



STATE OF WASHINGTON
STATE BUILDING CODE COUNCIL

May 2018
Log No. _____

1. State Building Code to be Amended:

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

For the Washington State Energy Code, please see specialized [energy code forms](#)

Section(s): 429.1

Title: General

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

Proponent: Building Industry Association of Washington

Title:

Date: March 23, 2022

3. Designated Contact Person:

Name: Andrea Smith

Title: Building Codes Manager

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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.

The provisions of this section shall apply to the construction of new buildings and accessory structures including parking lots and parking garages.

Electric vehicle supply equipment (EVSE) shall be installed in accordance with applicable requirements of chapter 19.28 RCW and the National Electrical Code, Article 625.

EXCEPTION: Electric vehicle charging infrastructure is not required if any of the following conditions are met:

1. There is no public utility or commercial power supply.
2. Dwelling units without garages or other on-site parking.
3. For one-and two-family dwellings, and townhomes with attached private garages, where meeting the requirements will alter the electrical infrastructure on the utility side, and increase the cost of construction by more than \$1,500 per dwelling unit.

Clearly state if the proposal modifies an existing amendment or if a new amendment is needed. If the proposal modifies an **existing amendment**, show the modifications to the existing amendment by underlining all added language and striking through all deleted language. If a new amendment is needed, show the modifications to the **model code** by underlining all added language and striking through all deleted language.

Code(s) International Residential Code **Section(s)** 429

Amend section to read as follows:

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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.

When utility-side upgrades are required and meet or exceed \$1,500 threshold, projects should be exempt from the EV charging requirement to preserve housing affordability efforts. Upgrades to the utility-side infrastructure to meet additional load demand has been reported to be as costly as \$20,000 per project.

6. 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 clarifies the intent or application of the code.
- 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.

7. **Is there an economic impact:** Yes No

If no, state reason:

If yes, provide economic impact, costs and benefits as noted below in items a – f.

- a. **Life Cycle Cost.** Use the OFM Life Cycle Cost [Analysis tool](#) to estimate the life cycle cost of the proposal using one or more typical examples. Reference these [Instructions](#); use these [Inputs](#). Webinars on the tool can be found [Here](#) and [Here](#)). If the tool is used, submit a copy of the excel file with your proposal submission. If preferred, you may submit an alternate life cycle cost analysis.
- b. **Construction Cost.** Provide your best estimate of the construction cost (or cost savings) of your code change proposal.

\$[Click here to enter text.](#)/square foot

(For residential projects, also provide \$[Click here to enter text.](#)/ dwelling unit)

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

According to the [National Association of Home Builders](#), adding a single Level 2 circuit [240-volt (40-100 amp) (AC), charges 20-60 miles/hour - similar to clothes dryer outlet] for an EV charger costs about \$600-650 to the consumer on average - not including the cost of the charger/connector. The price will be higher for homes where the electric panel is located more than 50 feet from the charging receptacle, and/or when the electric panel or electrical infrastructure on the utility side needs upgrading. Home builders report that when utility-side infrastructure upgrades are required to meet load demand, upgrades can cost up to \$20,000 per project.

- c. **Code Enforcement.** List any code enforcement time for additional plan review or inspections that your proposal will require, in hours per permit application:

N/A

- d. **Small Business Impact.** Describe economic impacts to small businesses:

Small businesses benefit from stabilized costs in building materials and services, as well as certainty in affordability of their product. Small and medium home building companies cannot absorb drastic increases in electrical infrastructure just for the sake of installing EV chargers. If costs go above \$1,500 (as it does in many cases) to make utility-side upgrades that the builder/home owner has to pay for, the project should be exempt to keep housing costs from inflating to unaffordable and unsustainable levels.

- e. **Housing Affordability.** Describe economic impacts on housing affordability:

Housing affordability should always be top of mind when developing building codes. While many home builders already offer pre-wiring for EV chargers in many middle and upper-priced homes at no additional charge - when reasonable - it's important to recognize that these added costs have the potential to lower affordability for homes in the entry-level market. 76% of Washington households cannot afford a median

priced-home already, and each additional \$1,000 added onto the cost of construction prices another 2,200 people out of their opportunity to purchase a home.

f. ***Other.*** Describe other qualitative cost and benefits to owners, to occupants, to the public, to the environment, and to other stakeholders that have not yet been discussed:

As previously noted, the public (or potential home buyers) have much to gain from balancing the needs of building affordable market rate homes with environmental mitigation strategies. 76% of Washington households cannot afford a home at the current median sales price. Additionally, utility companies are another stakeholder that stand to benefit from this exemption since it reduces their risk in having to drain critical investment funds to pay for these upgrades. Again, based on this logic the public also benefits as rate payers won't have to bear the burden through increased monthly utility costs. We can build a healthier Washington but it should be balanced with the needs of housing our state's population in units that build equity and promote intergenerational mobility.

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

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