

Keith Wilder Construction, LLC

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To whom it may concern,

My name is Keith Wilder, owner of Keith Wilder Construction LLC of Kettle Falls and current president of Tri-County Homebuilders. Tri-County Homebuilders is a chapter of Spokane Homebuilders (SHBA) and a member of the Building Industry Association of Washington (BIAW). I currently represent about 50 small business owners that are engaged in the homebuilding industry, both builders and suppliers.

I am writing you today to express and explain our position against the re-zoning of our four northeast counties. We oppose the new climate zoning for our counties as it will negatively impact our businesses and our communities. The new energy updates for zone six will raise the cost of all new housing starts in our four counties. Our preliminary estimates for these increases are in the \$20K range on an average 2400 square foot house.

Not only will the extra insulation requirements raise the cost, it will cost the contractor more time to complete the projects. None of the local supply houses in our four counties have the stock doors that will be required if this measure (or regulation) passes. ALL exterior doors would have to have a 7 9/16" jamb. The industry standard is 6 9/16" which can be readily picked up from any local supplier. All these new doors will have to be "custom" jambs which will cause delays in getting them along with adding great expense. Along with door jambs is the extra cost of all window sills, window trims and even extra cost for longer nails to fasten the siding.

It also causes major problems with the banking industry. Builders have been the hardest hit by the banking industry because of reasons that we have had no control over. Before banks will make loans for new construction projects they must send out appraisers to evaluate the property and the plans for the new home. Then the appraiser will have to find "COMPS" or houses that are comparable in features and value. When the proposed home is higher priced than all "comps" in their area, the bank

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will refuse to issue the construction loan, and we end up with a situation where they are comparing “apples to oranges”

With less people building, more of those who can marginally afford to do so will be looking for options to build cheaper, and these new rules will force more people to build without permits and below the minimum code requirements and create problems for future buyers in our counties.

Our builders and suppliers in the N.E. corner of our state have been lucky if they are still in business and to execute these new regulations could be the final nail in our coffin. This new rule will cost me and my business hundreds, maybe thousands, of dollars in retraining all my lead personnel and estimators. Not only will this affect the building industry, it will negatively impact our entire tax base for many years.

On behalf of the builders and suppliers I represent we urge you for a stay on the implementation of these new zoning rules.

Keith Wilder CGP CAPS

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