

**(Effective until March 15, 2024)**

**WAC 51-11C-40600 Section C406—Efficiency packages.**

**C406.1 Additional energy efficiency credit requirements.** New buildings and changes in space conditioning, change of occupancy and building additions in accordance with Chapter 5 shall comply with sufficient packages from Table C406.1 so as to achieve a minimum number of 6 credits. Each area shall be permitted to apply for different packages provided all areas in the building comply with the requirements for 6 credits. Areas included in the same permit within mixed use buildings shall be permitted to demonstrate compliance by an area weighted average number of credits by building occupancy achieving a minimum number of 6 credits.

- EXCEPTIONS:
1. Low energy spaces in accordance with Section C402.1.1.1 and equipment buildings in accordance with Section C402.1.2 shall comply with sufficient packages from Table C406.1 to achieve a minimum number of 3 credits.
  2. Building additions that have less than 1,000 square feet of conditioned floor area shall comply with sufficient packages from Table C406.1 to achieve a minimum number of 3 credits.

**Table C406.1  
Efficiency Package Credits**

Code Section	Commercial Building Occupancy					
	Group R-1	Group R-2	Group B	Group E	Group M	All Other
	Additional Efficiency Credits					
1. More efficient HVAC performance in accordance with Section C406.2	2.0	3.0	3.0	2.0	1.0	2.0
2. Reduced lighting power: Option 1 in accordance with Section C406.3.1	1.0	1.0	2.0	2.0	3.0	2.0
3. Reduced lighting power: Option 2 in accordance with Section C406.3.2 <sup>a</sup>	2.0	3.0	4.0	4.0	6.0	4.0
4. Enhanced lighting controls in accordance with Section C406.4	NA	NA	1.0	1.0	1.0	1.0
5. On-site supply of renewable energy in accordance with C406.5	3.0	3.0	3.0	3.0	3.0	3.0
6. Dedicated outdoor air system in accordance with Section C406.6 <sup>b</sup>	4.0	4.0	4.0	NA	NA	4.0
7. High performance dedicated outdoor air system in accordance with Section C406.7	4.0	4.0	4.0	4.0	4.0	4.0
8. High-efficiency service water heating in accordance with Sections C406.8.1 and C406.8.2	4.0	5.0	NA	NA	NA	8.0
9. High performance service water heating in multi-family buildings in accordance with Section C406.9	7.0	8.0	NA	NA	NA	NA
10. Enhanced envelope performance in accordance with Section C406.10 <sup>c</sup>	3.0	6.0	3.0	3.0	3.0	4.0
11. Reduced air infiltration in accordance with Section C406.11 <sup>c</sup>	1.0	2.0	1.0	1.0	1.0	1.0

Code Section	Commercial Building Occupancy					
	Group R-1	Group R-2	Group B	Group E	Group M	All Other
	Additional Efficiency Credits					
12. Enhanced commercial kitchen equipment in accordance with Section C406.12	5.0	NA	NA	NA	5.0	5.0 (Group A-2 only)

a Projects using this option may not use Item 2.

b This option is not available to buildings subject to the prescriptive requirements of Section C403.3.5.

c Buildings or building areas that are exempt from the thermal envelope requirements in accordance with Sections C402.1.1 and C402.1.2, do not qualify for this package.

**C406.1.1 Tenant spaces.** Initial tenant improvement shall comply with sufficient packages from Table C406.1 to achieve a minimum number of six credits. In buildings with multiple tenant spaces, each tenant space is permitted to apply for different packages provided all areas in the building comply with the requirement for six credits.

**C406.1.1.1 Applicable envelope and on-site renewable energy credits.** Where an entire building or building addition complies with Section C406.5, C406.10 or C406.11, under an initial tenant improvement permit, tenant spaces within the building qualify for the number of credits assigned to the occupancy type of the tenant space in accordance with Table C406.1.

**C406.1.1.2 Applicable HVAC and service water heating credits.** Where HVAC and service water heating systems and services are installed and comply with Section C406.2 or C406.8 under an initial tenant improvement permit, those systems and services shall be considered a part of the tenant space. Tenant spaces qualify for the credits assigned to the occupancy type of the tenant space in accordance with Table C406.1 if the tenant space includes the distribution system and equipment that the central HVAC systems or service water heating systems were designed to support.

EXCEPTION: Previously occupied tenant spaces in existing buildings that comply with this code in accordance with Section C501.

[Statutory Authority: RCW 19.27A.025, 19.27A.045 and chapter 19.27 RCW. WSR 20-21-080, § 51-11C-40600, 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-40600, filed 11/26/19, effective 7/1/20. Statutory Authority: RCW 19.27A.025, 19.27A.160, and 19.27.074. WSR 16-03-072, § 51-11C-40600, filed 1/19/16, effective 7/1/16. Statutory Authority: RCW 19.27A.020, 19.27A.025 and chapters 19.27 and 34.05 RCW. WSR 13-04-056, § 51-11C-40600, filed 2/1/13, effective 7/1/13.]

