



STATE OF WASHINGTON

STATE BUILDING CODE COUNCIL

Washington State Energy Code Development Standard Energy Code Proposal Form

Jan 2022

Log No. 24-RE-048 Vers. 2

Code being amended: ☐ Commercial Provisions ☒ Residential Provisions

Code Section # R202 General Definitions

Brief Description:

Change the definition of a residential building in the residential energy code so that the missing-middle housing allowed by HB1110, that also will be regulated under the 2024 IRC (due to HB2071) has the option to be regulated by the 2024 Residential Energy Code. By adding item 5 to the definitions, these units can be accessed from the interior and also choose to be governed by the residential energy code. The last sentences below item 6 defines what is not a residential building for the residential energy code and then would be required to be governed by the commercial energy code.

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.)

RESIDENTIAL BUILDING. For this code, the following building types are residential buildings:

1. Detached one- and two-family dwellings.
2. Multiple single-family dwellings (townhouses).
3. Group R-3 occupancy areas in buildings three stories or less in height above grade plane whose *dwelling units* are accessed directly from the exterior.
4. Group R-2 occupancy areas in buildings three stories or less in height above grade plane whose *dwelling units* are accessed directly from the exterior.
5. Group R-2 occupancy areas in buildings three stories or less in height above grade plane and with six or less dwelling units, accessed from interior corridors or other interior spaces.
6. Accessory structures to residential buildings.

Group R-2 occupancy areas in buildings with greater than six dwelling units accessed from interior corridors or other interior spaces are not *residential buildings*.

Purpose of code change:

The state legislature enacted HB1110 in order to increase housing options, supply and eventually affordability by legalizing middle housing. The state legislature enacted HB2071 in order to move middle housing up to six unit buildings under the 2024 IRC, in order to reduce construction cost and complexity for these modest size buildings. A six plex is not the same complexity as a 400 unit apartment building and rightly ought not be regulated in the same way. This code change proposal is to align middle housing with and bring it under the regulation of the residential energy code. It will decrease the cost of this type of housing compared with not changing it.

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

May 29, 2025

☐ Addresses a critical life/safety need.

☒ Consistency with state or federal regulations.

☐ The amendment clarifies the intent or application of the code.

☐ Addresses a unique character of the state.

☒ Addresses a specific state policy or statute.
(Note that energy conservation is a state policy)

☐ Corrects errors and omissions.

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

☐ Single family/duplex/townhome

☐ Multi-family 4 + stories

☐ Institutional

☒ Multi-family 1 – 3 stories

☐ Commercial / Retail

☐ Industrial

Your name Sheri Newbold

Email address sheri@live-work-play.net

Your organization architect

Phone number 206-726-0077

Other contact name [Click here to enter text.](#)

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.

This change will make six plexes less expensive to design and construct. I am proposing that the addition of interior accessed R-2 sixplexes be governed by the residential energy code as an option.

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

Provide your best estimate of the **annual energy savings** (or additional energy use) for your code change proposal?

[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

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

Small Business Impact. Describe economic impacts to small businesses:

Housing Affordability. Describe economic impacts on housing affordability:

This will impact housing affordability in that it reduces design and construction complexity for middle housing.

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:

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.