



19-WSEC-R31

Additional Credits in Options Table

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Presented by Poppy Storm (5/17/19)

Statutory Directives

- **RCW 19.27A.160:** *“residential and nonresidential construction permitted under the 2031 state energy code must achieve a seventy percent reduction in annual net energy consumption, using the adopted 2006 Washington state energy code as a baseline”*
- **Executive Order 14-04:** *“Achieve early and widespread deployment of energy-neutral buildings prior to the 2031 statutory requirement in RCW 19.27A.160;”*

Additional
credits above
R23 (passed
on 5/10)

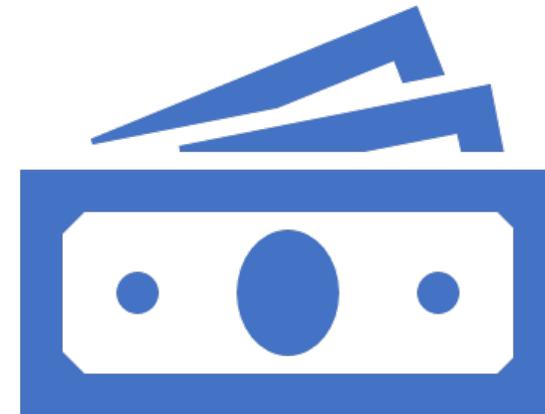
Small Dwelling Unit:1.5 **4.5**
credits *(up from 4 in R23)*

2. Medium Dwelling Unit: 3.5 **6.0**
credits *(up from 5 in R23)*

3. Large Dwelling Unit: 4.5 **7.0**
credits *(up from 6 in R23)*

Additional Credits Are Cost-Effective

- LCCA for medium size dwelling:
 - \$4,000 – \$8,500 incremental cost for medium size
 - 5 – 6.5 kBtu per SF
 - Net present value \$4,000 – \$500, both positive





Affordability

- Incremental costs are small % of overall home prices
- Affordability is combination of:
 - First costs
 - Access to financing
 - Operating costs
- Lower operating costs:
 - Provide access to financing, banks recognize reduced monthly expenses and risk
 - Reduce displacement, KEY affordability issue for lower income home owners
 - Reduced costs for low-income tenants
- Code development process is structured to address cost effectiveness

Meets Key Criteria for Effective Public Policy

- Responsive to 2031 mandate
- Responsive to Executive Order 14-04
- Cost-effective from a life cycle cost perspective
- Affordable from a first cost perspective
- Ecosystem of support for market readiness and education
 - Available technologies and market readiness
 - Educational support
 - Compliance and enforcement training
 - Shift Zero supporting interconnectivity and collective impact