**(Effective March 15, 2024)**

**WAC 51-11C-40600 Section C406—Efficiency and load management measures.**

**C406.1 Additional energy efficiency and load management measures credit requirements.** The project as defined in the building permit shall meet the following requirements as applicable:

1. New buildings, changes in *space conditioning category*, change of occupancy group, and building additions in accordance with Chapter 5 shall comply with sufficient measures from Section C406.2 so as to

achieve the minimum number of required efficiency credits shown in Table C406.1.

2. New buildings greater than 5000 gross square feet of floor area shall comply with sufficient measures from Section C406.3 so as to achieve the minimum number of required load management credits shown in Table C406.1.

3. Tenant spaces shall comply in accordance with Section C406.1.1.

4. Projects using discrete area credit weighting shall comply in accordance with Section C406.1.2.

- EXCEPTIONS:
1. Low energy spaces in accordance with Section C402.1.1.1, equipment buildings in accordance with Section C402.1.2, unconditioned spaces, open parking garages, and enclosed parking garages that comply with sufficient measures from Table C406.2 to achieve a minimum of 50 percent of the efficiency credits required for new construction. Such projects shall be exempt from the load management requirements in Table C406.1.
  2. Building additions that have less than 1,000 square feet of *conditioned floor area* that comply with sufficient measures from Table C406.2 to achieve a minimum of 50 percent of the efficiency credits required for additions.
  3. Warehouses are exempt from the load management credit requirements in Table C406.1.

**Table C406.1  
Energy Measure Credit Requirements**

Required Credits for Projects	Section	Occupancy Group					
		Group R-1	Group R-2	Group B	Group E	Group M	All Other
New building energy efficiency credit requirement	C406.2	54	41	42	48	74	49
Building additions energy efficiency credit requirement	C406.2	27	20	21	23	36	21
<i>If proposal 21-GP-136 is not included in the final adoption, then replace the two rows above with the following two rows:</i>							
New building energy efficiency credit requirement	C406.2	68	80	48	55	84	49
Building additions energy efficiency credit requirement	C406.2	33	40	24	27	41	24
New building load management credit requirement	C406.3	12	15	27	15	13	26

**C406.1.1 Tenant spaces.** An initial tenant improvement shall comply with sufficient measures from Table C406.2 to achieve a minimum of efficiency credits required in Table C406.1 and are not required to achieve any load management credits. In projects with multiple tenant spaces, each tenant space is permitted to apply for different measures provided the weighted average of all areas in the project comply with the overall efficiency credit requirement in Table C406.1. Whole building or addition energy credits shall be allocated to tenant spaces in accordance with Sections C406.1.1.1 and C406.1.1.2.

- EXCEPTIONS:
1. An initial tenant improvement where the core and shell building complied via Section C407 in 2018 or later edition of the Washington State Energy Code.
  2. Previously occupied tenant spaces in existing buildings that comply with this code in accordance with Section C501.

**C406.1.1.1 Applicable envelope, renewable and elevator energy credits.** Where an entire building or building addition complies with Section C406.2.4, C406.2.9, C406.2.10, or C406.2.14, under an initial tenant improvement permit, tenant spaces within the building qualify for the number of credits assigned to the occupancy group of the tenant space in accordance with Table C406.2. Where prior energy credits were achieved under the 2018 Washington State Energy Code, they shall be multiplied by 6 for applicability to this code.

**C406.1.1.2 Applicable HVAC and service water heating credits.** Where HVAC and service water heating systems and services are installed and

comply with Section C406.2.4, C406.2.9, C406.2.10, or C406.2.14 under an initial tenant improvement permit, those systems and services shall be considered a part of the tenant space. Tenant spaces qualify for the credits assigned to the occupancy group of the tenant space in accordance with Table C406.2 if the tenant space includes the distribution system and equipment that the central HVAC systems or service water heating systems were designed to support.

**C406.1.2 Discrete area-weighted project compliance.** Discrete building areas shall be permitted to select different packages of measures provided that the whole project complies with both the energy and load management credit requirements. Compliance shall be determined as follows:

1. Project credit requirement shall be the individual occupancy group requirements from Table C406.1 for each discrete area weighted by discrete area *conditioned floor area*. Where one occupancy group is less than 10 percent of the floor area of the project, use the primary occupancy group for all credits.

2. Determine the energy and load management credits achieved for each discrete area based on its occupancy group. Where envelope or lighting power credits in Section C406.2.3.1, C406.2.3.2, or C406.2.3.12 are used, the lighting power or envelope UA percentage reduction shall be calculated for the project as a whole to determine achieved credits.

3. Determine total project credits achieved by weighting individual discrete area credits by discrete area *conditioned floor area*.

4. A project complies when both energy and load management credits are equal to or greater than the weighted project requirement.

[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-40600, filed 7/1/22, 6/7/23, and 9/25/23, effective 3/15/24. Statutory Authority: RCW 19.27A.025, 19.27A.045 and chapter 19.27 RCW. WSR 20-21-080, § 51-11C-40600, 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-40600, filed 11/26/19, effective 7/1/20. Statutory Authority: RCW 19.27A.025, 19.27A.160, and 19.27.074. WSR 16-03-072, § 51-11C-40600, filed 1/19/16, effective 7/1/16. Statutory Authority: RCW 19.27A.020, 19.27A.025 and chapters 19.27 and 34.05 RCW. WSR 13-04-056, § 51-11C-40600, filed 2/1/13, effective 7/1/13.]