2013

RESIDENTIAL COMPLIANCE MANUAL

FOR THE 2013 BUILDING ENERGY EFFICIENCY STANDARDS

TITLE 24, PART 6, AND ASSOCIATED
ADMINISTRATIVE REGULATIONS IN PART 1

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CALIFORNIA ENERGY COMMISSION
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1. Introduction

This compliance manual is intended to help plans examiners, inspectors, owners, designers, builders, and energy consultants comply with and enforce California's 2013 Building Energy Efficiency Standards for low-rise residential buildings. The lighting and domestic hot water requirements in this compliance manual also apply to high-rise residential buildings. The manual is written as a reference and an instructional guide and can be helpful for anyone that is directly or indirectly involved in the design and construction of energy efficient low-rise residential buildings.

The compliance manual has nine chapters:

Chapter 1 introduces the Standards and discusses the application and scope of the Standards for low-rise residences.

Chapter 2 reviews the compliance and enforcement process, including design and preparation of compliance documentation through field verification and diagnostic testing.

Chapter 3 addresses the requirements for the design of the building envelope.

Chapter 4 covers the requirements for HVAC systems.

Chapter 5 covers the water heating systems requirements, including the requirements for swimming pool systems.

Chapter 6 addresses the requirements for hardwired interior lighting and for outdoor lighting permanently attached to the building.

Chapter 7 addresses the new solar ready requirements for low-rise residential buildings and covers guidelines for complying with the requirements of the New Solar Homes Partnership.

Chapter 8 covers the computer performance approach.

Chapter 9 covers additions, alterations, and repairs.

1.1 Related Documents

This compliance manual is intended to supplement four other related documents that are available from the California Energy Commission (Energy Commission). These are as follows:

A. The California 2013 Building Energy Efficiency Standards, Title 24, Part 6 (Standards). This compliance manual supplements and explains California's energy efficiency standards for buildings; it does not replace them. Readers should have a copy of the Standards to refer to while reading this manual as well as a copy of the 2013 Reference Appendices which contain information that is common to both the residential and nonresidential standards.

B. 2013 Reference Appendices - The Reference Appendices have three main subsections: Reference Joint Appendices, Reference Residential Appendices, and Reference Nonresidential Appendices:

   1. The 2013 Reference Joint Appendices contain information common to both residential

and nonresidential buildings including, but not limited to: definitions, climate zone listings, weather data, assembly properties, and compliance documentation registration procedures.

2. The 2013 Reference Residential Appendices contain information for residential buildings only. The Reference Residential Appendices contain HERS field verification and/or diagnostic testing procedures for HVAC equipment, air distribution ducts, and insulation construction quality. The Reference Residential Appendices also contain eligibility criteria for energy efficiency measures.
3. The 2013 Reference Nonresidential Appendices contain information for nonresidential buildings only. The Reference Nonresidential Appendices contain HERS field verification and/or diagnostic testing procedures for HVAC equipment and air distribution ducts, acceptance testing procedures, and luminaire power default values.

C. The 2013 Residential Alternate Calculation Method (ACMs or Compliance Software) Approval Manual. The 2013 Residential ACM Approval Manual describes the process for certifying and decertifying the compliance software programs.

D. The 2013 Residential Alternate Calculation Method Reference Manual is a new document in 2013 and lays out the technical rules for implementing the 2013 performance compliance path in software programs.

Material from related documents is not repeated in this Compliance Manual; rather, it is referenced. If you are using the electronic version of this Compliance Manual, there are hyperlinks throughout the manual that will take you directly to the document that is referenced.

1.2 The Technical Chapters

Each of the five technical chapters (3 through 7) begins with an overview, followed by a presentation of a specific topic in each subsection. For the building envelope, subsections include fenestration, opaque surfaces (walls, floors, and roofs), air leakage and infiltration, radiant barriers, cool roofs, and HERS quality insulation installation (QII) verification. For HVAC, the subsections include heating equipment, cooling equipment, ducts, and HERS field verification and diagnostic testing. For water heating, subsections include equipment efficiencies and distribution systems. Lighting subsections include high efficacy and low efficacy lighting, LED lighting, switching devices and controls, and recessed luminaires. Mandatory measures and prescriptive requirements (defined in Section 1.6 of this chapter) are described within each subsection or component. Chapter 8 describes the computer performance approach. Chapter 9 covers requirements for additions

and alterations. Chapter 2, although not a technical chapter, covers important compliance and enforcement topics.

Each technical chapter or subsection also has a *compliance options* section. The *compliance options* section includes information on how to design a building that goes beyond the *prescriptive* energy efficiency requirements and *mandatory* energy efficiency measures. Compliance options are utilized for compliance credit through the performance approach. There are also *design recommendations*, such as on-site generation, for which no energy code compliance credit is offered. However, following the recommendations will significantly impact building energy use or peak demand.

Table 1-1 – Compliance Options vs. Design Recommendations

Compliance Options	*Design Recommendations, such as on-site generation*
Credit offered through the performance approach	*No credit, but may still impact energy or demand.*

1.3 Why California Needs Building Energy Efficiency Standards

Energy efficiency reduces energy costs, increases reliability and availability of electricity, improves building occupant comfort, and reduces impacts to the environment making standards important and necessary for California's energy future.

1.3.1 Energy Savings

Reducing energy use is a benefit to all. Homeowners save money, Californians have a more secure and healthy economy, the environment is less negatively impacted, and our electrical system can operate in a more stable manner. The 2013 Standards (for both residential and nonresidential buildings) are expected to reduce the growth in electricity use by 464 gigawatt-hours per year (GWh/yr) and reduce the growth in natural gas use by 10.9 million therms per year (therms/yr). The savings attributable to new low-rise residences are 23.6 GWh/yr of electricity savings and 1.1 million therms of natural gas. These savings are first year annual savings based on the estimated housing starts and existing dwelling renovation levels. The cumulative 3-year savings are much higher than these numbers.

1.3.2 Electricity Reliability and Demand

Buildings are one of the major contributors to electricity demand. We learned during the 2000/2001 California electricity crisis and the east coast blackout in the summer of 2003 that our electric distribution network is fragile and system overloads caused by excessive demand from buildings can create unstable conditions. Furthermore, resulting blackouts can seriously disrupt business and cost the economy billions of dollars.

Since the California electricity crisis, the Energy Commission has placed more and more emphasis on demand reduction. The 2013 Standards are expected to reduce electric demand by 138.7 MW each year and 35 MW are attributable to low-rise residential buildings. Like energy savings, demand savings accumulate each year.

