

CITY & COUNTY OF DENVER COMMUNITY PLANNING & DEVELOPMENT BUILDING PERMIT POLICY		
Subject: <b>DEC and DGC Compliance for Core &amp; Shell and Tenant Finish</b>		
Approved: <b>Eric Browning, PE, Chief Building Official</b>		Drafted by: <b>Morrison</b>
Number: <b>DEC C401.2.1, DGC 101.4.1</b>	Prior Version: Dec. 5, 2023 Revision Date: <b>April 24, 2024</b>	Page: <b>1 of 3</b>

**Reference:** Denver Energy Code (DEC) C401.2.1, C402, C406, C407, C408, Appendix SE; Denver Green Code (DGC) Section 101.4.1

**Scope:** This policy clarifies the requirements for Core and Shell projects and Tenant Finish projects demonstrating compliance with the 2022 Denver Energy Code and the 2022 Denver Green Code.

**All-Electric Properties:**

For all projects where the Core and Shell project or another previous project selected the all-electric property designation compliance pathway, all future work shall also comply with the all-electric Property definition according to the policy.

**C402 Building Envelope Requirements**

Building envelope requirements under C402 including C402.5 Air leakage – thermal envelope and C402.5.1.5 Building envelope performance verification shall be met for the core and shell project.

**Core and Shell Projects using DEC C401.2.1.(1) Prescriptive Compliance Option:**

Core and shell projects are eligible to receive additional efficiency credits within Section C406 either:

1. Based on the systems where complete systems have been designed and submitted with design documents OR
2. Based on future systems to be designed and installed by the tenant, thereby obligating the tenant to comply with the selected credits or an equivalent number of credits. The permit set of construction drawings must indicate the items in Table C406.1 that are deferred to the tenant.

Core and shell projects shall meet the requirements of C408 Maintenance Information and System Commissioning for the equipment included within the work of the core and shell project.

**Building Owner Responsibility**

It is the Core and Shell Owner’s responsibility to share with prospective tenants all design parameter options selected on behalf of tenant finish scope that affect energy use in the building.

**Tenant Responsibility**

If the proposed non-previously occupied tenant finish Building Type in Table C406.1(2) is the same as assumed under the Core and Shell project, the project shall comply with either:

1. Section C406.1.1 Tenant spaces when the Core and Shell project does not obligate them to achieve more than 10 credits OR
2. When the Core and Shell project obligates the tenant to achieve more than 10 credits, the tenant finish must comply with either the credits shown in Table C406.1 as documented by the Core and Shell project or achieve an equivalent number of credits. The construction drawing permit set must indicate the number of credits required by the Core and Shell project and document the number included in the tenant project.

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If the proposed non-previously occupied tenant finish Building Type in Table C406.1(2) is different than the type assumed under the Core and Shell project, the total required credits for the proposed tenant finish shall be that of the proposed Building Type in Table C406.1(2).

The non-previously occupied tenant finish shall meet the requirements of C408 Maintenance Information and System Commissioning for the equipment included within and completed with the work of the tenant finish project.

**Core and Shell Projects using DEC C401.2.1.(2) Building Performance paths Section C407, Appendix SE:**

Based on the ASHRAE Standard 90.1 User’s Manual for Appendix G: Performance Rating Method for guidance on applying the Performance Rating Method to buildings for which systems have not been designed, Core and Shell projects complying with Section C407 or Appendix SE shall receive energy savings based on the complete systems that have been designed and submitted with design documents. Systems that are not designed shall match the mandatory requirements. Where space use classification neither exists nor are designated in design documents, a use type shall be specified in accordance with ASHRAE 90.1-2019 Section 9.5.1 consistent with Section G.3.1.1, and temporary systems (not used for the tenants) shall be considered “neither existing nor submitted with design documents”.

**Building Owner Responsibility**

It is the Core and Shell project Owner’s responsibility to share with prospective tenants all design parameter options selected on behalf of tenant finish scope that affect energy use in the building, and upon request, the energy model(s) for code compliance.

**Tenant Responsibility**

Non-previously occupied tenant spaces in Core and Shell projects that comply with Section C407 may use Exception #2 in Section C406.1.1 when the tenant and Core and Shell projects both use the same code version or shall comply with C406.1.1.

If the tenant finish work does not meet or exceed proposed design energy model attributes shown in the performance path documentation of the Core and Shell project, the tenant finish team may submit updated performance path documentation showing that energy code compliance is maintained.

The non-previously occupied tenant finish shall meet the requirements of C408 Maintenance Information and System Commissioning for the equipment within and completed with the work of the tenant finish project.

**2022 Denver Green Code Limited Mandatory Use Requirements for Core and Shell Projects:**

Core and Shell projects are considered “New Construction” under the 2022 Denver Green Code and must meet all minimum Limited Mandatory Use requirements outlined in Section 101.4.1.

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Selected provisions may apply to either:

1. Components and systems designed and submitted with the design documents, or
2. Future components or systems to be designed and installed by the tenant, thereby obligating the tenant to comply with requirements of the selected provisions. The permit set must indicate which provisions selected to meet the minimum requirements outlined in Table 101.4.1 are partially or fully deferred to the tenant.

**Building Owner Responsibility**

It is the Core and Shell project Owner’s responsibility to share with prospective tenants all assumptions made on behalf of tenant finish scope for compliance with the 2022 Denver Green Code.

**Tenant Responsibility (Non-previously occupied tenant spaces)**

Non-previously occupied tenant spaces in Core and Shell projects are considered part of the Core and Shell project for compliance with the 2022 Denver Green Code and do not have to separately meet the Limited Mandatory Use requirements of Section 101.4.1.

If the Core and Shell project meets all minimum requirements through components and systems designed and submitted with the design documents, no further action is required.

If the Core and Shell project obligates the tenant finish work to meet requirements of provisions selected to meet the minimum requirements outlined in Table 101.4.1, the submitted tenant finish design documents must either:

1. Show compliance with all deferred requirements indicated as deferred under the submitted Core and Shell project design documents, or
2. Show compliance with alternative provisions that satisfy the overall minimum Limited Mandatory Use requirements for the Core and Shell and tenant finish project. If the selected provisions differ from those indicated in the submitted Core and Shell project design documents, an updated Denver Green Code Limited Mandatory Use checklist must be submitted showing that the quantity of required provisions as outlined in Table 101.4.1 is met for the full Core and Shell and tenant finish project.

**Tenant Responsibility (Previously occupied tenant spaces)**

A tenant finish project in a previously occupied space is required to meet the Limited Mandatory Use requirements of Section 101.4.1 if the project scope is classified as a *Major Renovation, Commercial* as defined in the 2022 Denver Green Code.