

Public Review Draft

Proposed Addendum bt to Standard 189.1-2017

Standard for the Design of High-Performance Green Buildings Except Low-Rise Residential Buildings

First Public Review (June 2020)
(Draft Shows Proposed Changes to Current Standard)

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ASHRAE, 1791 Tullie Circle, NE, Atlanta GA 30329-2305



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Foreword

This proposal aligns the Standard 189.1 occupancy sensor maximum time delay requirements in hotel/motel guestrooms with similar requirements in ASHRAE 90.1. Recent changes to ASHRAE 90.1-2019 have resulted in a 20 minute time delay by occupancy sensors for the control of HVAC and Ventilation [§6.4.3.3.5] and control of lighting [§9.4.1.3(b)]. This change reduces the current Standard 189.1 time delay from 30 minutes to 20 minutes, which saves more energy as lights and HVAC setpoints and ventilation will turn off sooner after the guest room has been vacated. This change will not affect the amenity of the space as the environmental changes will occur while the guest room is unoccupied.

[Note to Reviewers: This addendum makes proposed changes to the current standard. These changes are indicated in the text by underlining (for additions) and ~~strikethrough~~ (for deletions) except where the reviewer instructions specifically describe some other means of showing the changes. Only these changes to the current standard are open for review and comment at this time. Additional material is provided for context only and is not open for comment except as it relates to the proposed changes.]

Addendum bt to 189.1-2017

Revise Section 7.4.3.9 as follows:

7.4.3.9 Automatic Control of HVAC and Lights in Hotel/Motel Guest Rooms. ~~In~~ Where hotels and motels ~~with~~ have over 50 guest rooms, *automatic controls* for the lighting, switched outlets, television, and HVAC equipment serving each guest room shall be configured according to the following requirements. Captive keycard systems shall not be used to comply with this section.

7.4.3.9.1 Lighting and Switched Outlet Control. Within ~~30~~ 20 minutes of all occupants leaving the guest room, power for lighting and switched outlets shall be automatically turned off.

7.4.3.9.2 Television Control. Within ~~30~~ 20 minutes of all occupants leaving the guest room, televisions shall be automatically turned off or placed in sleep or standby mode.

7.4.3.9.3 HVAC Set-Point Control. Within ~~30~~ 20 minutes of all occupants leaving the guest room, HVAC set points shall be automatically raised by at least 5°F (3°C) from the occupant set point in the cooling mode and automatically lowered by at least 5°F (3°C) from the occupant set point in the heating mode. When the guest room is unrented and unoccupied, HVAC set points shall be automatically reset to 80°F (27°C) or higher in the cooling mode and to 60°F

(16°C) or lower in the heating mode. Unrented and unoccupied guest rooms shall be determined by either of the following criteria:

- a. The guest room has been continuously unoccupied for up to 16 hours.
- b. A *networked guest-room control system* indicates the guest room is unrented and the guest room is unoccupied for no more than ~~30~~ 20 minutes.

Exceptions to 7.4.3.9.3:

- 1. A *networked guest-room control system* may return the thermostat set points to their default set points 60 minutes prior to the time the room is scheduled to be occupied.
- 2. Cooling for humidity control shall be permitted during unoccupied periods.

7.4.3.9.4 Ventilation Control. Within ~~30~~ 20 minutes of all occupants leaving the guest room, ventilation and exhaust fans shall be automatically turned off, or *isolation devices* serving each guest room shall automatically shut off the supply of *outdoor air* to the room and shut off exhaust air from the guest room. In conjunction with the *automatic* ventilation shutoff, an *automatic* preoccupancy purge cycle shall provide *outdoor air* ventilation as specified in Section ~~8.3.1.6.8.3.1.9.~~

~~**7.4.3.9.5 Automatic Control.** Captive keycard systems shall not be used to comply with Section 7.4.3.9.~~

Note to reviewers:

Addendum ad, published on the ASHRAE website, deleted a section within Section 7.4.3 and changed the subsequent section numbers including those above.