STATE OF WASHINGTON

STATE BUILDING CODE COUNCIL

Department of General Administration

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STATE BUILDING CODE INTERPRETATION NO. 11-10

CODE: 2009 WSEC

SECTION: 1203, Energy Metering

QUESTION: Given the situation that a new "core and shell" only building is

constructed per the 2009 WSEC, and the electrical service is below 500 kVA and a totalizing, whole building meter is not required and not

installed. Subsequently, and following final inspection of the unoccupied building, tenant spaces are leased and built out. After several tenant spaces are completed with the building still below the threshold for electrical service, a permit is received to construct another tenant space, and that tenant's requirements will push the

building over the 500 kVA limit.

1. Would this require a new, whole building totalizing meter to be

retrofitted to the existing electrical service?

2. If the answer to the above is "yes", will the inspection authority

require that the additional meter be included on the tenant

improvement permit or is a separate permit required to install the

whole building meter?

ANSWER: 1. Yes, a whole building meter or another method to aggregate each

energy source would be required per building.

2. The issuance of permits is a local administrative process and it would

be up to the jurisdiction to determine a procedure or policy.

SUPERSEDES: None

REQUESTED BY: City of Kirkland