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§ 435.106 Electric power and distribution.

6.1 General

6.1.1 This section contains minimum requirements for all building electrical systems, except required emergency systems.

6.1.2 A building shall be considered in compliance with this section if the minimum requirements of section 6.3 are met.

6.2 Principles of Design

6.2.1 Electric Distribution Systems

6.2.1.1 Transformers and generating units shall be sized as close as possible to the actual anticipated load (i.e., oversizing is to be avoided so that fixed thermal losses are minimized).

6.2.1.2 Distribution of electric power at the highest practical voltage and load selection at the maximum power factor consistent with safety shall be considered. The use of distribution system transformers shall be minimized.

6.2.1.3 Tenant submetering can be one of the most cost-effective energy conservation measures available. A large portion of the energy use in tenant facilities occurs simply because there is no economic incentive to conserve.

6.3 Minimum Requirements

6.3.1 Electrical Distribution System

6.3.1.1 All commercial or multi-family high rise residential buildings, having designed connected electric service over 250 kVA, shall have electrical energy consumption check metered on the basis of usage category or tenant occupancy, depending on conditions defined below. For buildings that are occupied by multiple tenants, the metering shall be per tenant, if the tenant has a connected load of 100 kVA or more. HVAC and service hot water systems, shared among tenants, need not meet this requirement but shall be separately metered.

6.3.1.2 The electrical power feeders for each facility for which check-metering is required shall be by tenant and shall be subdivided in accordance with the following categories:

6.3.1.2.1 Lighting and receptacle outlets;

6.3.1.2.2 HVAC and service water heating systems and equipment; and

6.3.1.2.3 Special occupant equipment or systems of more than 20 kW, such as elevators, computer rooms, kitchens, printing equipment, and baling presses.

6.3.1.2.4 *Exception to Section 6.3.1.2:*

(a) 10% or less of the loads on a feeder may be from another usage category.

6.3.1.3 The power feeders for each category shall contain portable or permanent submetering prior to or within any primary or secondary distribution panels. Such provisions shall include a separate compartment or panel of adequate size and design to house the necessary voltage and current transformers. An accessible means of attaching clamp-on meters or split-core current transformers shall be provided.

6.3.1.4 The locations of these points of measurement may be central or distributed throughout the building, as appropriate to the layout of the building. A minimum arrangement shall provide a safe method for access to the enclosures through which feeder conductors pass, and have sufficient space to attach clamp-on or split-core current transformers. These enclosures may be separate compartments or combined with electrical cabinets serving another function. Enclosures so furnished shall be identified by available measuring function. A preferred arrangement would include kWh meters and demand registers, or a means to transmit such information to a building energy management control system.

6.3.1.5 In multiple-tenant buildings, where designed connected electrical service is over 250 kVA, each tenant space having a total connected load of more than 100 kVA shall have provision made to permit check-metering of the total tenant load. If the building is served by a common HVAC system, the HVAC loads need not be check metered for each tenant.

6.3.2 Transformers

6.3.2.1 All permanently wired transformers, that are part of the building electrical distribution system, except utility-owned transformers, shall be selected to minimize the combination of no-load, part-load, and full-load losses, without compromising the electrical system operating and reliability requirements.

6.3.2.2 If the total capacity of the transformers exceeds 300 kVA, a calculation of total estimated annual operating costs of the transformer losses shall be made. This calculation shall be based on estimated hours of transformer operation at projected part-load and full-load conditions, and the associated transformer core and coil losses. If appropriate data for projecting this calculation is unavailable, use Form 6.3–1 ''Transformer Loss Calculation Estimate'' as a basis for making the estimate. The calculations made in accordance with this section shall be used to compare among types of transformers and configurations available to the designer to balance energy costs with necessary operating flexibility, reliability (redundancy), and safety. The projected annual energy costs for the losses of the selected arrangement shall be retained as part of the electrical design documentation.

FORM 6.3-1

TRANSFORMER LOSS CALCULATION ESTIMATE

Transformer Number ____

Rated Temperature Rise ____

Cooling Medium ____

1. kVA	x	2. 0.	=			3. kW x 8760h	=	4. kWh
(Full-load Rating)	x	(No load Loss)	=			(No load kW) x 8760h	=	(Annual no load Loss)
5. h			x	0.1	x	6. kW	=	7. kWh
(Annual h of operation @ 10% to 50% of load)			x	0.1	x	(Rated Full load coil losses)	=	(Annual part load @ 10% to 50%)
8. h			x	0.5	x	9. kW	=	10. kWh
(Annual h of operation @ 50% to 80% of load)			x	0.5	x	(Rated full load coil losses)	=	(Annual part load @ 50% to 80%)
11. h			x	0.8	x	12. kW	=	13. kWh
(Annual h of operation @ 80% to 100% of load*)			x	8.0	x	(Rated full load coil losses)	=	(Annual part load @ 80% to 100%)
						Total	=	14. kWh
								(Total annual full and part load losses)
15. kWh			x			16 $ /kWh	=	17. $
(Total annual full and part load losses)			x			(Average cost of electricity per kWh)	=	(Total annual cost of transformer losses)

* If transformers are expected to operate regularly (by means of external cooling) at ratings above full-load kVA, a more precise loss calculation procedure is required.

6.3.3 Electric Motors

6.3.3.1 All permanently wired polyphase motors of 1 hp or more serving the building, shall meet the requirements of this section. Motors expected to operate more than 500 hours per year shall have a minimum acceptable nominal full-load motor efficiency no less than that shown in Table 6.3–1.

6.3.3.1.1 Table 6.3–1 applies to motors having nominal 1200, 1800, or 3600 RPM; with open, drip-proof, or TEFC enclosures. Other motor types are exempted from the minimum efficiency requirements of these standards.