1.3.3 Comfort

Comfort is an important benefit of energy efficient homes. Energy efficient houses are well insulated, less drafty, and use high performance windows and/or shading to reduce solar gains and heat loss. Poorly designed building envelopes result in houses that are less comfortable. Even with oversized heating and cooling systems, comfort cannot be achieved in older, poorly insulated and leaky homes.

1.3.4 Economics

For the homeowner, energy efficiency helps to ensure that a home is affordable both now and into the future. Banks and other financial institutions recognize the impact of energy efficiency through energy efficient mortgages; they look at the total cost of owning the home, including paying the utility bills. If the utility bills are lower, lenders can qualify borrowers for a larger loan.

From a larger perspective, the less California depends on depletable resources such as natural gas, coal, and oil, the stronger and more stable the economy will remain in the face of energy cost increases. A cost-effective investment in energy efficiency helps everyone. In many ways, it is far more cost effective for the people of California to invest in saving energy than it is to invest in building new power plants.

1.3.5 Environment

In many parts of the world, energy use has led to oil spills, acid rain, smog, and other forms of environmental pollution that have ruined the natural beauty people seek to enjoy. California is not immune to these problems, but appliance standards, building standards, and utility programs that promote efficiency and conservation help to maintain environmental quality. Other benefits include reduced destruction of natural habitats, which helps protect animals, plants, and natural systems.

1.3.6 Global Warming

Burning fossil fuels contributes greatly to global warming; carbon dioxide is being added to an atmosphere already containing 35 percent more than it did two centuries ago. Carbon dioxide and other greenhouse gases create an insulating layer around the earth that leads to global climate change. Energy Commission research shows that most of the sectors of the state economy face significant risk from climate change, including water resources (from reduced snow pack), agriculture, forests, and the natural habitats of a number of indigenous plants and animals.

Scientists recommend that actions be taken to reduce emissions of carbon dioxide and other greenhouse gases. While adding scrubbers to power plants and catalytic converters to cars reduce other emissions, they do not limit the carbon dioxide we emit into the atmosphere. Using energy efficiently is a far-reaching strategy that can make an important contribution to the reduction of greenhouse gases.

The National Academy of Sciences has urged the whole country to follow California's lead on such efforts, saying that conservation and efficiency should be the chief element in energy and global warming policy. Their first efficiency recommendation was simple: Adopt nationwide energy efficient building codes. Energy conservation will not only

increase comfort levels and save homeowners money, it will also play a vital role in creating and maintaining a healthy environment.

The Standards are expected to have a significant impact on reducing greenhouse gas and other air emissions. Carbon dioxide, one of the more prevalent greenhouse gases, would be reduced by 16,110 metric tons the first year when the Standards go into effect; the cumulative 3-year savings or the CO^2 savings over the life of the Standards are much higher than the savings indicated above.. These estimates are based, when possible, on hourly emission rates for electricity use in southern and northern California. When savings estimates are made on an annual basis, average emission rates are used.

1.3.7 The Warren-Alquist Act

Section 25402 of the Public Resources Code

The authority of the Energy Commission to develop and maintain building energy efficiency standards for new buildings is provided in Section 25402 of the Public Resources Code (the Code). This section of the Code, commonly referred to as the Warren-Alquist Act (the Act), is direction from the legislature on the development of building energy efficiency standards in California.

The Act created the Energy Commission in 1974 and gave it authority to develop and maintain building energy efficiency standards for new buildings. The Act directs the Energy Commission to “Prescribe, by regulation, lighting, insulation, climate control system, and other building design and construction standards which increase the efficiency in the use of energy for new residential and new nonresidential buildings.”

The Act also requires that the Standards be cost effective “when taken in their entirety and amortized over the economic life of the structure,” and it requires that the Energy Commission periodically update the Standards and develop manuals to support the Standards. The Act directs local building permit jurisdictions to withhold permits until the building satisfies the Standards.

The Public Resources Code was amended through Senate Bill 5X in 2002 to expand the authority of the Energy Commission to develop and maintain standards for outdoor lighting and signs.

1.4 What’s New for 2013

The most significant changes in the 2013 Building Energy Efficiency Standards affecting residential buildings include the new requirements for high performance fenestration products. Other changes for residential buildings include the following:

1.4.1 All compliance approaches:

A. Revisions to the administrative section §10-103 sets the format and informational order for electronic compliance document registration and submittal and for electronic retention of compliance documentation for future use and clarifies the roles and responsibilities of the documentation author and the responsible person; §10-109 describes the rules for approving compliance software, alternative component packages, exceptional methods, data registries and related data input software, or

electronic document repositories. §10-111 describes the rules for reporting fenestration U-factor, SHGC, and VT.

B. §110.3(c)5 explains the requirements for the water heating recirculation loops serving multiple dwelling units, high-rise residential, hotel/motel, and nonresidential occupancies..

C. Revisions to §110.9 now covers ballasts and luminaires and residential vacancy sensors.

1.4.2 Mandatory Measures

A. Duct sealing in all climate zones (CZs) (defined in Section 1.7 of this chapter). (Section 150.0(m)11)

B. Return duct design or fan power, airflow testing, and grill sizing requirements (Residential HVAC Quality Installation Improvements). (Section150.0(m)13)

C. Lighting – Improving and clarifying the mandatory lighting requirements for all residential buildings including kitchens, bathrooms, dining rooms, utility rooms, garages, hall ways, bedrooms, and outdoor lighting. (Section150.0(k)

D. New luminaire efficacy levels in Table 150.0-B

E. Hot water pipe insulation - Requires insulation on pipes ¾ inch and larger. (Section150.0(j)2Aii)

F. Solar Ready Measure – 250 square feet of solar ready zone on single family roofs in subdivisions of 10 or more swelling units. (Section150.0(r))

G. Walls with 2x6 framing and larger must have at least R-19 insulation (Section 150.0(c)2).

H. New mandatory U-factor of 0.58 for vertical fenestrations products and skylights, Section 150.0(q).

I. New third party HERS verifications requirement for Ventilation for Indoor Air Quality, ASHRAE 62.2 requirements, Section 150.0(o).

1.4.3 Prescriptive compliance:

A. High Performance Windows – Reducing the U-Factor to 0.32 and SHGC to 0.25 in most climate zones. (Section 150.1(c)3A).

B. Duct Insulation – Raise minimum from R-4.2 to R-6.0 in climate zones 6, 7, and 8. (Section 150.1(c)9).

C. Night Ventilation – Whole house fan required to be installed in climate zones 8 through 14; a Smart Vents and Night Breeze allowed as performance path alternatives. (Section 150.1(c)12).

