

3.1 General

Agricultural structure: A structure designed and constructed to house farm implements, hay, grain, poultry, livestock, or other horticultural products, and is not a place used by the public or a place of human habitation or employment where agricultural products are processed, treated, or packaged.

Applicable building codes: The Washington state building codes as adopted by the Washington state building code council, and as modified by local government amendments.

Authority having jurisdiction (AHJ): Washington state department of commerce.

Building owner: An individual or entity possessing title to a building.

Campus: A campus is a collection of buildings served by a campus district heating, cooling, water reuse and/or power system owned by the same building owner.

Campus district heating and/or cooling system: A district heating and/or cooling system that serves a campus and is owned by the building owner.

Certified commissioning professional: A person who is certified by an ANSI/ISO/IEC 17024:2012 accredited organization to lead, plan, coordinate, and manage commissioning teams and implement the commissioning process and with experience commissioning at least two projects of similar size and of similar equipment to the current project, and at least one in the last three years. This experience includes the writing and execution of verification checks and functional test plans.

Complex: A group of *buildings* interconnected by conditioned spaces on contiguous property.

Conditional compliance: A temporary compliance method used by building owners that demonstrates the owner has implemented energy use reduction strategies required by the standard, but has not demonstrated full compliance with the energy use intensity target.

Conditioned space: An area, room or space that is enclosed within the building's thermal envelope and is directly heated or cooled or is indirectly heated or cooled. Spaces are indirectly heated or cooled where they communicate through openings with conditioned spaces, where they are separated from conditioned spaces by uninsulated walls, floors or ceilings, or where they contain uninsulated ducts, piping or other sources of heating or cooling. (also see, semi-heated space).

Covered commercial building: A building where the sum of nonresidential, hotel, motel, and dormitory floor areas exceeds fifty thousand gross square feet, excluding the parking garage area.

Discounted payback: The time when the accumulated savings achieved by an investment, discounted by the appropriate discount rate, equals the initial cost of the investment.

District heating and/or cooling system: Is a system that provides heating or cooling to multiple buildings through a distributed system providing steam, hot water, or cool water to buildings.

Energy use intensity (EUI): A measurement that normalizes a building's site energy use relative to its size. A building's energy use intensity is calculated by dividing the total net energy consumed in one year by the gross floor area of the building, excluding the parking garage. "Energy use intensity" is reported as a value of a thousand British thermal units per square foot per year.

Energy target (EUI_t): Not adopted.

Energy use intensity target (EUI_t): The net energy use intensity of a covered commercial building that has been established for the purposes of complying with the standard.

Gross floor area: The total number of square feet measured between the exterior surfaces of the enclosing fixed walls of a building, including all supporting functions such as offices, lobbies, restrooms, equipment, storage areas, mechanical rooms, break rooms, crawl spaces and elevator shafts. Gross floor area does not include outside bays or docks.

Gross floor area for residential buildings: Not adopted.

Gross floor area for nonresidential buildings: Not adopted.

More recently built buildings: Buildings or additions greater than fifty thousand square feet in conditioned floor area permitted for construction based on the application permit date of July 1, 2016, or later. For example, buildings permitted to the 2015 edition of the Washington State Building Code, chapter 51-50 WAC.

Qualified commissioning authority: Not adopted.

Qualified energy auditor: A person acting as the auditor of record having training, expertise and three years professional experience in building energy auditing and any one of the following:

(a) A licensed professional architect or engineer.

(b) An *energy auditor/assessor/analyst* certified by ASHRAE or the Association of Energy Engineers (AEE) for all *building* types.

Qualified person: A person having training, expertise and three years professional experience in *building* energy-use analysis and any of the following:

(a) A licensed professional architect or engineer in the jurisdiction where the project is located;

(b) A person with Building Operator Certification (BOC) Level II by the Northwest Energy Efficiency Council;

(c) A *certified commissioning professional*;

(d) A *qualified energy auditor*;

(e) A certified energy manager (CEM) in current standing, certified by the Association of Energy Engineers (AEE);

(f) An energy management professional (EMP) certified by the Energy Management Association.

Recommissioning: An application of the commission process requirements to a project that has been delivered using the commissioning process.

Residential building: Not adopted.

Savings-to-investment ratio: The ratio of the total present value savings to the total present value costs of a bundle of an energy or water conservation measure estimated over the projected useful life of each measure. The numerator of the ratio is the present value of net

savings in energy or water and nonfuel or nonwater operation and maintenance costs attributable to the proposed energy or water conservation measure. The denominator of the ratio is the present value of the net increase in investment and replacement costs less salvage value attributable to the proposed energy or water conservation measure.

Semi-heated space: An enclosed space within a building, including adjacent connected spaces separated by an uninsulated component (e.g., basements, utility rooms, garages, corridors) which:

(a) Is heated but not cooled, and has a maximum installed heating system output capacity of 3.4 Btu/(h-ft²) but not greater than 8 Btu/(h-ft²);

(b) Is not a walk-in or warehouse cooler or freezer space.

Service life: See *useful life*.

Simple payback (years): The estimated initial cost of an EEM divided by the estimated annual cost savings of the measure expressed in years. The cost savings may include energy cost savings and incremental routine operations and maintenance costs or savings.

State equipment standards: Appliance and equipment standards listed in chapter 19.260 RCW, Energy efficiency.

Useful life: Useful life is the expected remaining service life of building systems or equipment. Used interchangeably with *service life*.

Weather normalized: A method for modifying the measured building energy use in a specific weather year to energy use under normal weather conditions.

Weather normalized energy utilization index (WNEUI): Measurement that normalizes a building's site energy use relative to its size based on the buildings weather normalized site energy use. A building's energy use intensity is calculated by dividing the total net weather normalized energy consumed in one year by the gross floor area of the building, excluding the parking garage. Weather normalized energy use intensity is reported as a value of a thousand British thermal units per square foot per year.

3.2 Common abbreviations and acronyms

AEE Association of Energy Engineers.

AHJ authority having jurisdiction.

DDC direct digital control.

EEM energy efficiency measure.

EM energy manager.

EUI energy-use intensity.

IRR internal rate of return.

LCCA life cycle cost analysis.

O&M operations and maintenance.

WSEC Washington State Energy Code.

WNEUI Weather normalized energy utilization index.

[Statutory Authority: RCW 19.27A.210. WSR 20-22-059, § 194-50-030, filed 10/30/20, effective 11/30/20.]