

**CITY OF SEATTLE**  
**ORDINANCE** 126508  
**COUNCIL BILL** 120239

AN ORDINANCE relating to Seattle’s construction codes; amending Sections C404.2.3, C404.2.3.1, C406.8, C406.8.1, C503.4.6, and C503.5 and Table 406.1 of the 2018 Seattle Energy Code, adopted by Ordinance 126279.

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. Section C404.2.3 of the Seattle Energy Code, adopted by Ordinance 126279, is amended as follows:

**C404.2.3** (~~Group R-1 and R-2 occupancies with central service~~) **Service water heating** (~~systems~~) **system type**. In buildings with central service water heating systems serving four or more Group R-1 or R-2 dwelling or sleeping units, and in any other building that has a heated water circulation system or a combined water heating capacity greater than 15 kW (51,195 Btu/h) under a single permit, the primary service water heating equipment shall not use fossil fuel combustion or electric resistance. Service hot water shall be provided by an air-source heat pump water heating (HPWH) system meeting the requirements of this section, or a ground-source heat pump water heating (GSHP) system. Supplemental service water heating equipment is permitted to use electric resistance in compliance with Section C404.2.3.4.

**SDCI Informative Note:** A “central service water heating system” in this context is a system that serves more than one dwelling unit, sleeping unit, tenant space, or building area. It can consist of a single water heating system or multiple systems each serving individual floors, risers or building areas. The term does not apply to an individual water heater serving a single use, such as a restaurant in a food court, a pair of toilet rooms, or an apartment building party room.

1           **Exceptions.**

2           1. Permits applied for prior to January 1, 2022.

3           2. A service water heating system in a tenant space under a separate permit with a total  
4 heating capacity in that tenant space that is no greater than 15 kW (51,195 Btu/h) is permitted to  
5 be electric resistance.

6           3. Point of use instantaneous electric water heaters, serving fixtures no more than 8 feet  
7 of developed pipe length from the water heater, are permitted and do not contribute to the  
8 building combined water heating capacity calculation.

9           ((2)) 4. Solar thermal, wastewater heat recovery, other *approved* waste heat recovery,  
10 ground source heat pump, water-source heat pump system utilizing waste heat, and combinations  
11 thereof, are permitted to offset all or any portion of the required HPWH capacity where such  
12 systems comply with this code and the Seattle Plumbing Code.

13           ((3)) 5. Systems meeting the requirements of the Northwest Energy Efficiency Alliance  
14 (NEEA) Advanced Water Heater Specifications for central service water heating systems.

15           6. Unitary heat pump water heaters located in conditioned space are permitted, where  
16 they are sized to meet all calculated service water heating demand using the heat pump  
17 compressor, and not supplementary heat.

18           7. For other than Group R-1 and R-2 occupancies, steam or hot water district energy  
19 systems that utilize fossil fuels as their primary source of heating energy, that serve multiple  
20 buildings, and that were already in existence prior to the effective date of this code, including  
21 more energy-efficient upgrades to such existing systems, are permitted to serve as the primary  
22 heating energy source.



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**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					
* * *						
8. High-efficiency service water heating in accordance with Sections C406.8.1 and C406.8.2	4.0 NA after 1/1/2022	5.0 NA after 1/1/2022	NA	NA	NA	8.0 <u>NA after 1/1/2022</u>
9. High performance service water heating in R-1 and R-2 buildings in accordance with Section C406.9	7.0 prior to 1/1/2022 <u>5.0 after 1/1/2022</u>	8.0 prior to 1/1/2022 <u>5.0 after 1/1/2022</u>	NA <u>prior to 1/1/2022</u> <u>3.0 after 1/1/2022<sup>e</sup></u> <u>Lab only</u>	NA	NA	NA <u>3.0 after 1/1/2022<sup>f</sup></u>
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- 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 or C403.6.
- c. Buildings or building areas that are exempt from thermal envelope requirements in accordance with Sections C402.1.1 and C402.1.2 do not qualify for this package.
- d. 4.0 credits, instead of 2.0 credits, are permitted to be applied to areas of R-2 occupancy buildings other than *dwelling units*, including corridors, lobbies and tenant amenity spaces, where those areas comply with the requirements for this credit.
- e. In Group B occupancies, the high-performance service water heating credit applies only to research and production laboratory spaces, and adjacent circulation serving those laboratory spaces, but not to associated office or other space uses.
- f. Buildings, building additions, building areas, occupancy types, or tenant spaces with a service hot water load of 10 percent or more of total building energy loads, as demonstrated through an energy analysis complying with Section C407, or a minimum service water energy

1 use of 15,000 Btu per square foot per year, as demonstrated through an alternate service hot  
2 water load calculation method approved by the code official, are permitted to apply this credit.

3 Section 4. Section C406.8 of the Seattle Energy Code, adopted by Ordinance 126279, is  
4 amended as follows:

5 **C406.8 Reduced energy use in service water heating.** Buildings with service hot water heating  
6 equipment that serves the whole building, building *addition* or tenant space shall comply with  
7 Sections C406.8.1 and C406.8.2. No service water heating systems incorporating fossil fuel–  
8 fired equipment, or heat from district energy systems that are primarily heated by fossil fuel  
9 combustion, are permitted to utilize this credit. After January 1, 2022, buildings subject to the  
10 requirements of Section C404.2.3 are not permitted to utilize this credit.

11 Section 5. Section C406.8.1 of the Seattle Energy Code, adopted by Ordinance 126279, is  
12 amended as follows:

13 **C406.8.1 Building type.** Not less than 90 percent of the *conditioned floor area* of the  
14 whole building, building area, occupancy type, building *addition* or tenant space shall be of the  
15 following types:

16 1. Group R-1: Boarding houses, hotels or motels. (~~Not applicable after 1/1/2022~~)

17 2. Group I-2: Hospitals, psychiatric hospitals and nursing homes.

18 3. Group A-2: Restaurants and banquet halls or buildings containing food preparation  
19 areas.

20 4. Group F: Laundries.

21 5. Group R-2. (~~Not applicable after 1/1/2022~~)

22 6. Group A-3: Health clubs and spas.

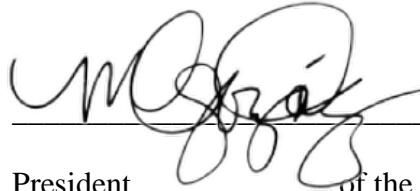


- 1 alterations are made to the central service hot water system, and this exception has not been used
- 2 within the same building in the previous 24-month period, this provision does not apply.

1 Section 8. Sections 1 through 7 of this ordinance shall take effect and be in force on April  
2 1, 2022.

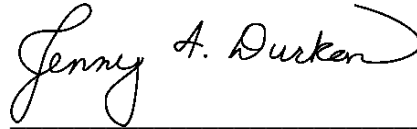
3 Section 9. This ordinance shall take effect and be in force 30 days after its approval by  
4 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
5 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

6 Passed by the City Council the 13th day of December, 2021,  
7 and signed by me in open session in authentication of its passage this 13th day of  
8 December, 2021.

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10 President \_\_\_\_\_ of the City Council

11  Approved /  returned unsigned /  vetoed this 15th day of December, 2021.

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13 Jenny A. Durkan, Mayor

14 Filed by me this 15th day of December, 2021.

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16 Monica Martinez Simmons, City Clerk

17 (Seal)