

(Effective until March 15, 2024)

WAC 51-11C-50500 Section C505—Change of occupancy or use.

C505.1 General. Spaces undergoing a change in occupancy shall be brought up to full compliance with this code in the following cases:

1. Any space that is converted from an F, S or U occupancy to an occupancy other than F, S or U.
2. Any space that is converted to a Group R dwelling unit or portion thereof, from another use or occupancy.
3. Any Group R dwelling unit or portion thereof permitted prior to July 1, 2002, that is converted to a commercial use or occupancy.

A change in occupancy project shall be deemed to comply with this code if the project area alone complies or if the existing building and the project area combined comply with this code as a whole building.

EXCEPTION:

Buildings or spaces that were permitted prior to the 2009 WSEC may comply with this section as follows:

1. Where the component performance alternative in Section C402.1.5 is used to demonstrate compliance with this section, the Proposed Total UA is allowed to be up to 110 percent of the Allowable Total UA. This exception may be applied to the project area alone, or to the existing building and project area combined as a whole building.
2. Where total building performance in Section C407 is used to demonstrate compliance with this section, the total annual carbon emissions from energy consumption of the proposed design is allowed to be 110 percent of the annual carbon emissions from energy consumption allowed by Section C407.3. This exception may be applied to the project area alone, or to the existing building and project area combined as a whole building.

Where the use in a space changes from one use in Table C405.4.2 (1) or (2) to another use in Table C405.4.2 (1) or (2), the installed lighting wattage shall comply with Section C405.4.

[Statutory Authority: RCW 19.27A.020, 19.27A.025, 19.27A.160 and chapter 19.27 RCW. WSR 19-24-040, § 51-11C-50500, filed 11/26/19, effective 7/1/20. Statutory Authority: RCW 19.27A.020, 19.27A.025 and chapters 19.27A and 19.27 RCW. WSR 19-02-089, § 51-11C-50500, filed 1/2/19, effective 7/1/19. Statutory Authority: RCW 19.27A.025, 19.27A.160, and 19.27.074. WSR 16-03-072, § 51-11C-50500, filed 1/19/16, effective 7/1/16.]

(Effective March 15, 2024)

WAC 51-11C-50500 Section C505—Change of space conditioning, occupancy or use.

C505.1 General. Buildings or spaces undergoing a change in space conditioning alteration shall comply with Sections C505.2 and C505.4. Buildings or spaces undergoing a change in occupancy alterations shall comply with Sections C505.3 and C505.4. Spaces changing from one use type to another shall comply with Section C505.5.

Buildings or spaces undergoing a change in space conditioning, change in occupancy or use shall conform to the provisions of this code without requiring the unaltered portion of the existing building to comply with this code. Alterations shall be such that the existing building or structure is no less conforming to the provisions of this code than the existing building or structure was prior to the alteration.

A change in space conditioning alteration shall be deemed to comply with this code if the alteration area alone complies or if the alteration area is combined with all other spaces within the existing building that are of the same space conditioning category according to Section C505.2 to demonstrate compliance. A change in occupancy alter-

ation shall be deemed to comply with this code if the alteration area alone complies or if the existing building and the alteration area are combined to demonstrate complete for the whole building. This allowance applies to prescriptive compliance in accordance with Section C505.4 or total building performance in accordance with Section C407.

Buildings or spaces that were permitted prior to the 2009 Washington state energy code, or were originally permitted as unconditioned, may comply with this section as follows:

1. Where the component performance alternative in Section C402.1.5 is used to demonstrate compliance with this section, the Proposed Total UA is allowed to be up to 110 percent of the Allowable Total UA. This exception may be applied to the project area alone, or to the existing building and project area combined as a whole building.

2. Where total building performance in accordance with Section C407 is used to demonstrate compliance with this section, the total annual carbon emissions from energy consumption of the proposed design is allowed to be up to 110 percent of the annual carbon emissions from energy consumption allowed by Section C407.3. This exception may be applied to the project area alone, or to the existing building and project area combined as a whole building.

C505.1.1 Additional energy efficiency credits. Buildings or spaces that are required to comply with Sections C505.2 or C505.3 shall also comply with Section C502.1.1 in the same manner as an addition.

C505.1.2 Renewable energy. Buildings or spaces that are required to comply with Section C505.2 or C505.3 shall also comply with Section C502.1.2 in the same manner as an addition.

C505.2 Change in space conditioning. Spaces undergoing a change in space conditioning alteration shall be brought up to full compliance with this code for all disciplines in the following cases:

1. Any low energy space in accordance with Section C402.1.1.1 that is altered to become *conditioned space* or *semi-heated space* shall be brought into full compliance with this code.

2. Any semi-heated space in accordance with Section C402.1.1.2 that is altered to become conditioned space shall be brought into full compliance with this code.

For buildings with more than one space conditioning category, the interior partition walls, ceilings, floors and fenestration that separate space conditioning areas shall comply with the thermal envelope requirements per the area with the highest level of space conditioning.