D. Expand the Radiant Barrier requirements to climate zones 3, and 5 through 7. (Section 150.1(c)2).

E. Refrigerant charge and verification now expanded to include ducted package units, mini-splits, and other units (Section 150.1(c)7).

F. Increase wall insulation to R15+4 in all CZs (Section 150.1(c)1B).

1.4.4 Performance compliance:

The modeling procedures and requirements for compliance software have been significantly modified for the 2013 Standards. All compliance software vendors must use a single modeling approach and a single interpretation of the performance compliance rules. This "Compliance Manager" software will be integrated into vendor-supplied compliance software that is certified by the Energy Commission. More information is available in the 2013 Residential ACM Approval Manual and the 2013 Residential ACM Reference Manual.

1.4.5 Additions and Alterations:

A. Simplified Compliance documentation requirements for small additions and alteration projects that do not involve a HERS measure. (Section 10-103(a)1C and Section 10-103(a)3C)

B. Simplified rules for both the prescriptive and performance paths for additions, alterations, and existing plus additions plus alterations. (Section 150.2(a) and (b))

1.5 Scope and Application

1.5.1 Building Types

Though the California Standards apply to both nonresidential and residential buildings, this compliance manual only address the requirements for low-rise residential buildings. A companion compliance manual addresses the requirements for nonresidential buildings, including hotels, motels, and high-rise residential buildings that are four stories or more in height.

Mixed Low-Rise Residential and Nonresidential Occupancies. When a building includes both low-rise residential and nonresidential occupancies, the requirements are different depending upon the percentages of the conditioned floor that is occupied by each occupancy type:

i. **Minor Occupancy** (Exception 1 to §100(f)). When a residential occupancy occurs in the same building as a nonresidential occupancy, and if one of the occupancies is less than 20 percent of the total conditioned floor area, the smaller occupancy is considered a "minor" occupancy. Under this scenario, optionally, the entire building may be treated as if it is the major occupancy for the purpose of envelope, HVAC, and water heating. Lighting requirements in §140.6 through 140.8 or 150.0(k) must be met for each occupancy separately. The mandatory measures applicable to the minor occupancy, if different from the major occupancy, would still apply.

ii. **Mixed Occupancy.** When residential occupancy is mixed with a nonresidential occupancy, and if neither occupancy is less than 20 percent of the total conditioned

floor area, these occupancies fall under different sets of Standards and must be considered separately. Two compliance submittals must be prepared, each using the calculations and forms of its respective Standards. Separate compliance for each occupancy, to their respective Standards, is an option when one of the occupancies is a minor occupancy, as discussed in the paragraph above.

In multi-family buildings, lighting in common areas is subject to all nonresidential requirements if the common area CFA exceeds 20% of the building CFA. Where the common area does not exceed 20% of the building CFA, lighting must meet mandatory requirements – a choice of high-efficacy lighting or automatic controls. See Standards § 150.0(k)12.

The three-story designation relates to multifamily buildings, since all single family homes fall under the low-rise residential requirements regardless of the number of stories. An apartment building with three or fewer habitable stories falls under the low-rise residential standards while an apartment building that has more than three habitable stories falls under the nonresidential standards. High-rise residential dwelling units must still comply with the lighting and water heating requirements for low-rise residential buildings, e.g., the *Nonresidential Compliance Manual* makes reference to Chapters 5 and 6 of this document.

A habitable story is defined in the California Building Code (CBC) and that definition is used with the building energy efficiency standards. Mezzanines are not counted as separate habitable stories – nor are minor conditioned spaces such as an enclosed entry stair that leads to an apartment or dwelling unit on the next floor. A habitable story is one that contains space in which humans may live or work in reasonable comfort, and that has at least 50 percent of its volume above grade.

Live/work buildings are a special case since they combine residential and nonresidential uses within individual units. Such buildings are a common form of new construction in San Francisco and some other urban areas of the state. Even though live/work spaces may be used for an office or a studio, they are typically heated and/or cooled like a residence. For this reason the residential standards are more suitable and the Energy Commission has made this determination. Either the low-rise or high-rise residential standards apply, depending on the number of habitable stories.

However, lighting in designated workspaces in live/work lofts must comply with the nonresidential prescriptive lighting requirements. See Chapter 5 of the *Nonresidential Compliance Manual* and §140.6 for more information.

1.5.2 Explanation of Terms

The term building type refers to the classification of buildings defined by the *CBC* and applicable to the requirements of the *Building Energy Efficiency Standards*. This manual is concerned with the building energy efficiency standards that apply to all low-rise residential buildings, which includes all single-family dwellings and multi-family buildings with three or fewer habitable stories in the entire building. A multi-family building with four or more habitable stories is under the scope of the nonresidential requirements, but the dwelling units must meet the lighting, water heating, and setback thermostat requirements for low-rise residential buildings. A multi-family building contains multiple dwelling units that share common walls (single family attached) and may also share common floors or ceilings (apartments).

All residential buildings not in the above low-rise category are covered in the 2013 edition of the Energy Commission's *Nonresidential Compliance Manual* (see Parts 1.1 and 1.2).

A. A **single-family building** is a single dwelling unit of occupancy group R-3, as defined in the *CBC*, which stands separate and unattached from other dwelling units but may have an attached garage.

B. A **multi-family building** is a dwelling unit of occupancy group R, as defined in the *CBC*; that shares a common wall and/or floor/ceiling with at least one other dwelling unit. See Chapter 8 for more information on multi-family energy compliance. A single family attached building is a dwelling unit of occupancy group R that shares a common wall with another dwelling unit.

C. An **addition** to an existing building increases both the conditioned floor area and volume of a building, which can be new construction or adding space conditioning to an existing unconditioned space. See Chapter 9 for more information on energy compliance of additions.

D. An **existing building** is: "...a building erected prior to the adoption of [the current] code, or one for which a legal building permit has been issued." [CBC, Part 2]

1.5.3 Building Orientation

Building orientation can affect the energy use of a building, particularly in cooling dominated climate zones with high amount of west facing glass. Some prescriptive requirements and performance modeling inputs for compliance with the Standards require a description of the building orientation.

