoma, WA. On average, we employ seven people and work hard to contribute to our community through homebuilding.

Lexar Homes of Tacoma believes in following all international, state and local building standards. We work diligently to make sure our job sites are safe for our crews and subcontractors, for the communities we build in, for the natural environment, and for the families that will eventually live in the homes we help create. We abide by all state and local code. We make sure our employees receive consistent training on code and safety standards.

We do everything we can to ensure safe, efficient homes are available to our neighbors.

I am writing today to ask you to postpone the implementation of the 2018 WA State Energy Code until WA State either allows the new construction industry to return as an essential workforce, or allow us the time to implement educational and information options to our customers. We had plans in place to participate in training and educational opportunities for these code changes. We had plans to learn best practices and educate our employees. We had plans to work with other experts in our field to share information about design practices, materials, suppliers, and construction techniques.

The COVID-19 pandemic hit, and it hit our industry hard. Because we care about our neighbors and safety, we practiced social distancing and limiting group gatherings – and the result we are not getting the training we desperately need.

In a time of extreme uncertainty, as a county and as an industry, how can we implement major code changes without appropriate education, while balancing an ever-evolving world of regulations, health practices and orders, wherein we may or may not be able to work?

Lexar Homes of Tacoma appreciates the work that your council has done to develop the 2018 WA State Energy Code. We ask you to acknowledge that we have no practical way of preparing for those changes during this time of uncertainty and to further postpone the implementation of the 2018 WA State Energy Code.

Respectfully,



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