

FAQ:

When performing tenant fit-out work within an existing building, if lighting fixtures and existing wiring are altered, do the new lighting fixtures and wiring have to meet all of the control and functional lighting requirements of 2021 IECC Section C405 and C408?

Background:

2021 IECC Chapter 5 [CE] regulates energy conservation requirements for all work within existing buildings. Specifically, IECC Section C503 lists the provisions applicable to *alterations* within existing buildings.

In general, IECC Section C503 requires alterations to both (a) be performed in a manner that does not decrease the level of compliance of the existing building with current Codes and, where specifically required, (b) upgrade the elements being altered to meet current Code requirements.

With regards to alterations involving lighting systems within an existing building IECC Section C503.5 reads:

C503.5 Lighting systems. New lighting systems that are part of an *alteration* shall comply with Sections C405 and C408.

Exception. *Alterations* that replace less than 10 percent of the luminaires in a space, provided that such *alterations* do not increase the installed interior lighting power.

To clarify the above requirements, for the purposes of IECC C503.5 a “space” is considered by the Department as the entire tenant space within which the proposed *alterations* work is being performed and is not limited to a specific room or enclosed area.

Answer:

No, compliance with IECC C405 and C408 is not required for the *alterations* unless either (a) the new lighting system being installed as part of the *alterations* work exceeds 10% of the luminaires in the entire tenant space or (b) the new lighting systems being installed as part of the *alterations* work causes an increase to the total installed interior lighting power, measured in Watts per. Sq. ft. (Watts/sq. ft.)

Questions?

Call 311 or (215) 686-8686 (if outside Philadelphia) or submit an online form via <http://www.phila.gov/li/get-help>.

Disclaimer:

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