A. East-Facing

"East-facing is oriented to within 45 degrees of true east, including 45°0'0" south of east (SE), but excluding 45°0'0" north of east (NE)." [§100.1]

B. North-Facing

"North-facing is oriented to within 45 degrees of true north, including 45°0'0" east of north (NE), but excluding 45°0'0" west of north (NW)." [§100.1]

C. South-Facing

"South-facing is oriented to within 45 degrees of true south, including 45°0'0" west of south (SW), but excluding 45°0'0" east of south (SE)." [§100.1]

D. West-Facing

"West-facing is oriented to within 45 degrees of true west, including 45°0'0" due north of west (NW) but excluding 45°0'0" south of west (SW)." [§100.1]

Table 1-2 – Building Types Covered by the Low-Rise Residential and Nonresidential Standards

Low-Rise Residential Standards (covered in this compliance manual)	Nonresidential Standards (covered by Nonresidential Compliance Manual)
All low-rise residential occupancies including single family homes, duplexes, garden apartments and other housing types with three or fewer habitable stories.	All nonresidential CBC occupancies (Group A, B, E, F, H, M, S, or U), as well as high-rise residential (Groups R-1 and R-2 with four or more habitable stories), and all hotel and motel occupancies.
Includes: All single family dwellings of any number of stories (Group R-3) All duplex (two-dwelling) buildings of any number of stories (Group R-3) All multifamily buildings with three or fewer habitable stories (Groups R-1 and R-2) Additions and alterations to all of the above buildings. Lighting requirements for living quarters in high-rise multifamily buildings (over 3 stories) and water heating requirements for high rise multifamily buildings (over 3 stories)	Includes: Offices Retail and wholesale stores Grocery stores Restaurants Assembly and conference areas Industrial work buildings Commercial or industrial storage Schools and churches Theaters Hotels and motels Apartment and multifamily buildings with four or more habitable stories (envelope and HVAC requirements) Long-term care facilities (group R-2) with four or more habitable stories Dormitories or other congregate residences, or any building with dormitory-style sleeping quarters, with six or more “guest rooms” Private garages, carports, sheds, and agricultural buildings.

1.5.4 Historical Buildings

Exception 1 to §100.0(a)

Exception 1 to §100.0(a) states that qualified historic buildings, as regulated in the California Historical Building Code (Title 24, Part 8) or California Building Code, Title 24, Part 2, Volume I, Chapter 34, Division II are not covered by the Building Energy Efficiency Standards. §140.6(a)3 clarifies that lighting systems in qualified historic buildings are exempt from the lighting power allowances only if they consist solely of historic lighting components or replicas of historic lighting components. If lighting systems in qualified historic buildings contain some historic lighting components or replicas of historic components, combined with other lighting components, only those historic or historic replica components are exempt. All other lighting systems in qualified historic buildings must comply with the Building Energy Efficiency Standards.

The California Historical Building Code (CHBC) Section 8-102.1.1 specifies that all non-historical additions must comply with the regular code for new construction, including the Building Energy Efficiency Standards. CHBC Section 8-901.5 specifies that when new or replacement mechanical, plumbing, and electrical (including lighting) equipment or appliances are added to historic buildings they should comply with the Building Energy Efficiency Standards, including the Appliance Efficiency Regulations.

The California State Historical Building Safety Board has final authority in interpreting the requirements of the CHBC and determining to what extent the requirements of the Building Energy Efficiency Standards apply to new and replacement equipment and other alterations to qualified historic buildings. It should be noted that in enacting the State Historical Building Code legislation, one of the intents of the Legislature was to encourage energy conservation in alterations to historic buildings (Health and Safety Code Section 18951).

Additional information about the CHBC can be found on the following web site:

http://www.dgs.ca.gov/dsa/AboutUs/shbsb.aspx

Or, contact the SHBSB at (916) 445-7627.

Example 1-1

Question

Are additions to historical buildings also exempt?

Answer

If the addition adjoins the qualified historic building, then the enforcement agency at their discretion may exempt those measures which they determine could damage the historic value of the building. However, “additions which are structurally separated” from the historical building are not exempt from the Energy Efficiency Standards and must comply with building codes including the Historical Building Code, Title 24, Part 8, Section 8-704.

Example 1-2

Question

A sunspace addition is designed with no mechanical heating or cooling and a glass sliding door separating it from all existing conditioned space. Under what conditions will the Standards not apply to this addition?

Source: CEC Photographer: Andersen Windows

Answer

The mechanical and envelope requirements of the Standards do not apply if a building inspector determines that the space is unconditioned. Whether conditioned or unconditioned, per §100.0(c)2, the sunspace must still comply with the applicable lighting requirements of §150.0(k). The sunspace is unconditioned if:

•The new space is not provided with heating or cooling (or supply ducts); or

•The new space can be closed off from the existing house with weather stripped doors; or

•The addition is not indirectly conditioned space.

A building official may require a sunspace to be conditioned if it appears to be habitable space, in which case the Standards would apply.

1.5.5 Exempt Buildings

The following building types are exempt from the prescriptive and performance standards:

A. Seasonally occupied agricultural housing limited by state or federal agency contract to occupancy not more than 180 days in any calendar year (EXCEPTION 1 to §100.0(e)2D); however, these buildings must comply with the applicable mandatory requirements.

B. Low-rise residential buildings that use no energy obtained from a depletable source for either lighting or water heating and obtain space heat from wood heating or other non-mechanical system: however, these buildings must comply with the applicable

mandatory requirements .

C. Based on discretion of building officials, temporary buildings, temporary outdoor lighting or temporary lighting in an unconditioned building, or structures erected in response to a natural disaster (EXCEPTION 2 to §100.0(a)). These buildings may also be exempt from the mandatory and prescriptive requirements of the Standards.

1.5.6 Building Systems Covered

The low-rise residential standards affect the design of the building envelope; the heating, ventilation and air conditioning (HVAC) system; the water heating system; and the lighting system. The Standards do not apply to residential appliances (Appliance Efficiency Regulations may apply), elevators or dumbwaiters, or to portable lighting systems that are plugged into a wall outlet. Only hardwired lighting is regulated, which includes lighting that is a permanent part of the building.

1.5.7 Additions, Alterations and Repairs

- *§100.1(b)*
- *§150.2(a)*
- *§150.2(b)*

Additions, alterations, and repairs are common construction projects for California homeowners. The Standards apply to both additions and alterations, but not to repairs. See Chapter 9 for details.

A. **Additions** are changes to an existing building that increase both conditioned floor area and volume.

B. **Alterations**, that are not additions, are changes to a building's envelope, space conditioning system, water heating system or lighting system.

C. **Repairs** are the reconstruction or renewal of any part of an existing building for the purpose of its maintenance and are not under the scope of the Standards. Replacement of any component systems (i.e. re-roofing), or equipment for which there are requirements in the Standards is considered an alteration and not a repair.

Example 1-3

Question

The Standards do not specify whether buildings damaged by natural disasters can be reconstructed to their original energy performance specifications. What requirements apply under these circumstances?

Answer

Buildings destroyed or damaged by natural disasters must comply with the energy code requirements in effect when the builder or owner applies for a permit to rebuild for those portions of the building that are being rebuilt.

