

**WAC 194-50-070 ASHRAE Standard 100, 2018—Section 7—Energy-use analysis and target requirements.**

**7.1.1 Building type.** Buildings are divided into types or activities as shown in Table 7-1 Normative Annex Z. Building type definitions are based on Energy Star portfolio manager, unless modified by the notes to Table 7-1.

**7.1.2 Energy targets** - Energy targets for each building type are listed in Table 7.2a, Normative Annex Z.

**7.1.3 Building operating shifts normalization factors** - Building operating shifts normalization factors for each building type are listed in Table 7-3, Normative Annex Z.

**7.2.1** The *qualified person* shall determine the *energy use intensity target* ( $EUI_t$ ) according to Section 7.2.2 for *single-type/activity buildings* and Section 7.2.3 for *mixed-use building*, and shall complete Form B.

**Exception to 7.2.1:**  $EUI_t$  programs developed and implemented by the building's local government and approved as equivalent or more stringent by the AHJ may be used as an alternative to the requirement in Section 7.2.1.

**7.2.1.1** Additional target for more recently built buildings: In addition to the requirements of section 7.2.1, more recently built buildings shall create a second  $EUI_t$  that is 15% less than the target developed for compliance with section 7.2.1. This shall be the building  $EUI_t$  and shall be included on Form B.

**7.2.2** *Energy targets* for *buildings* with a single activity shall be calculated as follows:

$$(EUI_t) = S \times (EUI_{t1})$$

where ( $EUI_{t1}$ ) is the *building activity energy target* value in Table 7-2a for the appropriate *building activities/types* and climate, and  $S$  is the *building operating shifts normalization factor* in Table 7-3.

**Exceptions to 7.2.3:** The *energy use intensity target* ( $EUI_t$ ) of a building may be modified using the following exceptions. None of these exceptions may be used to change the total gross floor area as it applies to Normative Annex Z, Z3.1 Compliance schedule.

1. Spaces where more than 75% of the gross floor area has a single *building activity* listed in Table 7-1 shall be reported as a single-use *building* or as a multiuse *building* in accordance with either Section 7.2.2 or Section 7.2.3.

2. Spaces less than 10% of the gross floor area with *building activity* listed in Table 7-1 can combine their floor area with the floor area within the *building* that has a similar *building activity* and similar  $EUI_t$  as determined by the *qualified person*.

3. Spaces in *buildings* with multiple activities that are not listed in Table 7-1 and have a total combined area  $\Sigma A_{nontarget}$  comprising less than 10% of the *building gross floor area*  $A_{gross}$  can be excluded from *building energy target* calculations if the energy use of such space is metered separately and the nontarget spaces comply with Sections 4.1 and 4.2. The *energy target* for the remaining part of the

*building* shall be calculated after deducting the unlisted *building* type floor area from the *building* gross floor area ( $A_{gross} - \Sigma A_{nontarget}$ ). Nontarget spaces shall be limited to the floor area occupied by the nontarget activity and shall not include supporting spaces such as corridors, common areas or other space types listed in Table 7-1.

4. Spaces in *buildings* with multiple activities that are not listed in Table 7-1 and have a total combined area  $\Sigma A_{nontarget}$  comprising less than 50% of the *building* gross floor area  $A_{gross}$  can be excluded from *building energy target* calculations if the energy use of such space is metered separately and the nontarget spaces comply with Sections 4.1, 4.2, 4.3.1, and 4.3.3. The *energy target* for the remaining part of the *building* shall be calculated after deducting the unlisted *building* type floor area from the *building* gross floor area ( $A_{gross} - \Sigma A_{nontarget}$ ). Nontarget spaces shall be limited to the floor area occupied by the nontarget activity and shall not include supporting spaces such as corridors, common areas or other activity types listed in Table 7-1.

#### **7.2.4 Energy targets for vacant and partially vacant buildings.**

**Exception to Section 7.2.4 Vacant and partially vacant buildings:** If the building did not have physical occupancy by owner or tenant for at least fifty percent of the conditioned floor area throughout the consecutive twelve-month period prior to the building compliance date, the building owner may apply for an exemption as specified in Normative Annex Z.

**7.2.4.1** The energy target for vacant spaces shall be based on its pre-vacancy activity if the intended use of the building will be unchanged.

**7.2.4.2** If the total floor area of a nonheated, noncooled, and nonilluminated vacant part of a building is smaller than 30% of the gross floor area, then it shall be excluded from the gross floor area, and the energy target shall be determined based on the remainder of the building as described in Section 7.2.3. This allowance may not be used to change the total gross floor area as it applies to Normative Annex Z, Z3.1 Compliance schedule.

**7.2.4.3** If the vacant part of a *building* is heated and/or cooled and the *building* energy-use data for twelve consecutive month period when the *building* was occupied within two years prior to the compliance date is not available, compliance for this part of the *building* will be determined after it becomes occupied and energy-use data for twelve consecutive months becomes available.

#### **Table 7-1 Commercial and Residential Building Types/Activities**

Table 7-1 adopted as modified and published in Section Z7

**Table 7-2a Building Activity Site Energy Targets (EUI<sub>t1</sub>) (I-P Units)**

Table 7-2a adopted as modified and published in Section Z7

**Table 7-2a Building Activity Site Energy Targets (EUI<sub>t1</sub>) (SI Units)** - Not adopted

**Table 7-2b Building Activity Source Energy Targets (EUI<sub>t1</sub>) (I-P Units)** - Not adopted

**Table 7-2b Building Activity Source Energy Targets (EUI<sub>t1</sub>) (SI Units)** - Not adopted

**Table 7-2c Building Activity Electricity Site Energy Use Targets**  
(ELUIit1) (I-P Units) - Not adopted  
**Table 7-2c Building Activity Electricity Site Energy Use Targets**  
(ELUIit1) (SI Units) - Not adopted  
**Table 7-2d Building Activity Fossil Fuel Site Energy Use Targets**  
(FEUIit1) (I-P Units) - Not adopted  
**Table 7-2d Building Activity Fossil Fuel Site Energy Use Targets**  
(FEUIit1) (SI Units) - Not adopted  
**Table 7-3 Building Operating Shifts Normalization Factor**  
**Table 7-3** adopted as modified in Section Z7.

[Statutory Authority: RCW 19.27A.210. WSR 20-22-059, § 194-50-070, filed 10/30/20, effective 11/30/20.]