



STATE OF WASHINGTON

STATE BUILDING CODE COUNCIL

Washington State Energy Code Development Standard Energy Code Proposal Form

May 2018

Log No. 195 Rev 7/30/21

Code being amended: Commercial Provisions Residential Provisions

Code Section # C503.8 (new section)

Brief Description:

Add new section defining alterations which will be required to comply with C406 to a lesser degree than new construction. Intent is to only target areas undergoing very significant changes that will opportunities to achieve C406 credits. The credit requirement is always less than new construction due to the number of measures that are really only possible in new construction. It is limited to projects that change 80% of the heating and cooling equipment and 80% of the lighting power within the area. The credit requirement varies depending upon the scope of the project be that the whole building, a whole tenant area, or any 5000ft².

Proposed code change text: (Copy the existing text from the Integrated Draft, linked above, and then use underline for new text and ~~strikeout~~ for text to be deleted.)

C406.1 Additional energy efficiency credit requirements. New buildings and changes in space conditioning, change of occupancy and building additions in accordance with Chapter 5 shall comply with sufficient packages from Table C406.1 so as to achieve a minimum number of six credits. Alterations shall comply with sufficient packages from Table C406.1 so as the achieve the minimum number of credits specified in Table C503.8. Each area shall be permitted to apply for different packages provided all areas in the building comply with the requirement for six credits. Areas included in the same permit within mixed use buildings shall be permitted to demonstrate compliance by an area weighted average number of credits by building occupancy achieving a minimum number of six credits.

[Insert New Section]

C503.8. Substantial Alterations to Existing Buildings. Substantial alterations to existing buildings must achieve C406 additional efficiency package credits as required by Table C503.8.

Table C503.8

C406 Credit Requirements for Substantial Alterations

<u>Threshold Requiring C406 Compliance</u>	<u>Area Type</u>	<u>Credits Required</u>
<u>Replacement of:</u> 1. <u>80% or more of heating and cooling equipment serving the area, not including ductwork or piping, and</u> 2. <u>80% or more of the lighting fixtures in the area</u>	<u>Building</u>	<u>3</u>
	<u>Contiguous Tenant space</u>	<u>2</u>
	<u>Partial > 5000ft², a</u>	<u>1</u>
<u>Replacement of:</u>	<u>Building</u>	<u>4</u>

1. <u>80% or more of heating and cooling equipment serving the area, not including ductwork or piping, and</u> 2. <u>80% or more of the lighting fixtures in the area, and</u> 3. <u>renovation of 80% or more of the above grade surface area <i>building thermal envelope</i> in the area</u>	<u>Contiguous Tenant space</u>	<u>3</u>
	<u>Partial > 5000ft², ^a</u>	<u>2</u>

a. Partial > 5000ft² is any sub area of a building or tenant space (e.g. a single floor) greater than 5000ft² ~~where the alteration activity impacts less than 80% of the building or tenant floor area.~~ The activity thresholds are applied just to the altered area.

Purpose of code change:

To extend C406 compliance to alterations that make a major changes where the building systems are substantially renewed.

Your amendment must meet one of the following criteria. Select at least one:

- Addresses a critical life/safety need.
- Consistency with state or federal regulations.
- The amendment clarifies the intent or application of the code.
- Addresses a unique character of the state.
- Addresses a specific state policy or statute.
(Note that energy conservation is a state policy)
- Corrects errors and omissions.

Check the building types that would be impacted by your code change:

- Single family/duplex/townhome
- Multi-family 4 + stories
- Institutional
- Multi-family 1 – 3 stories
- Commercial / Retail
- Industrial

Your name Mike Kennedy Email address mikekennedy@energysims.com
Your organization Mike Kennedy, Inc Phone number 3603010098
Other contact name Shilpa Surana

Instructions: Send this form as an email attachment, along with any other documentation available, to: sbcc@des.wa.gov. For further information, call the State Building Code Council at 360-407-9278.

Economic Impact Data Sheet

Briefly summarize your proposal's primary economic impacts and benefits to building owners, tenants and businesses.

Areas undergoing substantial alteration will have to achieve partial C406 credits. This will increase construction cost and saving utility expenses. The economics of C406 are developed already and costs and benefits are not reestablished here. . The proposed credit requirements are reduced from new construction so buildings don't have to modify systems not being altered.

Provide your best estimate of the construction cost (or cost savings) of your code change proposal? (See OFM Life Cycle Cost [Analysis tool](#) and [Instructions](#); use these [Inputs](#). [Webinars on the tool can be found Here](#) and [Here](#))

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

The cost and benefit of C406 has been established by code. The proposed credit requirements are reduced from new construction so buildings don't have to change systems not being altered. No additional cost or savings estimates have been done.

List any code enforcement time for additional plan review or inspections that your proposal will require, in hours per permit application:

A bit more time to establish whether a project qualifies with thresholds requiring C406 compliance.

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