Example 1-4

Question

Do the Standards apply to an addition to a manufactured (“mobile”) home?

Source: CEC Photgrapher: Brian Vahey

Answer

No. Title 25 requirements, not Title 24, govern manufactured homes, including additions to the unit. Jurisdiction in a mobile home park comes under the authority of the Department of Housing and Community Development. Jurisdiction of a mobile home on private property may come under the authority of the local building department.

Example 1-5

Question

Three stories of residential dwelling units are planned over a first story that includes retail and restaurant occupancies. Should the residential apartments comply with the Residential Standards?

Answer

No. The building envelope and HVAC equipment must comply with the nonresidential (high-rise residential) standards since the structure contains four habitable stories and, as a whole structure, is a high-rise building. The dwelling units, however, must comply with the lighting and water heating requirements for low-rise residences.

Example 1-6

Question

A four-story single-family townhouse (with no shared walls) has been constructed. Should the townhouse comply with the low-rise residential standards?

Answer

Yes. As a group R-3 occupancy, the low-rise residential standards apply. The building is not an apartment house (which, according to the CBC, must be at least three dwelling units).

Example 1-7

Question

A 2,100 ft² manager's residence is being constructed as part of a new conditioned warehouse building with 14,000 ft². Which standards apply?

Answer

The whole building can comply with the nonresidential standards, and the residential unit is not required to comply separately since it is a subordinate occupancy containing less than 20% of the total conditioned floor area. However, the residential dwelling unit must meet all low-rise residential mandatory measures as well as the lighting and water heating requirements.

Example 1-8

Question

Assume the same scenario as in the previous example, except that the dwelling unit is new and the remainder of the building is existing. Do the residential standards apply?

Answer

Yes. Since 100% of the addition being permitted is a low-rise residential occupancy, compliance under the residential standards is required.

Example 1-9

Question

A residence is being moved to a different location. What are the applicable compliance requirements?

Answer

Because this is an existing conditioned space, the requirements applicable to alterations would apply to any alterations being made. The building does not need to show compliance with the current energy standards applicable to new buildings or additions.

Example 1-10

Question

A previously conditioned retail space is remodeled to become a residential dwelling. What are the applicable compliance requirements?

Answer

The residential dwelling is treated as if it were previously a residential occupancy. In this case, the rules that apply to residential alterations are applied.

Example 1-11

Question

A 10,000 ft^2, 16-unit motel is constructed with an attached 1,950 ft^2 manager's residence. What are the applicable compliance requirements?

Source: http://www2.sjsu.edu/faculty/wooda/calpark.jpeg

Answer

The manager's unit is less than 20% of the total floor area, so compliance of the whole building as the predominant motel occupancy would satisfy the requirements of the Standards. Either the entire building must comply with the nonresidential (high-rise residential and hotel/motel) standards; or the manager's residence must comply with the low-rise residential standards and the motel occupancy portion of the building must comply with the nonresidential standards.

Example 1-12

Question

A subdivision of detached homes includes several unit types, each of which may be constructed in any orientation. What are the applicable compliance requirements?

Answer

The low-rise residential standards are applied to each building type. All four cardinal orientations may be shown to comply or each individual unit in its planned orientation must comply.

Example 1-13

Question

A four-story apartment building has three stories of apartments and a garage on the first floor. What are the applicable compliance requirements?

Answer

For Standards compliance, the low-rise residential standards apply since the building has fewer than four habitable stories. However, for the purpose of other non-energy codes and standards this may be considered a four-story building.

Example 1-14

Question

If in Example 1-13 above, there was a small air conditioned elevator lobby at the garage floor, what would be applicable compliance requirements?

Answer

§100.1 defines a habitable story as a story that contains space in which humans may work or live in reasonable comfort, and that has at least 50 percent of its volume above grade. The small elevator lobby does not meet this definition for habitable story and therefore the low-rise residential standards still apply.

Example 1-15

Question

If in Example 1-13 above, there was a receptionist station in the conditioned elevator lobby at the garage floor, what would be the applicable compliance requirements?

Answer

In this case the lobby with the receptionist meets the habitable story definition of §100.1 and therefore the building must be considered a high-rise residential occupancy. The building envelope and HVAC equipment must comply with the nonresidential (high-rise residential) standards, and the dwelling units must comply with the lighting and water heating requirements for low-rise residences.

1.6 Mandatory Measures and Compliance Approaches

In addition to the mandatory measures (Section 1.6.2), the Standards provide two basic methods for complying with low-rise residential energy budgets: the prescriptive approach and the performance approach. The mandatory measures must be installed with either of these approaches, but note that mandatory measures may be superseded by more stringent measures under either approach.

1.6.1 Approaches

A. The **prescriptive approach**, composed of a climate zone dependent prescriptive package (Section 1.6.3), is less flexible but simpler than the performance approach (Section 1.6.4). Each individual energy component of the proposed building must meet a prescribed minimum efficiency. The prescriptive approach offers relatively little design flexibility but is easy to use. There is some flexibility for building envelope components, such as walls, where portions of the wall that do not meet the prescriptive insulation requirement may still comply as long as they are area-weighted with the rest of the walls, and the average wall performance complies.

B. The **performance approach** (Section 1.6.4) is more complicated but offers considerable design flexibility. The performance approach requires an approved computer software program that models a proposed building, determines its allowed energy budget, calculates its energy use, and determines when it complies with the budget. Compliance options such as window orientation, shading, thermal mass, zonal control, and house configuration are all considered in the performance approach. This approach is popular with production home builders because of the flexibility and because it provides a way to find the most cost-effective solution for complying with

the Standards.

For additions and alterations, see Chapter 9 for details of compliance approaches that are available.

1.6.2 Mandatory Measures

With either the prescriptive or performance compliance paths, there are mandatory measures that must always be installed. Many of the mandatory measures deal with infiltration control and lighting; others require minimum insulation levels and equipment efficiency. New for the 2013 Building Energy Efficiency Standards are mandatory measures that require HERS verification for duct sealing and leakage, HVAC system airflow and fan efficacy, and ventilation systems (including exhaust fans) installed to meet the requirements of ASHRAE Standard 62.2. The minimum mandatory levels are sometimes superseded by more stringent prescriptive or performance approach requirements. For example, if mandatory measures specify R-30 ceiling insulation and the prescriptive approach, Package A, is used, R-38 ceiling insulation (depending on climate zone) must be installed. Conversely, the mandatory measures may be of a higher efficiency than permitted under the performance approach; in these instances, the higher mandatory levels must be installed. For example, a building may comply using the performance computer modeling only R-7 insulation in a raised floor, but R-19 must be installed because that is the mandatory minimum.

