



Washington State Building Code Council

Improving the built environment by promoting health, safety and welfare

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STATE BUILDING CODE INTERPRETATION NO. 17-03

- CODE:** 2015 Washington State Energy Code - Commercial
- SECTION:** C406.1.1, Tenant spaces
- QUESTION 1:** Does the term “tenant spaces” refer to the tenant build-out following a shell and core project, a tenant improvement project to an existing building, or both?
- ANSWER:** **The term refers to the first tenant build out of a new shell and core building or space.**
- QUESTION 2:** Are tenant spaces only required to comply with one additional efficiency package option?
- ANSWER:** **Yes. The tenant space is only required to meet one option. For multi-tenant buildings where the shell and core complies with one of the options C406.5, C406.8, or C406.9, no additional options are required for the tenant spaces.**
- QUESTION 3:** If a shell and core project complies with two system level options (C406.2, 3, 4, 6 and 7) for systems that serve the entire building, are the subsequent tenant space build out projects deemed to comply with this Section?
- ANSWER:** **Yes, provided those systems are completed or installed in all tenant spaces. Additionally, any modifications as a part of the initial tenant space build out would need to comply.**
- QUESTION 4:** If systems serving only the utility and common areas of a building in a shell and core project comply with a system level option does this comply with C406.1 for just the shell and core phase, or the whole building?
- ANSWER:** **Just the shell and core. Any tenant space build out would need to comply with one of the stated options. See also the answer to Question 3, above.**
- QUESTION 5:** If a shell and core project was successfully permitted and completed under the 2012 WSEC, does C406.1.1 still apply to subsequent tenant space build out projects permitted under the 2015 WSEC?
- ANSWER:** **Yes. The tenant build out would still need to select one of the options for HVAC, lighting (power or controls) or DOAS unless the local jurisdiction has specific rules in place regarding what code the first tenant improvement is under following the completion of the shell and core building.**
- QUESTION 6:** In the case of a project with multiple tenant spaces, do they all have to comply with the same additional efficiency package options so that when fully built out they collectively meet the requirements of these options for the whole building? The majority of the options are described as whole building level requirements.
- ANSWER:** **No. They can select whichever option works for that tenant space. In this instance, “building” would be interpreted as the space under the control of that particular tenant.**

SUPERSEDES: None

REQUESTED BY: City of Shoreline