

From: Ted Clifton, Zero Energy Plans [<mailto:ted@zero-energyplans.com>]
Sent: Thursday, September 19, 2019 5:10 PM
To: Al Audette <AIA@biaw.com>
Subject: Energy proposals

I am going to be on the road on the 27th, with no time to stop and participate in this process, but I do want to convey the following information:

1. The current energy proposals will require everyone to do MORE than I usually do for a cost-effective zero-energy home, of which I have designed and built more than 50 in the state of Washington, and have designed more than 300 zero-energy homes across the country.
2. At least one of the proposals (as in existing code) would require everyone to do something that is LESS energy efficient than what we would otherwise do, because we would need the extra points in 406.2. Specifically, that is the requirement to use an HRV or ERV of a specific efficiency rating to qualify for the maximum extra points for a tight building envelope. The hard cold fact is that if you are using a 300% efficient heat source in Western WA, it is NOT cost-effective to use an HRV, and is MORE wasteful of energy that simply re-conditioning the in-coming make-up air with your efficient heat pump.
3. More than 2/3 of the homes we have designed in the last four years under the 2015 code HAVE NEVER BEEN BUILT, because even after spending several thousands of dollars designing a new home, most of our Washington State customers have found that they cannot even afford to build a code-minimum new home, let alone a zero-energy home. Raising the bar even further would be a death sentence not only for energy-efficient new homes, but for any new custom homes. It is the NEW homes that are contributing positively to our increasing energy efficiency, not the old ones. We need to encourage MORE new home construction, not less!

Thank you for passing this on by whatever mean s necessary.

Ted L. Clifton

--
Zero Energy Plans, LLC
Ted Clifton

www.zero-energyplans.com