1.6.3 Prescriptive Package A - §150.1(c)

The prescriptive requirements are represented in Package A. The prescriptive package is the simplest but least flexible compliance path. Package A establishes the stringency of the Standards for the performance approach. Approved computer programs model a house with the features of Package A to determine the envelope, space conditioning, and water heating budgets.

The prescriptive package is a set of pre-defined performance levels for various building components. Each building component must meet or exceed the minimum efficiency level specified in the package. For the 2013 Standards, there is only one prescriptive package: Package A. Packages C and E were eliminated in the 2013 Standards and Package D has been renamed as Package A.

A. Package A is presented in Table 150.1-A (and its footnotes) in the Standards (also in Appendix B of this document). Package A. The Package A prescriptive requirements serve as the basis of the standard design in the performance approach and determine the energy budget of a proposed design. These prescriptive requirements require that ducted split system and packaged air conditioners or heat pumps (for definition see Reference Joint Appendix JA1) be diagnostically tested to verify that they have the correct refrigerant charge.

1.6.4 Performance Approach

The performance approach, also known as the computer method, requires that the annual Time Dependent Valuation (TDV) energy be calculated for the proposed house and compared to the standard TDV energy budget. TDV energy is the “currency” for the performance approach. TDV energy not only considers the type of energy that is used

(electricity, gas, or propane), but also when it is used. Energy saved during periods when California is likely to have a statewide system peak is worth more than energy saved at times when supply exceeds demand. Reference Joint Appendix JA3 has more information on TDV energy.

The use of Energy Commission approved computer methods represents the most detailed and sophisticated method of compliance. While this approach requires the most effort, it also provides the greatest flexibility. The computer program automatically calculates the energy budget for space conditioning and water heating. The budget is determined from the standard design, a computer model of the building using the Package A prescriptive package. The computer software allows manipulation of the proposed building's energy features to achieve or do better than the standard energy budget; i.e. the building proposed energy consumption would be equal to or less than the standard energy budget.

1.7 Climate Zones

To standardize calculations and to provide a basis for presenting the prescriptive requirements, the Energy Commission has established a set of standard climate data for each of the 16 climate zones. More information is provided in *Reference Joint Appendix JA2*, including a listing of climate zones for all California zip codes. *Reference Joint Appendix JA2* gives other climate information such as design temperatures for sizing HVAC equipment. The climate zone definitions and data are the same for both the low-rise residential and the nonresidential standards.

Beginning with the 2013 Standards, zip code boundaries are used to define climate zone boundaries; under the new rules, a given zip code is alway located entirely within a single climate zone.

Source: California Energy Commission

Figure 1-1 – California Climate Zones

1.7.1 Building Location Data

Building location data refers to specific outdoor design conditions used in calculating heating and cooling loads. Different from the climate zone used for compliance (see *Climate Zones* above), design data includes the typically warmest and coolest outdoor temperatures that a building is likely to experience in an average year in its particular location.

Temperatures are from the ASHRAE publication, *SPCDX, Climatic Data for Region X - Arizona, California, Hawaii, Nevada*, May 1982 edition (see Appendix C). For heating, the outdoor design temperature is the Winter Median of Extremes. A higher temperature is permitted, but no lower than this value. For cooling, the outdoor design temperatures must be the 1.0 percent Summer Design Dry Bulb and the 1.0 percent Wet Bulb columns.

If a building location is not listed, the local enforcement agency may determine the location for which data is available that is closest in its design characteristics to the actual building site.

1.8 Conditioned Floor Area

Conditioned floor area (CFA) is the total floor area (in square feet) of enclosed conditioned space on all floors of a building, as measured at the floor level of the exterior surfaces of exterior walls enclosing the conditioned space. [§100.1] This term is also referred to in the Standards simply as the floor area.

This is an important value for the purpose of compliance since annual energy use is divided by this value to obtain the energy budget. In the prescriptive package, the maximum fenestration and west facing fenestration area requirements are expressed as a percentage of this value.

CFA is calculated from the plan dimensions of the building, including the floor area of all conditioned and indirectly conditioned space on all floors. It includes lofts and mezzanines but does not include covered walkways, open roofed-over areas, porches, pipe trenches, exterior terraces or steps, chimneys, roof overhangs, or parking garages. Unheated basements or closets for central gas forced air furnaces are also not included, unless shown to be indirectly conditioned.

The floor area of an interior stairway is determined as the CFA beneath the stairs and the tread area of the stairs themselves.

See Figure 1-2 for an example of how CFA is calculated.

