NEW SECTION

WAC 51-11R-10100E Section R101—Scope and general requirements. R101.2E Scope. This code applies to *residential buildings* and the buildings sites and associated systems and equipment. This code shall be the maximum and minimum energy code for residential construction in each town, city and county. Residential *sleeping units*, Group I-1, Condition 2 assisted living facilities licensed by Washington state under chapter 388-78A WAC, and Group I-1, Condition 2 residential treatment facilities licensed by Washington state under chapter 246-337 WAC shall utilize the commercial building sections of the energy code regardless of the number of stories of height above *grade plane*.

EXCEPTION: Where a natural disaster has occurred in an area covered by an emergency proclamation of the governor and it has caused damage to or destruction of a structure which requires reconstruction and repairs of the existing structure, the local jurisdiction is permitted to allow use of either a previous edition of the Washington State Energy Code or for compliance with R401.2 item 1 obtaining two fewer additional energy efficiency credits than otherwise required by R406.3, subject to the following conditions:
1. Where a previous version of the Energy Code is used, the applicable energy code shall be the edition of the Washington State Energy Code in effect at the time of original construction, but not earlier than the 2015 edition.
2. The total floor area of the repaired or reconstructed structure shall not exceed the original floor area by more than 500 square feet.
3. A permit application for the repairs or reconstruction shall be submitted within two years after the expiration of the emergency proclamation.
4. This exception shall cease to apply upon transfer of title of the property, except for transfers by deed of trust or transfers between family members related by blood, marriage, domestic partnership, adoption, or legal guardianship, as recognized under Washington state law.