



STATE OF WASHINGTON

STATE BUILDING CODE COUNCIL

Washington State Energy Code Development Standard Energy Code Proposal Form

Jan 2022

Log No. [24-GP1-024 Vers. 3](#)
[Revised 1/7/25](#)

Code being amended: ☒ Commercial Provisions ☐ Residential Provisions

Code Section # WSEC - ~~C402.1~~ C402.6

Brief Description:

This proposal to the WSEC allows ACI-TMS CODE 122.1 on thermal bridge mitigation requirements for determining code compliance using a multitude of systems, materials, and configurations as an alternate path. It includes requirements at slab edges, for parapets, and for shelf angles.

This proposal is submitted with support of the Northwest Concrete Masonry Association (NCMA), Concrete Masonry & Hardscapes Association (CMHA) and the National Ready Mixed Concrete Association (NRMCA).

Proposed code change text: (Copy the existing text from the Integrated Draft, linked above, and then use underline for new text and ~~strikeout~~ for text to be deleted.)

C402.6 Thermal bridges in above-grade walls. *Thermal bridges in above-grade walls shall comply with this section or an approved design.* Compliance with ACI/TMS 122.1 shall be accepted as an approved design.

Exceptions:

1. Any *thermal bridge* with a material thermal conductivity not greater than 3.0 Btu/h × ft × °F (5.19 W/m × K).
2. Blocking, coping, flashing and other similar materials for attachment of roof coverings.
3. *Thermal bridges* accounted for in the *U-factor* or *C-factor* for a *building thermal envelope*.

Purpose of code change:

SEE ATTACHMENT

Your amendment must meet one of the following criteria. Select at least one:

- | | |
|--|---|
| <input type="checkbox"/> Addresses a critical life/safety need. | <input type="checkbox"/> Consistency with state or federal regulations. |
| <input type="checkbox"/> The amendment clarifies the intent or application of the code. | <input type="checkbox"/> Addresses a unique character of the state. |
| <input checked="" type="checkbox"/> Addresses a specific state policy or statute.
(Note that energy conservation is a state policy) | <input type="checkbox"/> Corrects errors and omissions. |

Check the building types that would be impacted by your code change:

- | | | |
|--|---|--|
| <input type="checkbox"/> Single family/duplex/townhome | <input type="checkbox"/> Multi-family 1 – 3 stories | <input checked="" type="checkbox"/> Multi-family 4 + stories |
|--|---|--|
- May 21, 2025

☒ Commercial / Retail

☐ Institutional

☐ Industrial

Your name Kerry Sutton, PE

Email address Kerry.Sutton@concrete.org

Your organization American Concrete Institute (ACI)

Phone number 734-673-2195

Other contact name Steve Szoke, PE

Economic Impact Data Sheet

Is there an economic impact: ☐ Yes ☒ No

Briefly summarize your proposal's primary economic impacts and benefits to building owners, tenants, and businesses. If you answered "No" above, explain your reasoning.

Use of the code will not incur additional expenses in commercial building design and construction but provides an alternative method of compliance for addressing thermal bridge mitigation for buildings having concrete and masonry veneer. More energy efficient commercial buildings will ultimately reduce energy costs, decrease greenhouse gas emission and reliance on fossil fuels, and manage energy demand.

Provide your best estimate of the **construction cost** (or cost savings) of your code change proposal? (See OFM Life Cycle Cost [Analysis tool](#) and [Instructions](#); use these [Inputs](#). **Webinars on the tool can be found [Here](#) and [Here](#)**)

\$[Click here to enter text.](#)/square foot (For residential projects, also provide \$[Click here to enter text.](#)/ dwelling unit)

Show calculations here, and list sources for costs/savings, or attach backup data pages

N/A this Code provides and alternate design path.

Provide your best estimate of the **annual energy savings** (or additional energy use) for your code change proposal? N/A project specific.

[Click here to enter text.](#)KWH/ square foot (or) [Click here to enter text.](#)KBTU/ square foot

(For residential projects, also provide [Click here to enter text.](#)KWH/KBTU / dwelling unit)

Show calculations here, and list sources for energy savings estimates, or attach backup data pages

N/A this Code provides an alternate design path.

List any **code enforcement** time for additional plan review or inspections that your proposal will require, in hours per permit application:

N/A

Small Business Impact. Describe economic impacts to small businesses:

N/A

Housing Affordability. Describe economic impacts on housing affordability:

N/A

Other. Describe other qualitative cost and benefits to owners, to occupants, to the public, to the environment, and to other stakeholders that have not yet been discussed:

SEE ATTACHMENT

Instructions: Send this form as an email attachment, along with any other documentation available, to: sbcc@des.wa.gov. For further information, call the State Building Code Council at 360-407-9255.

All questions must be answered to be considered complete. Incomplete proposals will not be accepted.