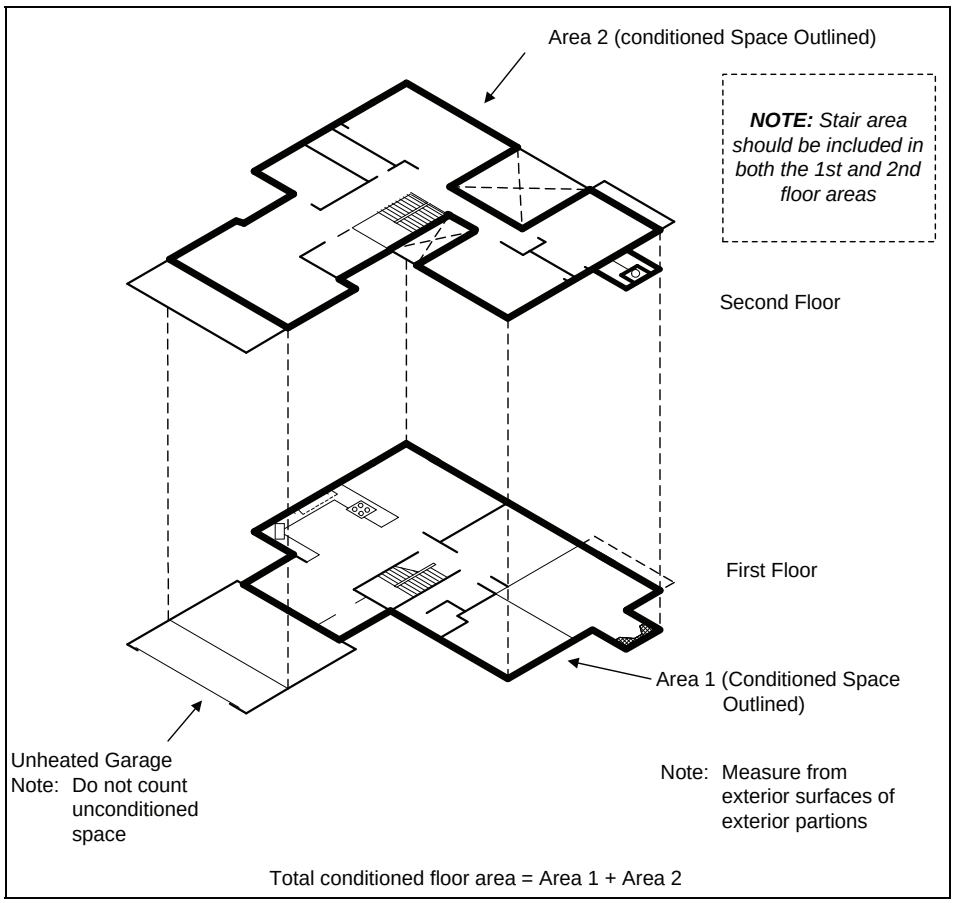


Figure 1-2 – Total Conditioned Floor Area

1.9 Where to Get Help

The Energy Commission has a number of resources to help designers, builders, homeowners and others understand and apply the Standards.

1.9.1 Energy Commission Publications and Support

A. Telephone Hotline

If the information contained in the Standards or this compliance manual are not sufficient to answer a specific question concerning compliance or enforcement, technical assistance is available from the Energy Standards Hotline.

You can reach the Energy Standards Hotline on weekdays from 8 a.m. – noon and 1 p.m. – 4:30 p.m.:

(800) 772-3300

(916) 654-5106

B. Publications

Publications, including the 2013 Building Energy Efficiency Standards, the *2013 Reference Appendices*, and the *2013 Residential ACM Approval and Reference Manuals,* and others are available from the Energy Commission's website at http://www.energy.ca.gov/title24. Paper copies may also be ordered from:

Publications Unit

California Energy Commission

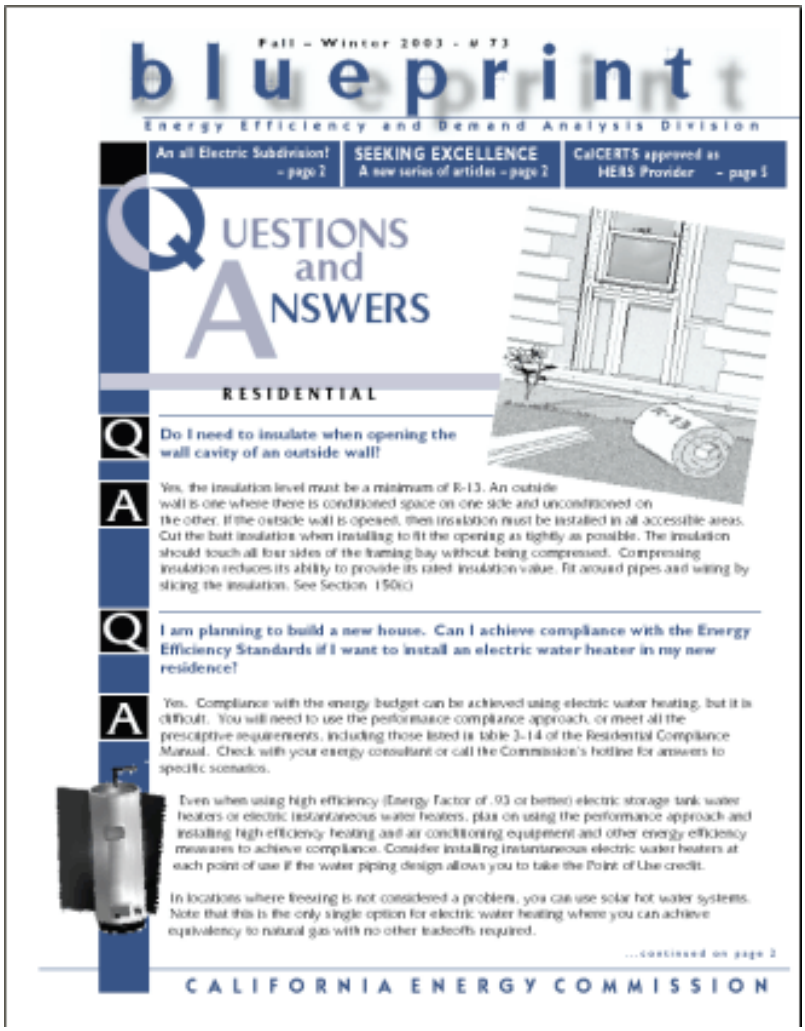
1516 Ninth Street, MS-13

Sacramento, CA 95814

(916) 654-5200

C. Blueprint

The Energy Commission publishes the Blueprint, a quarterly newsletter that answers questions and addresses issues related to enforcement and compliance. The Blueprint also provides updated information on technical assistance and computer compliance programs and lists of training opportunities offered throughout the state. The Blueprint is available online at http://www.energy.ca.gov/efficiency/blueprint.



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blueprint

Energy Efficiency and Demand Analysis Division

An all Electric Subdivision! – page 2 | SEEKING EXCELLENCE A new series of articles – page 2 | CalCERTS approved as HERS Provider – page 5

QUESTIONS and ANSWERS

RESIDENTIAL

Q Do I need to insulate when opening the wall cavity of an outside wall?

A Yes, the insulation level must be a minimum of R-13. An outside wall is one where there is conditioned space on one side and unconditioned on the other. If the outside wall is opened, then insulation must be installed in all accessible areas. Cut the batt insulation when installing to fit the opening as tightly as possible. The insulation should touch all four sides of the framing bay without being compressed. Compressing insulation reduces its ability to provide its rated insulation value. Fit around pipes and wiring by slicing the insulation. See Section 150(c)

Q I am planning to build a new house. Can I achieve compliance with the Energy Efficiency Standards if I want to install an electric water heater in my new residence?

A Yes. Compliance with the energy budget can be achieved using electric water heating, but it is difficult. You will need to use the performance compliance approach, or meet all the prescriptive requirements, including those listed in table 3-14 of the Residential Compliance Manual. Check with your energy consultant or call the Commission's hotline for answers to specific scenarios.

Even when using high efficiency (Energy Factor of .93 or better) electric storage tank water heaters or electric instantaneous water heaters, plan on using the performance approach and installing high efficiency heating and air conditioning equipment and other energy efficiency measures to achieve compliance. Consider installing instantaneous electric water heaters at each point of use if the water piping design allows you to take the Point of Use credit.

In locations where freezing is not considered a problem, you can use solar hot water systems. Note that this is the only single option for electric water heating where you can achieve equivalency to natural gas with no other tradeoffs required.

