

STATE BUILDING CODE OPINION 24-Sept02

CODE: 2021 Washington State Energy Code-Commercial

SECTION: C505.3 Change in Occupancy

QUESTION 1: If an existing Group R-1 hotel is adding kitchen facilities to their sleeping units to create condos, this involves a change of use from Group R-1 to R-2. Does WSEC C505.3 Item 2 require this building to be brought up to full compliance with the WSEC? Is it sufficient if they can prove that the new design does not use any more energy than the original building?

ANSWER 1: **No, the building would not need to be brought into full code compliance. The intent is to make sure any dissimilar occupancy meets the requirements of the new occupancy group. The requirements for Group R-1 sleeping units and Group R-2 dwelling units are virtually identical. Any alteration of the space, however, would be required to meet the specification of Section C503 in addition to the requirements in the International Building Code, International Fire Code, and/or the International Existing Building Code.**

QUESTION 2: If an existing Group B building is converted to a Group R-1 with only sleeping units, but no dwelling units, what are the energy code requirements? This scenario does not appear to be addressed in C505.3.

ANSWER 2: **The conversion would fall under Item 2 of Section C505.3 and would be required to be brought into full compliance with the code.**

QUESTION 3: If an existing Group R-1 hotel is converted to Group R-2 condos and now meets the definition of a residential building per the WSEC, does that require full compliance with the residential provisions of the WSEC now that this changed from the commercial to residential code? Is it sufficient if they can prove that the new design does not use any more energy than the original building or is that only if they use the Total Building Performance method from R405?

ANSWER 3: **See Answer 1.**

SUPERSEDES: None

REQUESTED BY: City of Bellevue