



Washington State Building Code Council

Improving the built environment by promoting health, safety and welfare

1500 Jefferson Street SE • P.O. Box 41449 • Olympia, Washington 98504
(360) 407-9280 • fax (360) 586-5366 • e-mail sbcc@ga.wa.gov • www.ga.wa.gov/sbcc

STATE BUILDING CODE INTERPRETATION NO. 14-12

- CODE:** 2012 Washington State Energy Code, Commercial
- SECTION:** C409, Energy metering
- QUESTION 1:** Does exception #1 to Section C409.1 exempt any tenant space from metering requirements, regardless of size, if the tenant space has its own utility meter?
- ANSWER 1:** **Yes, as the code is currently written, a tenant space of any size within a multi-tenant building is exempt from the metering requirements if the space is served by a utility meter separate from the main building service meter. However, the intent of the code was to limit the tenant space exception to 50,000 square feet as specified in the language in C409.1, and a relevant code change proposal is being considered.**
- QUESTION 2:** Does Section C409.5.1.1 require metering for a building addition that is larger than 25,000 square feet but smaller than 50,000 square feet, if that building was permitted under an earlier code edition?
- ANSWER 2:** **No, additions to buildings that were originally constructed under the 2009 or earlier edition of the code are exempt from metering if the addition is smaller than 50,000 square feet. Section C409.5.1.1 is subsidiary to Section C409.5.1, and would apply only to additions to buildings that were originally constructed under the 2012 edition of the code.**
- QUESTION 3:** Does Section C409.5.1.1 require metering for a new addition larger than 50,000 square feet to an existing building, if that building was constructed under an earlier code edition?
- ANSWER 3:** **Yes, an addition to a building constructed under the 2009 or earlier code edition is subject to the metering requirements if the addition is larger than 50,000 square feet. Section C101.4.3 requires that additions "...shall conform to the provisions of this code as they relate to new construction." Since the code requires metering for new buildings larger than 50,000 square feet, the metering provisions would apply also to additions larger than 50,000 square feet.**
- SUPERSEDES:** None
- REQUESTED BY:** City of Seattle