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From: Clark County <webmaster@clark.wa.gov>
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Clark County

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Subject

Public Participation and Interlocal plan for the GMA amendment

Date of Hearing

Tue, 12/05/2023

Comment

Regarding Affordable housing as it's related to the GMA Amendment: In 1975, your permitting department changed my life and the lives of many of my students. I was building my house at the time and asked your permitting dept, how do I know what size of furnace to install in my house?

They said, I needed 1 watt for every square foot of insulated surface, [10 watts for each square foot of double pane windows,] and 20 watts for each square foot of single pane glass. Until then, I had no idea how bad glass was at keeping in heat. I immediately changed my blue-prints to specify smaller windows.

I probably taught those concepts to 3000 math and science students and had them apply it to a simple set of blue-prints.

I also installed a central heat pump system in my house at the same time. Our heat pump system has been our sole source of heat for 47 years, and it saves us money.

It may have been 20 years before Washington State adopted any energy performance standards for new construction.

As a consequence, Clark PUD relies on the tax-payers to help low-income people with their heating bills.

One week ago, the Washington State Building Code Council voted to adopt one of the best energy performance standards in the nation.

This code will save about \$1,000 per year in heating bills per housing unit.

Regarding pollution and incentives: If Clark County has a building with a gas boiler, the boiler pollutes the air with nitrogen dioxide which causes health problems. And the boiler produces climate pollution. The Climate Commitment Act which passed about 2 years ago, makes polluters pay for the pollution they produce. The revenue generated from those fees will come back to the people in the form of grants for heat pumps and solar panels.

The pollution fee is designed to rise gradually over time.

The most cost-effective time to replace your gas boilers with a heat pump is whenever one of your gas boilers ages out.

Regarding Transportation systems, Public Transit is more important than EVs, but EVs are absolutely essential to help avert the worst of Climate Change. Fortunately, Nissan and Tesla led the way, and now the rest of the world is trying to catch up. For example, demand for Chevy Bolts for the past year was so high, that dealers were tacking on a \$5000 market adjustment.

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