

Public Review Draft

Proposed Addendum j to Standard 189.1-2023

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

First Public Review (November, 2024)
(Draft Shows Proposed Changes to Current Standard)

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Foreword

As ASHRAE 90.1-2022 and its addenda (i.e. published Addendum k) have added renewable generation and procurement requirements to the Standard, some renewable definitions and terms have mirrored what previously had been published in ASHRAE 189.1. However, the offsite procurement definitions and terms in ASHRAE 90.1 differ in several respects from Standard 189.1, and this addenda brings from ASHRAE 90.1 to ASHRAE 189.1 specific modifications that can clarify text for users, and that can establish consistency in ASHRAE 189.1 with the underlying ASHRAE 90.1 language, where appropriate.

[Note to Reviewers: This addendum makes proposed changes to the current standard. These changes are indicated in the text by underlining (for additions) and ~~striketrough~~ (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 j to 189.1-2023

Modify Definitions in Section 3 as follows:

community renewable energy facility: a facility that ~~generates electricity with~~ produces energy harvested from photovoltaic, solar thermal, *geothermal energy*, or wind energy systems, and is qualified as a community energy facility under applicable ~~jurisdictional state and local utility~~ statutes and rules.

directly-owned renewable energy facility: an off-site renewable energy system owned by the building project owner.

renewable energy power purchase agreement (PPA), financial: a financial arrangement between a renewable ~~electricity generator~~ energy provider and a purchaser wherein the purchaser pays or guarantees a price to the generator for the project’s renewable ~~generation~~ energy. Also known as a “financial power purchase agreement” and “virtual power purchase agreement.”

renewable energy power purchase agreement (PPA), physical: a contract for the purchase of renewable ~~electricity~~ energy from a specific renewable ~~electricity generator~~ energy provider to a purchaser of renewable ~~energy~~ electricity.

Modify Section 7.4.1.1 as follows:

7.4.1.1 On-Site Renewable Energy Systems. The *building project* shall have a renewable energy system that provides energy to the project that is not less than the renewable energy requirement from Table 7.4.1.1 multiplied by the gross conditioned and semiheated floor areas of the *building project*. Where there are multiple tenants within a *building project*, the energy shall be assigned to each tenant based on the total of *gross conditioned* and *semiheated floor area* of each tenant *space*.

The *renewable energy system* shall be made up of one or more of the following system types. Off-site renewable energy systems shall comply with Section 7.4.1.3.

- a. *On-site renewable energy system*
- b. *Off-site renewable energy system*
 1. ~~Off-site renewable energy system owned by the building project owner~~ *directly-owned renewable energy facility*
 2. *Community renewable energy facility*
 3. *Financial renewable energy PPA*
 4. *Physical renewable energy PPA*

Modify Table 7.4.1.2 as follows:

Table 7.4.1.2 Multipliers for Renewable Energy Procurement Methods

Location	Renewable Energy Source	Renewable Energy Factor
On-site	<i>On-site renewable energy system</i>	1.00
Off-site	Off-site renewable energy system owned by the building project owner <i>Directly-owned renewable energy facility</i>	0.75
	<i>Community renewable energy facility</i>	0.75
	<i>Financial renewable power purchase agreement</i>	0.75
	<i>Physical renewable power purchase agreement</i>	0.75