



Log No. 120
Revised 8/11/21

STATE OF WASHINGTON
STATE BUILDING CODE COUNCIL
Washington State Energy Code Development
Standard Energy Code Proposal Form

Code being amended: Commercial Provisions Residential Provisions

Code Section # C406

Brief Description:

Current language allows for onsite renewables as an efficiency measure, this proposal will allow for the use of community solar participation offsite to be counted toward compliance for proposed designs.

Proposed code change text: (Copy the existing text from the Integrated Draft, linked above, and then use underline for new text and ~~strikeout~~ for text to be deleted.)

**TABLE C406.1
EFFICIENCY PACKAGE CREDITS**

<u>13. Subscription to Offsite Renewables in accordance with Section C406.13</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>
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C406.13 Offsite Renewables. The Applicant of a Proposed Project shall provide evidence of a purchase order or subscription to an offsite renewable project producing no less than the value specified in Table C406.13 based on the total conditioned floor area of the whole building after being prorated by its corresponding renewable energy factor as per C406.13.1. The renewable energy used in this option shall be separate from the renewable energy used to qualify for any exception in this code.

**TABLE C406.13
RENEWABLE ENERGY SYSTEM RATING
(PER SQUARE FOOT)**

<u>Building Are Type</u>	<u>kWh per year after Renewable Energy Factor</u>
<u>Assembly</u>	<u>0.53</u>
<u>Dining</u>	<u>3.14</u>
<u>Hospital</u>	<u>1.06</u>
<u>Hotel/Motel</u>	<u>0.59</u>
<u>Multi-family residential</u>	<u>0.15</u>
<u>Office</u>	<u>0.24</u>
<u>Other</u>	<u>0.59</u>
<u>Retail</u>	<u>0.38</u>
<u>School/University</u>	<u>0.34</u>
<u>Supermarket</u>	<u>1.47</u>
<u>Warehouse</u>	<u>0.13</u>

C406.13.1 Qualifying types of off-site renewable energy systems.

1. Systems shall be connected to the Western Interconnection.
2. Self-generation (an off-site renewable energy system owned by the building project owner); the system shall comply with Section C406.13.2.
3. Community renewable energy facility; the system shall comply with Section C406.13.2.
4. Purchase contract: the system shall comply with Section C406.13.2.
5. Each unit of renewable energy credited to the building project shall be multiplied by the factors in Table C406.13.1.

Table C406.13.1: Prorating Multipliers for Renewable Energy Procurement Methods

Location	Renewable Energy Source	Renewable Energy Factor		
		In the state of Washington	Western Interconnect	In the states of Oregon or Idaho
Off-Site	<i>Directly owned off-site renewable energy system that begins operation after submission of the initial permit application</i>	0.95	0.75	0.85
Off-Site	<i>Community renewable energy facility that begins operation after submission of the initial permit application</i>	0.95	0.75	0.85
Off-Site	<i>Directly owned off-site renewable energy system that begins operation before submission of the initial permit application</i>	0.75	0.55	0.65
Off-Site	<i>Community renewable energy facility that begins operation before submission of the initial permit application</i>	0.75	0.55	0.65
Off-Site	<i>Renewable Power Purchase Agreement (PPA)</i>	0.75	0.55	0.65

C406.13.2 Documentation requirements for off-site renewable energy systems. Off-site renewable energy delivered or credited to the building project to comply with Section C407.3.clause 2.b shall be subject to a legally binding contract to procure qualifying off-site renewable energy. Qualifying off-site renewable energy shall meet the following requirements:

1. Documentation of off-site renewable energy procurement shall be submitted to the code official.
2. The purchase contract shall have a duration of not less than 15 years. The contract shall be structured to survive a partial or full transfer of ownership of the building property.
3. Records on renewable power purchased by the building owner from the off-site renewable energy generator that specifically assign the RECs to the building owner shall be retained or retired by the building owner on behalf of the entity demonstrating financial or operational control over the building seeking compliance to this standard and made available for inspection by the code official upon request.
4. Where multiple buildings in a building project are allocated energy procured by a contract subject to this section, the owner shall allocate for not less than 15 years the energy procured by the contract to the buildings in the building project. A plan on operation shall be developed which shall indicate how renewable energy produced from on-site or off-site systems that is not allocated before issuance of the certificate of occupancy will be allocated to new or existing buildings included in the building project.

C406.13.3 Renewable Energy Certificate Tracking. For multitenant buildings where RECs are transferred to tenants, the plan for operation shall include procedures for tracking the quantity and vintage of RECs that are required to be retained and retired. The plan shall include provisions to transfer the RECs to building tenants, or to retire RECs on their behalf in proportion to the gross conditioned and semiheated floor area leased or rented. The plan shall include provisions to use a REC tracking system that meets the requirements of Section V.B of the Green-e Framework for Renewable Energy Certification. The plan shall describe how the building owner will procure alternative qualifying renewable energy in the case that the renewable energy producer ceases.

Purpose of code change:

Offsite renewables allows participants to receive credit for the energy produced from their portion of a solar array, this code change proposal allows for participation in offsite renewables to be brought into the code for C406 compliance where installing on-site renewables is not feasible.

Your amendment must meet one of the following criteria. Select at least one:

- Addresses a critical life/safety need.
- Consistency with state or federal regulations.
- The amendment clarifies the intent or application of the code.
- Addresses a unique character of the state.
- Addresses a specific state policy or statute.
(Note that energy conservation is a state policy)
- Corrects errors and omissions.

Check the building types that would be impacted by your code change:

- Single family/duplex/townhome
- Multi-family 4 + stories
- Institutional
- Multi-family 1 – 3 stories
- Commercial / Retail
- Industrial

Your name Gavin Tenold Email address gavin@northwestrenewables.com

Your organization WA Solar Energy Industries Assoc. Phone number 509.570.4449

Other contact name [Click here to enter text.](#)

Economic Impact Data Sheet

Economic Impact Data Sheet

Briefly summarize your proposal's primary economic impacts and benefits to building owners, tenants and businesses.

This proposal will allow for larger, less costly power purchases by building Owners, tenants and businesses.

Community Solar can be delivered in economy of scale that can't be achieved except for large on-site solar arrays (which are optional investments and not required by code). Additionally, this proposal will allow for compliance using solar where solar was not originally viable on the proposed project's rooftop.

Provide your best estimate of the construction cost (or cost savings) of your code change proposal? (See OFM Life Cycle Cost [Analysis tool](#) and [Instructions](#); use these [Inputs](#). Webinars on the tool can be found [Here](#) and [Here](#))

Pricing varies: \$2.00- \$3.40 per DC Watt.

Show calculations here, and list sources for costs/savings, or attach backup data pages: **Cost Information was collected from Washington Solar Energy Industries Association member projects.**

List any code enforcement time for additional plan review or inspections that your proposal will require, in hours per permit application:

Code officials will need to collect evidence of purchase of community solar, and review for compliance. Estimated at 0.25 hrs at time of permit, and .1 hrs at verification (CFO).

All questions must be answered to be considered complete. Incomplete proposals will not be accepted.