...continued on page 2

CALIFORNIA ENERGY COMMISSION

Figure 1-3 – Energy Commission Blueprint Newsletter

D. Appliance Standards

Appliances, as defined by the Energy Commission, include everything from dishwashers and refrigerators to air conditioners and boilers. The performance of some appliances, such as air conditioners, water heaters, and furnaces, is critical to the building energy efficiency standards. The energy efficiency of other appliances such as refrigerators, dishwashers, and clothes dryers is important to homeowners, but does not affect the building energy efficiency standards, since these are considered home furnishings.

The Energy Commission has comprehensive standards that affect the performance of many appliances. These are published in the 2012 Appliance Efficiency Regulations, CEC-400-2010-012. This document is available from the Energy Commission website at http://www.energy.ca.gov/appliances/ or can be ordered from the Energy Commission Publications Unit (see contact information above).

E. Appliance Directories

The Energy Commission publishes information on the energy efficiency of appliances. Energy Commission approved directories can be used to determine if appliances meet the

mandatory measures and/or the prescriptive requirements. Data may also be used in performance calculations. The Energy Standards Hotline can verify certification of appliances and provide information on appropriate directories.

The complete appliance database (including manufacturer, brand codes, rated efficiencies, etc.) can be searched from the Energy Commission's website at:

http://www.appliances.energy.ca.gov/

F. Directory of Certified Insulation Materials

Manufacturers whose insulating materials are certified for sale in California are listed in the Department of Consumer Affair's *Consumer Guide and Directory of Certified Insulation Material*. Each building department receives a copy of this directory. If an insulating product is not listed in the directory, or to purchase a directory, contact the Department of Consumer Affairs, Bureau of Electronic Appliance and Repair, Home Furnishings and Thermal Insulation (BEARHFTI), at (916) 999-2041.

1.9.2 Training Opportunities

If you are interested in attending a training seminar on the Standards, sign up to receive a free subscription to the *Blueprint*.

Some colleges provide classes on building energy conservation and the Standards. Information about these classes should be obtained directly from the college.

California utilities, organizations of energy consultants, building industry, trade associations, and organizations that serve building officials often sponsor or conduct classes on compliance and enforcement of the Title 24 Building Energy Efficiency Standards. These classes are often listed in the *Blueprint* or posted on the Energy Commission's website at http://www.energy.ca.gov/title24.

1.9.3 Energy Consultants

The California Association of Building Energy Consultants (CABEC) maintains a directory of consultants who provide compliance assistance. The listing is available at http://www.cabec.org.

1.9.4 Online Videos

The Energy Commission has a series of streaming videos (see Table 1-3 below) that explain energy efficiency concepts and the application of the standards. These videos cover topics including plan checking, field inspection, HVAC, HERS, water heating, building envelope, and renewable energy. They can be viewed at http://www.energyvideos.com.

Figure 1-4 – Energy Commission Video Series

More than 100 videos produced by the Energy Commission include discussions, instructions, resources, and requirements for building residential structures.

1.9.5 HERS Raters and Providers

To achieve compliance with the Standards, some buildings require third-party diagnostic testing or field verification of energy efficient systems or devices. HERS (Home Energy Rating System) raters are required to be hired by the builder or building owner to perform this work. Installing contractors may hire the HERS rater for HVAC changeouts only if the homeowner agrees that the installing contractor may do so on their behalf. The Energy Commission approves HERS providers who train, certify, and monitor HERS raters. For a list of the current HERS providers, please go the Energy Commission website at: http://www.energy.ca.gov/HERS/. To find a rater, go to the website of the approved HERS provider available on the Energy Commission's website at the link above, or contact the Energy Standards Hotline at (800) 772-3300 (for calls within California) or (916) 654-5106 for assistance.

Table 1-3 – Energy Commission Video Series Titles

Area	Topic	Content
Plan Checking	The Plan Checking Process The Plan Checking Process - Mandatory Measures Total Energy Inspection - Pt. 1 Total Energy Inspection - Pt. 2 The Inspection Process - Foundations The Inspection Process - Framing	The Inspection Process - Final Inspection CABEC Certified Energy Analysts Water Heating Overview for Inspectors Kitchen and Bath Lighting Energy Budget vs. Mandatory Measures
HERS Providers and Raters (T-24)	Blower Door California Home Energy Efficiency Rating System	HERS Rater Code Enforcement
Space Heating and Cooling	Overview Duct Sealing Duct Design Duct Sealing with Duct Tape Energy Code Requirements HVAC Lineset Insulation TXV - Proper sizing of A/C units and ducts TXV - Proper installation of A/C units and airflow	TXV - Proper charge for A/C units TXV -Title 24 and AB 970 compliance Title 24 Zonal Control HVAC Zoning for Comfort and Energy Savings Exhaust Ventilation Systems Overview of Exhaust Ventilation Exhaust Ventilation Energy Code Requirements
Water Heating	Code: Gas Water Heaters Gas Water Heating Overview for Inspectors Overview Installation	Consumer Energy Rebate Program AB-970 Gas Tankless Water Heaters - Overview Gas Tankless Water Heaters - Installation
Building Envelope	Energy Code Requirements - Fiberglass Cellulose Insulation - Overview Cellulose Insulation - Insulating Walls Cellulose Insulation - Insulating Ceilings Fiberglass Insulation - Overview and Insulating Ceilings Fiberglass Insulation - Ceiling Insulation Details Fiberglass Insulation - Installing Ductboard Fiberglass Insulation - Insulating Walls Fiberglass Insulation - Wall Insulation Details Spray Foam Insulation Structural Insulated Panels	Fenestration - Energy Code Requirements Overview of Low-e Windows Manufacturing Low-e Glass Energy Performance Area of Glass - Impact on Compliance with Title 24 Window Sizing Window Performance Housewrap - Overview Installing an Air Barrier Air Barrier Details Energy Code Requirements Radiant Barriers - Overview Installing Flexible Radiant Barriers Installing Radiant Barrier Sheathing Radiant Barrier Energy Code Requirements
Renewable Energy	Overview of Photovoltaic Technology Installing a Photovoltaic System Renewable Energy Rebates	Renewable Energy: Wind Renewable Energy: Residential Wind Generation
Beyond the Code	Major West Coast Builder Finds Profitable New Market The Building Science of It Energy Consultants: Building Better, Selling Faster Why it is Profitable as a Marketing Strategy	Biggest Production Builder Leads the Way HVAC Diagnostics Mold in Buildings Preventing Mold in Buildings
Additions and Alterations	Perspectives on Residential Additions Title 24: Residential Additions Title 24: Residential Alterations	