6.3.3.1.2 Motor efficiency ratings shall be based on a statistically valid quality control procedure conforming with *ANSI/IEEE 112–1984, Test Method B (Dynamometer)* using *NEMA MG 1–1987* (MG 1–12.54 and MG 1–12.55) for motors below 500 hp. For motors 500 hp and above, *ANSI/IEEE 112–1984, Test Method B or Method F* (Equivalent Circuit Calculation), shall be used.

6.3.3.1.3 Values listed in Table 6.3–1 are nominal efficiencies. Minimum motor efficiencies shall not be less than the corresponding values provided in *NEMA MG 1–12.54*.

TABLE 6.3-1
MINIMUM ACCEPTABLE FULL-LOAD MOTOR EFFICIENCIES
FOR SINGLE SPEED POLYPHASE MOTORS[1]

HORSEPOWER	MINIMUM RATES EFFICIENCY PERCENT
1-4	78.5
5-9	84.0
10-19	85.5
20-49	88.5
50-99	90.2
100-124	91.7
125 and above	92.4

1 Motors operating more than 750 hours per year are likely to be cost-effective with efficiencies greater than those listed. The more efficient motors are classified by most manufacturers as "high-efficiency," and are presently available for common applications with typical nominal efficiencies of: 5hp, 89.5%; 10hp, 91.0%; 50hp, 94.1%; 100hp, 95.1%; 200hp, 96.2%. Guidance for evaluating the cost effectiveness of high efficiency motor applications is given in NEMA MG 10-83 (name).

6.3.3.1.4 Motor efficiency shall be tested using a statistically valid quality control procedure conforming with the *IEEE 112A, Test Method B (1978)* (Dynmometer) fan motors E below 500 hp, or *Test Method F (1978)* (Equivalent Circuit Calculation) based on no-load measurements for motors 500 hp and larger.

6.3.3.2 Motor nameplates shall list the minimum and the nominal full-load motor efficiencies and the full-load power factor.

6.3.3.3 Full-load motor power factor for three-phase motors can be calculated from nameplate data by Equation 6.3–1:

$$\% \text{ Power Factor} = (\text{hp} \times 745 \times 100)/(\text{nominal efficiency} \times \text{full-load amps} \times \text{rated voltage} \times 3^{0.5}).$$

Equation 6.3–1

6.3.3.4 Motor horsepower rating shall not exceed 125% of the calculated maximum load being served, or the next larger standard motor size if a standard rating does not fall within this range.

6.3.4 Operation and Maintenance of Electrical Systems

6.3.4.1 The designer shall specify that building owners be provided with written information that provides basic data relating to the design, operation, and maintenance of the electrical distribution system for the building. This shall include:

6.3.4.1.1 a single-line diagram of the "as-built" building electrical system;

6.3.4.1.2 schematic diagrams of electrical control systems (other than HVAC, covered elsewhere);

6.3.4.1.3 manufacturers' operating and maintenance manuals on active electrical equipment; and

6.3.4.1.4 the Transformer Loss Calculation Estimate if required by Section 6.3.2.2.

§ 435.107 Heating, Ventilation, and Air-Conditioning (HVAC) systems.

7.1 General

7.1.1 This section contains minimum and prescriptive requirements for the design of HVAC systems. It is recommended that the designer evaluate other energy conservation measures that may be applicable to the proposed design.

7.1.2 A building shall be considered in compliance with this section if the following conditions are met:

7.1.2.1 The minimum requirements of Section 7.3 are met; and

7.1.2.2 The HVAC system design complies with the prescriptive criteria of section 7.4. For the design of HVAC systems that incorporate innovative or alternate design strategies, the compliance paths set forth in Section 11.0 or 12.0 should be used.

7.2 Principles of Design

7.2.1 Control of Equipment Loads

7.2.1.1 The thermal impact of equipment and appliances shall be minimized by use of hoods, radiation shields, or other confining techniques, and by use of controls to assure that such equipment is turned off when not needed. In addition, major heat-generating equipment shall, where practical, be located where it can balance other heat losses. For example, computer centers or kitchen areas could be located in the north or northwest perimeter areas of buildings depending on climate and prevailing wind directions. In addition, heat recovery shall be specifically considered for this equipment.

7.2.2 HVAC System Design

7.2.2.1 Separate HVAC systems shall be considered to serve areas expected to operate on widely differing operating schedules or design conditions. For instance, systems serving office areas should generally be separate from those serving retail areas. When a single system serves a multi-tenant building, provisions shall be made to shut-off or set-back the heating and cooling to each area independently.

7.2.2.2 Spaces with relatively constant and weather-independent loads may be served with systems separate from those serving perimeter spaces. Areas with special temperature or humidity requirements, such as computer rooms, shall be served by systems separate from those serving areas that require comfort heating and cooling only, alternatively, these areas shall be served by supplementary or auxiliary systems.

7.2.2.3 The supply of zone cooling and heating shall be sequenced to prevent the simultaneous operation of heating and cooling systems for same space. Where this is not possible due to ventilation or air circulation requirements, air quantities shall be reduced as much as possible before reheating, recooling, or mixing hot and cold air streams. Finally, supply air temperature shall be reset to extend economizer operations and to reduce reheat, recool, or mixing losses.

7.2.2.4 Systems serving areas with significant internal heat gains (lighting, equipment, and people), especially interior zones with little or no exposure to outside air, shall be designed to take advantage of mild or cool weather conditions to reduce cooling energy if heat recovery systems are not used. These systems, called air or water economizers, shall be designed to provide a partial reduction in cooling loads even when mechanical cooling must be used to provide the remainder of the load. Economizer controls shall