C505.3 Change in occupancy. Spaces undergoing a change in occupancy alteration shall be brought up to full compliance with this code for all disciplines in the following cases:

1. Any space that is converted from a Group F, S or U occupancy to an occupancy other than Group F, S or U.

2. Any space that is converted to a Group R dwelling unit or portion thereof, from another use or occupancy.

3. Any Group R dwelling unit or portion thereof permitted prior to July 1, 2002, that is converted to a commercial use or occupancy.

C505.4 Prescriptive compliance. Change in space conditioning and change in occupancy alterations shall comply with Sections C505.4.1 through C505.4.6.

C505.4.1 Vertical fenestration. A change in space conditioning alteration with vertical fenestration shall comply with the following:

1. Where the vertical fenestration area of the alteration combined with the vertical fenestration area of all equivalent space conditioning areas in the existing building results in a total vertical fenestration area that is less than or equal to the maximum allowed by Section C402.4.1, the alteration shall comply with Section C402.4.

2. Where the vertical fenestration area of the alteration combined with the vertical fenestration area of all equivalent space conditioning areas in the existing building results in a total vertical fenestration area that is greater than the maximum allowed by Section C402.4.1, the alteration shall comply with one of the following:

2.1. Component performance alternative with target area adjustment in accordance with Section C402.1.5 for the alteration area of the building only.

2.2. Alteration area is combined with all equivalent space conditioning areas to demonstrate compliance with the component performance alternative.

2.3. Total building performance in accordance with Section C407 for the alteration area of the building only.

2.4. Alteration area is combined with all equivalent space conditioning areas to demonstrate total building performance compliance.

C505.4.1.2 Skylights. A change in space conditioning alteration with skylights shall comply with the following:

1. Where the skylight area of the alteration combined with the skylight area of all equivalent space conditioning areas in the existing building results in a total skylight area that is less than or equal to the maximum allowed by Section C402.4.1, the alteration shall comply with Section C402.4.

2. Where the skylight area of the alteration combined with the skylight area of all equivalent space conditioning areas in the existing building results in a total skylight area that is greater than the maximum allowed by Section C402.4.1, the alteration shall comply with one of the following:

2.1. Component performance alternative with target area adjustment in accordance with Section C402.1.5 for the alteration area of the building only.

2.2. Alteration area is combined with all equivalent space conditioning areas to demonstrate compliance with the component performance alternative.

2.3. Total building performance in accordance with Section C407 for the alteration area of the building only.

2.4. Alteration area is combined with all equivalent space conditioning areas to demonstrate total building performance compliance.

C505.4.2 Building mechanical systems. All new and existing mechanical systems and equipment that serve the new building heating, cooling and ventilation needs of the alteration area shall comply with Sections C403, C408.2, C409.5 and C501.6.

C505.4.3 Service water-heating systems. All new and existing service water-heating systems and equipment that serve the new service water-heating needs of the alteration area shall comply with Sections C404, C408.3, C409.5 and C501.6.

C505.4.4 Pools and permanent spas. All new and existing systems and equipment serving pools and permanent spas that are included in the alteration shall comply with Sections C404.11, C408.3, C409.5 and C501.6.

C505.4.5 Electrical power and lighting systems and motors. All new and existing electrical power and lighting systems and motors that are included in the alteration shall comply with Sections C405, C408.4, C409.5 and C501.6.

C505.4.6 Refrigeration systems. All new and existing refrigerated spaces and refrigeration systems and equipment that serve the new refrigeration needs of the alteration area shall comply with Sections C410, C408.7, C409.5 and C501.6.

C505.5 Change of use. Where the use in a space changes from one use in Table C405.4.2 (1) or (2) to another use in Table C405.4.2 (1) or (2), the installed lighting wattage in the space shall comply with Section C405.4 and the ventilation air flow provided to the space shall be in accordance with Chapter 4 of the *International Mechanical Code*.

[Statutory Authority: RCW 19.27A.020, 19.27A.025, 19.27A.160 and chapters 19.27A and 19.27 RCW. WSR 22-14-091, 23-12-101, and 23-20-021, § 51-11C-50500, filed 7/1/22, 6/7/23, and 9/25/23, effective 3/15/24. Statutory Authority: RCW 19.27A.020, 19.27A.025, 19.27A.160 and chapter 19.27 RCW. WSR 19-24-040, § 51-11C-50500, filed 11/26/19, effective 7/1/20. Statutory Authority: RCW 19.27A.020, 19.27A.025 and chapters 19.27A and 19.27 RCW. WSR 19-02-089, § 51-11C-50500, filed 1/2/19, effective 7/1/19. Statutory Authority: RCW 19.27A.025, 19.27A.160, and 19.27.074. WSR 16-03-072, § 51-11C-50500, filed 1/19/16, effective 7/1/16.]