



Log No. WSEC R-01/R03
TAG Mod May 10, 2019

STATE OF WASHINGTON

STATE BUILDING CODE COUNCIL

2018 Washington State Energy Code Development Standard Energy Code Proposal Form

Code being amended: [Commercial](#) Provisions [Residential](#) Provisions
(A MS Word version of the code is linked to the name)

Code Section # R202 General Definitions

Brief Description: Adding IRC accessory buildings and IBC R-3 accessory buildings to the definition of “residential building”.

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, includes detached one- and two-family dwellings and multiple single-family dwellings (townhouses) and their accessory buildings as well as Group R-2, R-3, R-3 accessory buildings, and R-4 buildings three stories or less in height above grade plane.

REVISED PROPOSED LANGUAGE:

RESIDENTIAL BUILDING. For this code, includes detached one- and two-family dwellings, ~~and~~ multiple single-family dwellings (townhouses), and as well as Group R-2, R-3, and R-4 buildings three stories or less in height above grade plane, as well as any accessory structures thereto.

Purpose of code change (Tinner):

Currently, the code is ambiguous at best as to whether it is applicable to accessory buildings. The proposed change is intended to clarify that the residential energy code is intended to apply IRC accessory buildings as well as IBC R-3 accessory buildings.

Purpose of code change (Nilles):

The definition of residential building does not include their accessory structures. As the commercial energy code’s scope includes commercial buildings, which is defined as “all buildings not included in the definition of residential buildings,” it would require residential buildings’ accessory structures to meet the commercial energy code. This is not the intent of the code or how building officials regularly apply the codes. The code change appropriately corrects this issue and ensures that building officials will be able to consistently apply the code throughout the state.

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"/> Addresses a specific state policy or statute.
(Note that energy conservation is a state policy) | <input type="checkbox"/> Addresses a unique character of the state. |
| | <input checked="" type="checkbox"/> Corrects errors and omissions. |

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

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Single family/duplex/townhome | <input type="checkbox"/> Multi-family 4 + stories | <input type="checkbox"/> Institutional |
| <input type="checkbox"/> Multi-family 1 – 3 stories | <input type="checkbox"/> Commercial / Retail | <input type="checkbox"/> Industrial |

Your name James E. Tinner, CBO
Your organization City of Bellingham
Other contact name [Click here to enter text.](#)
Email address jetinner@comcast.net
Phone number 360 778-8307

Your name Shane Niles
Your organization City of Cheney
Other contact name [Click here to enter text.](#)
Email address sniles@cityofcheney.org
Phone number 509-498-9229

Economic Impact Data Sheet

Briefly summarize your proposal’s primary economic impacts and benefits to building owners, tenants and businesses.

Most, if not all, jurisdictions in the state are interpreting the scoping language of the IECC which includes the term “site” to mean residential accessory structures. The intent of the code change proposal is to clarify that such structures are included in the scope of the code rather than impose additional regulations. Accordingly, there should be little to no economic impact.

Provide your best estimate of the construction cost (or cost savings) of your code change proposal?

\$0/square foot (For residential projects, also provide \$0/ dwelling unit)

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

No new requirements in this proposal.

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

OKWH/ square foot (or) OKBTU/ square foot

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

There should be no impact on review or inspection staff.