



STATE OF WASHINGTON
STATE BUILDING CODE COUNCIL

Log No. 14-E22

1. State Building Code to be Amended:

- | | |
|---|---|
| <input type="checkbox"/> International Building Code | <input checked="" type="checkbox"/> State Energy Code |
| <input type="checkbox"/> ICC ANSI A117.1 Accessibility Code | <input type="checkbox"/> International Mechanical Code |
| <input type="checkbox"/> International Existing Building Code | <input type="checkbox"/> International Fuel Gas Code |
| <input type="checkbox"/> International Residential Code | <input type="checkbox"/> NFPA 54 National Fuel Gas Code |
| <input type="checkbox"/> International Fire Code | <input type="checkbox"/> NFPA 58 Liquefied Petroleum Gas Code |
| <input type="checkbox"/> Uniform Plumbing Code | <input type="checkbox"/> Wildland Urban Interface Code |

Section(s):

C402.3.1

Title: Maximum area

2. Proponent Name (Specific local government, organization or individual):

Proponent: Patrick C. Hayes

Title: Energy Consultant

Date: 03-01-2014

3. Designated Contact Person:

Name: Patrick C. Hayes

Title: Energy Consultant

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Cell: Same

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4. Proposed Code Amendment. Reproduce the section to be amended by underlining all added language, striking through all deleted language. Insert new sections in the appropriate place in the code in order to continue the established numbering system of the code. If more than one section is proposed for amendment or more than one page is needed for reproducing the affected section of the code additional pages may be attached. (Examples on the SBCC [website](#))

Code(s) 2012 WSEC **Section(s)** C402.3.1

Enforceable code language must be used; see an example [by clicking here](#).

Amend section to read as follows: **C402.3.1 Maximum area.** The vertical fenestration area (not including opaque doors and opaque spandrel panels) shall not exceed ~~30 percent~~ 35% of the gross above-grade wall area. 35% of gross wall shall be the baseline for UA calculations. The proposed Glazing shall be as proposed of Gross Wall for UA calculations. The skylight area shall not exceed 3 percent of the gross roof area.

5. Briefly explain your proposed amendment, including the purpose, benefits and problems addressed. Specifically note any impacts or benefits to business, and specify construction types, industries and services that would be affected. Finally, please note any potential impact on enforcement such as special reporting requirements or additional inspections required.

6.
The developing Industry needs and wants higher glazing % for marketing Apartment units, and commercial office space. The reduction from 40% to 30 % glazing came out of nowhere at the IECC conference, with no research done on the impact to industry, or proof of saving energy, which is the standard in Washington State. In single family construction glazing is unlimited, which is very not energy saving, as single family buildings have 4 cold walls, and are much less energy efficient than an apartment complex, so why limit the glazing on a apartment building or commercial office space, when typically units have only one or two cold walls, thus twice as efficient as a single family home. By using 35% as the baseline for UA calculations, and as proposed glazing for the proposed glazing, this will promote glazing reduction for energy code compliance on its own merit. Currently, if you purchase better windows than the code, by increasing glazing SF, it helps a project comply, so you need to ask yourself, is this math promoting saving energy, simple answer is “NO”.

7. Specify what criteria this proposal meets. You may select more than one.

- The amendment is needed to address a critical life/safety need.
- The amendment is needed to address a specific state policy or statute.
- The amendment is needed for consistency with state or federal regulations.
- The amendment is needed to address a unique character of the state.
- The amendment corrects errors and omissions.

8. Is there an economic impact: Yes No

Explain:

If there is an economic impact, use the Table below to estimate the costs and savings of the proposal on construction practices, users and/or the public, the enforcement community, and operation and maintenance. If preferred, you may submit an alternate cost benefit analysis.

	Construction ¹	Enforcement ²	Operations & Maintenance ³
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¹ \$ / square foot of floor area or other cost. Attach data. **Construction** costs are costs prior to occupancy, and include both design and direct construction costs that impact the total cost of the construction to the owner/consumer.

² Cost per project plan. Attach data. **Enforcement** costs include governmental review of plans, field inspection, and other action required for enforcement.

Building Type	Costs	Benefits ⁴	Costs	Benefits ⁴	Costs	Benefits ⁴
Residential						
Single family						
Multi-family						
Commercial/Retail						
Industrial						
Institutional						

Please send your completed proposal to: sbcc@ga.wa.gov

All questions must be answered to be considered complete. Incomplete proposals will not be accepted.

³ Cost to building owner/tenants over the life of the project.

⁴ Measurable benefit.