WAC 194-50-060 ASHRAE Standard 100, 2018—Section 6—Operations and maintenance requirements.

6.3 Operation and maintenance (O&M) Implementation. The O&M program shall be implemented in accordance with Normative Annex L.

Exception to 6.3: O&M programs developed and implemented by the *building's* serving utility or local government and approved as equivalent or more stringent by the *AHJ* may be used as an alternative to the requirement in Section 6.3. Where local government programs are more stringent than applicable utility programs, local government programs shall be selected over utility programs.

6.5 Tenant improvements. The *energy manager* (*EM*) shall consider implementing a formal process to ensure that any tenant improvements involving a change in space use or the relocation of partitions (including partial height partitions) do not change the annual *net energy use* except to the extent that the annual *net energy use* change (increase or decrease) is consistent with any change in the *building's energy use intensity target* (EUI_t).

6.6.1 When HVAC, domestic hot-water heating, or refrigeration equipment or appliances are replaced, the replacement equipment shall meet all applicable energy efficiency requirements in the federal equipment standards, *state equipment standards*, and the *applicable building code*.

Exception to 6.6.1 - Not adopted.

6.6.2.1 When lighting equipment is replaced, the replacement equipment shall meet all applicable energy efficiency requirements in the federal equipment standards, *state equipment standards* and in the *applicable building code*. Implementation of more efficient equipment shall be evaluated and included as specified for the *capital management plan*, Section 5.1.2.10.

Exception to 6.6.2.2: The existing installed lighting power may proportionally increase when the current light levels are below those recommended in the IES *Lighting Handbook* 4 or latest version of the Washington State Energy Code.

[Statutory Authority: RCW 19.27A.210 and 19.27A.250. WSR 26-15-112, s 194-50-060, filed 7/21/26, effective 8/21/26. Statutory Authority: RCW 19.27A.210. WSR 24-16-041, § 194-50-060, filed 7/30/24, effective 8/30/24. Statutory Authority: RCW 19.27A.210 and 19.27A.250. WSR 24-03-033, § 194-50-060, filed 1/8/24, effective 2/8/24. Statutory Authority: RCW 19.27A.210. WSR 20-22-059, § 194-50-060, filed 10/30/20, effective 11/30/20.]