
HOUSE BILL 2931

State of Washington 65th Legislature 2018 Regular Session

By Representatives Doglio, Fey, Tarleton, Jinkins, and Slatter

Read first time 01/25/18. Referred to Committee on Technology & Economic Development.

1 AN ACT Relating to the state energy code for residential
2 structures; amending RCW 19.27A.020; and creating a new section.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** (1) The legislature finds that energy
5 efficiency is the cheapest, quickest, and cleanest way to meet rising
6 energy needs, confront climate change, and boost our economy. Energy
7 codes are one of the most effective policies for reducing the energy
8 use of buildings.

9 (2) The state building code council has been directed to design
10 an energy code that constructs increasingly energy efficient homes
11 and buildings that help achieve the broader goal of building zero
12 fossil fuel greenhouse gas emissions homes and buildings by the year
13 2031. Further, many jurisdictions have ambitious climate targets that
14 are in line with or exceed Washington state's own climate reduction
15 goals. However, jurisdictions are prevented from adopting stricter
16 residential energy codes than the state energy code.

17 (3) The legislature finds that providing jurisdictions two
18 additional options in going beyond the state's residential energy
19 code gives jurisdictions more flexibility and ability to reach
20 climate goals, while limiting the number of different regulations
21 under which homebuilders work.

1 **Sec. 2.** RCW 19.27A.020 and 2015 c 11 s 3 are each amended to
2 read as follows:

3 (1) The state building code council shall adopt rules to be known
4 as the Washington state energy code as part of the state building
5 code.

6 (2) The council shall follow the legislature's standards set
7 forth in this section to adopt rules to be known as the Washington
8 state energy code. The Washington state energy code shall be designed
9 to:

10 (a) Construct increasingly energy efficient homes and buildings
11 that help achieve the broader goal of building zero fossil-fuel
12 greenhouse gas emission homes and buildings by the year 2031;

13 (b) Require new buildings to meet a certain level of energy
14 efficiency, but allow flexibility in building design, construction,
15 and heating equipment efficiencies within that framework; and

16 (c) Allow space heating equipment efficiency to offset or
17 substitute for building envelope thermal performance.

18 (3) The Washington state energy code shall take into account
19 regional climatic conditions. One climate zone includes: Adams,
20 Asotin, Benton, Chelan, Columbia, Douglas, Ferry, Franklin, Garfield,
21 Grant, Kittitas, Klickitat, Lincoln, Okanogan, Pend Oreille,
22 Skamania, Spokane, Stevens, Walla Walla, Whitman, and Yakima
23 counties. The other climate zone includes all other counties not
24 listed in this subsection (3). The assignment of a county to a
25 climate zone may not be changed by adoption of a model code or rule.
26 Nothing in this section prohibits the council from adopting the same
27 rules or standards for each climate zone.

28 (4) The Washington state energy code for residential buildings
29 shall be the 2006 edition of the Washington state energy code, or as
30 amended by rule by the council.

31 (5) The minimum state energy code for new nonresidential
32 buildings shall be the Washington state energy code, 2006 edition, or
33 as amended by the council by rule.

34 (6)(a) (~~Except as provided in (b) of this subsection,~~) The
35 Washington state energy code for residential structures shall preempt
36 the residential energy code of each city, town, and county in the
37 state of Washington.

38 (b) (~~The state energy code for residential structures does not~~
39 ~~preempt a city, town, or county's energy code for residential~~
40 ~~structures which exceeds the requirements of the state energy code~~

1 ~~and which was adopted by the city, town, or county prior to March 1,~~
2 ~~1990. Such cities, towns, or counties may not subsequently amend~~
3 ~~their energy code for residential structures to exceed the~~
4 ~~requirements adopted prior to March 1, 1990.)~~ Commencing with the
5 2018 edition, the state energy code for residential structures shall
6 provide three options:

7 (i) A lower efficiency option that conforms to the requirements
8 of RCW 19.27A.160;

9 (ii) An intermediate efficiency option that results in dwelling
10 units that use ten percent less energy annually than those built in
11 accordance with the lower efficiency option; and

12 (iii) A high efficiency option that results in dwelling units
13 that use twenty percent less energy annually than those built in
14 accordance with the lower efficiency option.

15 (c) The high efficiency option detailed in (b)(iii) of this
16 subsection shall be the default option. Cities, towns, and counties
17 shall be permitted to select the intermediate efficiency option or
18 the lower efficiency option prior to the effective date of each new
19 edition of the Washington state energy code.

20 (7) The state building code council shall consult with the
21 department of enterprise services as provided in RCW 34.05.310 prior
22 to publication of proposed rules. The director of the department of
23 enterprise services shall recommend to the state building code
24 council any changes necessary to conform the proposed rules to the
25 requirements of this section.

26 (8) The state building code council shall evaluate and consider
27 adoption of the international energy conservation code in Washington
28 state in place of the existing state energy code.

29 (9) The definitions in RCW 19.27A.140 apply throughout this
30 section.

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