

(Effective until July 1, 2020)

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.

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.

EXCEPTION: Where the component performance alternative in Section C402.1.5 is used to comply with this section, the Proposed Total Envelope UA is allowed to be up to 110 percent of the Allowed Total Envelope 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.

[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.]

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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,

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