	Yolanda Ho/Duane Jonlin LEG 2018 Energy Code Amendment ORD D2
1	CITY OF SEATTLE
2	ORDINANCE 126508
3	COUNCIL BILL 120239
4 5 6 7 8	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:
10	Section 1. Section C404.2.3 of the Seattle Energy Code, adopted by Ordinance 126279, is
11	amended as follows:
12	C404.2.3 ((Group R-1 and R-2 occupancies with central service)) Service water heating
13	((systems)) system type. In buildings with central service water heating systems serving four or
14	more Group R-1 or R-2 dwelling or sleeping units, and in any other building that has a heated
15	water circulation system or a combined water heating capacity greater than 15 kW (51,195
16	Btu/h) under a single permit, the primary service water heating equipment shall not use fossil
17	fuel combustion or electric resistance. Service hot water shall be provided by an air-source heat
18	pump water heating (HPWH) system meeting the requirements of this section, or a ground-
19	source heat pump water heating (GSHP) system. Supplemental service water heating equipment
20	is permitted to use electric resistance in compliance with Section C404.2.3.4.
21	SDCI Informative Note: A "central service water heating system" in this context is a
22	system that serves more than one dwelling unit, sleeping unit, tenant space, or building area. It
23	can consist of a single water heating system or multiple systems each serving individual floors,
24	risers or building areas. The term does not apply to an individual water heater serving a single
25	use, such as a restaurant in a food court, a pair of toilet rooms, or an apartment building party
26	room.

Exceptions.

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

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heating capacity in that tenant space that is no greater than 15 kW (51,195 Btu/h) is permitted to

2. A service water heating system in a tenant space under a separate permit with a total

- be electric resistance.
- 3. Point of use instantaneous electric water heaters, serving fixtures no more than 8 feet
- of developed pipe length from the water heater, are permitted and do not contribute to the
- building combined water heating capacity calculation.
- ((2)) 4. Solar thermal, wastewater heat recovery, other approved waste heat recovery,
- ground source heat pump, water-source heat pump system utilizing waste heat, and combinations
 - thereof, are permitted to offset all or any portion of the required HPWH capacity where such
 - systems comply with this code and the Seattle Plumbing Code.
 - ((3)) 5. Systems meeting the requirements of the Northwest Energy Efficiency Alliance
 - (NEEA) Advanced Water Heater Specifications for central service water heating systems.
 - 6. Unitary heat pump water heaters located in conditioned space are permitted, where
 - they are sized to meet all calculated service water heating demand using the heat pump
- compressor, and not supplementary heat.
 - 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
- buildings, and that were already in existence prior to the effective date of this code, including
- more energy-efficient upgrades to such existing systems, are permitted to serve as the primary
- 22 heating energy source.

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1	8. Replacement equipment for existing central service water heating systems serving
2	other than Group R-1 and R-2 occupancies is permitted to utilize fossil fuel or electric resistance
3	heat as the primary heating energy source.
4	9. Commercial dishwashers, commercial food service equipment, and other approved
5	process equipment are permitted to utilize electric booster heaters for supply water temperatures
6	120°F or higher.
7	Section 2. Section C404.2.3.1 of the Seattle Energy Code, adopted by Ordinance 126279,
8	is amended as follows:
9	C404.2.3.1 Primary heat pump system sizing. The system shall include a primary service
10	minimum output at 40°F dry bulb outdoor air temperature for air-source heat pumps, or 40°F
11	ground temperature for ground-source heat pumps, that provides sufficient hot water for ((R-1
12	and/or R-2 occupancy)) uses as calculated using the equipment manufacturer's selection criteria
13	or another approved methodology. Air source heat pumps shall be sized to deliver no less than
14	50 percent of the calculated demand for hot water production during the peak demand period
15	when entering air temperature is 24°F.
16	Exception: 50 percent sizing at 24°F is not required for heat pumps located in a below-
17	grade enclosed parking structure or other ventilated and unconditioned space that is not
18	anticipated to fall below 40°F at any time.
19	* * *
20	Section 3. Table C406.1 of the Seattle Energy Code, adopted by Ordinance 126279, is
21	amended as follows:

TABLE C406.1 EFFICIENCY PACKAGE CREDITS

	Commercial Building Occupancy						
Code Section	Group R-1	Group R-2	Group B	Group E	Group M	All Other	
		Add	litional Efficie	ency Credit	S		

8. High-efficiency service water	4.0	5.0				8.0	
heating in accordance with Sections C406.8.1 and C406.8.2	NA after 1/1/2022	NA after 1/1/2022	NA	NA	NA	NA after 1/1/2022	
9. High performance service water heating in R-1 and R-2	7.0 prior to 1/1/2022	8.0 prior to 1/1/2022	NA <u>prior to</u> 1/1/2022			NA	
buildings in accordance with Section C406.9	5.0 after 1/1/2022	5.0 after 1/1/2022	3.0 after 1/1/2022 ^e Lab only	NA	NA	3.0 after 1/1/2022 ^f	
		* * *	Lab only				

- 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

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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.

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7. Buildings with a service hot water load of 10 percent or more of total building energy bads, as shown with an energy analysis as described in Section C407 or as shown through lternate service hot water load calculations showing a minimum service water energy use of 5 k/Btu per square foot per year, as approved by the building official.

Section 6. Section C503.4.6 of the Seattle Energy Code, adopted by Ordinance 126279, is amended as follows:

C503.4.6 New and replacement HVAC heating system equipment. For new HVAC heating system equipment, substantial alterations as defined in Section C503.8.1, or where a building's central HVAC heating system equipment is augmented or replaced, the building shall comply with Section C403.1.4.

Exception: Where only one heating appliance is failing and is replaced by another having the same or lesser heating capacity and the same or higher efficiency, no other alterations are made to the central HVAC system, and this exception has not been used within the same building in the previous 24-month period, this provision does not apply.

* * *

Section 7. Section C503.5 of the Seattle Energy Code, adopted by Ordinance 126279, is amended as follows:

C503.5 Service hot water systems. ((New)) For new service hot water systems, ((that are part of the *alteration*)) substantial alterations as defined in Section C503.8.1, or where a building's central hot water heating system equipment is augmented or replaced, the building shall comply with Section C404.

Exception: Where only one service hot water appliance is failing and is replaced by another having the same or lesser heating capacity and the same or higher efficiency, no other

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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.

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