

**WAC 51-11C-40393 Section C403.12—High efficiency single zone VAV systems.**

**C403.12 High efficiency single-zone variable air volume (VAV) systems.**

For HVAC systems subject to the requirements of Section C403.3.5 but utilizing Exception 2 of that section, a high efficiency single-zone VAV system may be provided without a separate parallel DOAS when the system is designed, installed, and configured to comply with all of the following criteria (this exception shall not be used as a substitution for a DOAS per Section C406.6 or as a modification to the requirements for the *Standard Reference Design* in accordance with Section C407):

1. The single-zone VAV system is provided with airside economizer in accordance with Section C403.3 without exceptions.

2. A direct-digital control (DDC) system is provided to control the system as a single zone in accordance with Section C403.4.11 regardless of sizing thresholds of Table C403.4.11.1.

3. Single-zone VAV systems with a minimum outdoor air requirement of 1,000 cfm (472 L/s) or greater shall be equipped with a device capable of measuring outdoor airflow intake under all load conditions. The system shall be capable of increasing or reducing the outdoor airflow intake based on Section C403.7.1, Demand controlled ventilation.

4. Allowable fan motor horsepower shall not exceed 90 percent of the allowable HVAC fan system bhp (Option 2) as defined by Section C403.8.1.1.

5. Each single-zone VAV system shall be designed to vary the supply fan airflow as a function of heating and cooling load and minimum fan speed shall not be more than the greater of:

5.1. 30 percent of peak design airflow; or

5.2. The required ventilation flow assuming no occupants.

6. Spaces that are larger than 150 square feet (14 m<sup>2</sup>) and with an occupant load greater than or equal to 25 people per 1000 square feet (93 m<sup>2</sup>) of floor area (as established in Table 403.3.1.1 of the *International Mechanical Code*) shall be provided with all of the following features:

6.1. Demand control ventilation (DCV) shall be provided that utilizes a carbon dioxide sensor to reset the ventilation setpoint of the single-zone VAV system from the design minimum to design maximum ventilation rate as required by Chapter 4 of the *International Mechanical Code*.

6.2. Occupancy sensors shall be provided that are configured to reduce the minimum ventilation rate to zero and setback room temperature setpoints by a minimum of 5°F, for both cooling and heating, when the space is unoccupied.

7. Single-zone VAV systems shall comply with one of the following options:

7.1. Single-zone VAV air handling units with a hydronic heating coil connected to systems with hot water generation equipment limited to the following types of equipment: Gas-fired hydronic boilers with a thermal efficiency,  $E_t$ , of not less than 92 percent, air-to-water heat pumps or heat recovery chillers. Hydronic heating coils shall be sized for a maximum entering hot water temperature of 120°F for peak anticipated heating load conditions.

7.2. Single-zone VAV air handing units with a chilled water coil connected to systems with chilled water generation equipment with IPLV values more than 25 percent higher than the minimum part load effi-

iciencies listed in Table C403.3.2(7), in the appropriate size category, using the same test procedures. Equipment shall be listed in the appropriate certification program to qualify. The smallest chiller or compressor in the central plant shall not exceed 20 percent of the total central plant cooling capacity or the chilled water system shall include thermal storage sized for a minimum of 20 percent of the total central cooling plant capacity.

7.3. Single-zone VAV air handling units with DX cooling, heat pump heating or gas-fired furnace shall comply with the following requirements as applicable:

7.3.1. Have a DX cooling coil with cooling part load efficiency that is a minimum of 15 percent higher than the minimum SEER or IEER listed in Tables C403.3.2(1) and C403.3.2(2).

7.3.2. Have a gas-fired furnace with a thermal efficiency,  $E_t$ , of not less than 90 percent or heat pump with a minimum heating HSPF or COP efficiency that are a minimum of 10 percent higher than the minimum heating efficiency in Tables C403.3.2(1) and C403.3.2(2).

7.3.3. Heating coils or burner output shall be modulating or have a minimum of 2 stages with the first stage being less than 50 percent of total heating capacity. Cooling coils shall be modulating or have a minimum of 2 stages with the first stage being less than 50 percent of the total cooling capacity.

8. The DDC system shall include a fault detection and diagnostics (FDD) system complying with the following:

8.1. The following temperature sensors shall be permanently installed to monitor system operation:

8.1.1. Outside air.

8.1.2. Supply air.

8.1.3. Return air.

8.2. Temperature sensors shall have an accuracy of  $\pm 2^\circ\text{F}$  ( $1.1^\circ\text{C}$ ) over the range of  $40^\circ\text{F}$  to  $80^\circ\text{F}$  ( $4^\circ\text{C}$  to  $26.7^\circ\text{C}$ ).

8.3. The single-zone VAV air handling unit controller shall be configured to provide system status by indicating the following:

8.3.1. Free cooling available.

8.3.2. Economizer enabled.

8.3.3. Compressor enabled.

8.3.4. Heating enabled.

8.3.5. Mixed air low limit cycle active.

8.3.6. The current value of each sensor.

8.4. The single-zone VAV air handling unit controller shall be capable of manually initiating each operating mode so that the operation of compressors, economizers, fans and the heating system can be independently tested and verified.

8.5. The single-zone VAV air handling unit shall be configured to report faults to a fault management application able to be accessed by day-to-day operating or service personnel or annunciated locally on zone thermostats.

8.6. The FDD system shall be configured to detect the following faults:

8.6.1. Air temperature sensor failure/fault.

8.6.2. Not economizing when the unit should be economizing.

8.6.3. Economizing when the unit should not be economizing.

8.6.4. Outdoor air or return air damper not modulating.

8.6.5. Excess outdoor air.

**C403.13 Commissioning.** Mechanical systems shall be commissioned in accordance with Section C408.

[Statutory Authority: RCW 19.27A.025, 19.27A.045 and chapter 19.27 RCW. WSR 20-21-080, § 51-11C-40393, filed 10/19/20, effective 2/1/21. Statutory Authority: RCW 19.27A.020, 19.27A.025, 19.27A.160 and chapter 19.27 RCW. WSR 19-24-040, § 51-11C-40393, filed 11/26/19, effective 7/1/20.]