



STATE OF WASHINGTON

## STATE BUILDING CODE COUNCIL

1500 Jefferson Street • P.O. Box 41449 • Olympia, Washington 98504-1449  
 (360) 407-9280 • fax (360) 586-5366 • e-mail sbcc@ga.wa.gov • www.sbcc.wa.gov

### November 2012 Motions for Rule Making Actions

Main Motion: Adopt 2012 Energy Code as proposed in WAC 51-11R and 51-11C; repeal WAC 51-11

Amendment to the main motion:

Amend Section C101.4.4 to clarify requirements for change in use or space conditioning:

**C101.4.4 Change in occupancy or use.** Spaces undergoing a change in occupancy from an F, S or U occupancy to an occupancy other than F, S or U ~~that would result in an increase in demand for either fossil fuel or electrical energy~~ shall comply with this code. Any space that is converted to a residential dwelling unit or portion thereof, from another use or occupancy shall comply with this code. Where the use in a space changes from one use in Table C405.5.2(1) or (2) to another use in Table C405.5.2(1) or (2), the installed lighting wattage shall comply with Section C405.5.

Exception: Where the component performance building envelope option in Section C402.1.3 is used to comply with this section, the Proposed UA is allowed to be up to 110 percent of the Target UA. Where the total building performance option in Section C407 is used to comply with this section, the annual energy consumption of the proposed design is allowed to be 110 percent of the annual energy consumption otherwise allowed by Section C407.3 and Section C401.2 (3).

**C101.4.5 Change in space conditioning.** Any nonconditioned space that is altered to become conditioned space or semi-heated space shall be required to be brought into full compliance with this code. Any semi-heated space that is altered to become conditioned space shall be required to be brought into full compliance with this code.

Exception: Where the component performance building envelope option in Section C402.1.3 is used to comply with this section, the Proposed UA is allowed to be up to 110 percent of the Target UA. Where the total building performance option in Section C407 is used to comply with this section, the annual energy consumption of the proposed design is allowed to be 110 percent of the annual energy consumption otherwise allowed by Section C407.3 and Section C401.2 (3).

**Rationale:** The phrase (from Section C101.4.4) “Spaces undergoing a change in occupancy that would result in an increase in demand for either fossil fuel or electrical energy...” does not reference a standard for predicting energy demand, and could be subject to widely different interpretations. This amendment replaces that phrase with a more straightforward requirement to bring any storage, utility or factory/industrial buildings up to code when converting them to other uses. The changes in C101.4.5 clarify rules for changes to semi-heated spaces.

The exceptions appended to both C101.4.4 and C101.4.5 is included to recognize the fact that converting an existing building to full compliance with current energy code is extremely difficult and costly. Conditions such as slab edges, structural thermal bridges, and window configurations cannot be economically remedied in many cases. Therefore, we propose an alternate compliance path allowing either a 10% higher envelope UxA value or a 10% higher Total Building Performance value. This will result in the preservation and adaptive reuse of more existing buildings, which itself is a significant energy conservation measure.