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**Chapter 13C**  
**GREEN BUILDING REQUIREMENTS**

The City and County of San Francisco ~~adopts-amends~~ the ~~2010-2013~~ Cal Green Code ~~as amended by the City & County of San Francisco and herein printed as Chapter 13C of the San Francisco Building Code.~~

*Replace the chapters as follows:*

**Chapter 13C.1**  
**GENERAL**

**SECTION 13C.101 – GENERAL**

**13C.101.1 Title.** These regulations shall be known as the **San Francisco** Green Building Code and may be cited as such and will be referred to herein as “this code”. The **San Francisco** Green Building Code is **Chapter 13C** of the official compilation and publication of the adoption, amendment and repeal of building regulations to the **San Francisco Building Inspection Commission Amendments** to the California Building Standards Code.

**13C.101.2 Purpose.** The purpose of this chapter is to **promote the** health, safety and welfare of **San Francisco residents, workers, and visitors** by **minimizing** the use and waste of energy, water and other resources in the construction and operation of buildings in the City and County of San Francisco and by providing a healthy indoor environment. The green building practices required by this chapter will also further the goal of reducing the greenhouse gas emissions in the City and County of San Francisco to ~~20-25~~ percent below 1990 levels by the year ~~2012~~**2017**, as stated in Board of Supervisors Resolution No. 158-02 and ~~the City’s 2004 Climate Action Plan~~**San Francisco Environment Code Chapter 9.**

**13C.101.3 Scope.** The provisions of this code shall apply to the planning, design, operation, construction, use and occupancy of every newly constructed building or structure, unless other wise indicated in this code, as well as alterations to existing buildings throughout the **City and County of San Francisco.**

**While this code references the standards of green building programs, the City and County of San Francisco does not confer certification under any green building program.**

**13C.101.3.1 Regulated buildings, structures and applications.** Provisions of this code shall apply to ~~all~~ occupancy types ~~regulated by the San Francisco Building Code, including: A, B, E, F, H, I, L, M, and R, S, and U~~ as defined by California Building Code Title 24 Section 302 (~~2010~~**2013**) as amended.

~~**13C.101.4 Appendices. [Reserved]**~~

**13C.101.5 Referenced codes and standards.** The codes and standards referenced elsewhere in this code shall be considered part of the requirements of this code to the **extent** prescribed

49 of each such reference.

50

51 **13C.101.6 Order of precedence and use.**

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53 **13C.101.6.1 Differences.** In the event of any differences between these building standards and  
54 the standard reference documents, the text of **this Chapter** shall govern.

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56 **13C.101.6.2 Specific provision.** Where a specific provision varies from a general provision,  
57 the specific provision shall apply.

58

59 **13C.101.6.3 Conflicts.** When the requirements of this code conflict with the requirements of  
60 any other part of the California Building Standards Code, Title 24, **any provision contained**  
61 **elsewhere in the San Francisco Municipal Code, or any regulation or requirement adopted**  
62 **by the Public Utilities Commission or other City agency under its Charter authority, the**  
63 **most restrictive requirement shall prevail.**

64

65 **13C.101.6.4 Explanatory notes.** Explanatory material, such as references to web sites or  
66 other sources where additional information may be found, is included in this code in the form  
67 of notes. Notes are informational only and are not enforceable requirements of this code.

68

69 **13C.101.7 City and county amendments, additions and deletions.** **This chapter**  
70 **includes the amendments, deletions, and additions necessary to enforce California green**  
71 **building minimum mandatory measures as well as maintain stricter local standards.**

72

73 ~~**13C.101.8 Reserved.**~~

74

75 ~~**13C.101.9 Reserved.**~~

76

77 **13C.101.10 Equivalency.** Wherever reference is made to the LEED® or GreenPoint  
78 Rated systems, a comparable equivalent rating system may be used if approved by the  
79 Director. The applicable LEED®, GreenPoint Rated or equivalent versions of  
80 performance standards for applications subject to this chapter are:

81

82 LEED® for Green Interior Design and Construction v2009

83

84 LEED® for Building Design and Construction v2009

85

86 GreenPoint Rated (GPR) Single Family New Home Construction – v~~6~~ ~~2009-11 version~~

87

88 GreenPoint Rated (GPR) New Multifamily Construction – v~~6~~ ~~2009-11 version~~

89

90 LEED® for Homes ~~v2009-v2008 (applicable as an equivalent compliance path for~~  
91 ~~residential projects of 4 stories or greater, where CalGreen mandatory measures are~~  
92 ~~not required.)~~

93

94 Wherever specific LEED® prerequisites or credits are cited, such references are to  
95 LEED® BD&C 2009. More recent LEED® and GreenPoint Rated versions may be used,  
96 provided the credits and points achieved are as or at least as stringent as LEED® BD&C

97 **2009 or GPR 2009-11.**

98  
99 **Wherever the LEED® or GreenPoint Rated systems include a minimum energy or other**  
100 **performance requirement, the permit applicant may choose to meet the minimum**  
101 **performance requirements with an alternative equivalent method approved by the**  
102 **Director.**

103  
104 **Compliance with any of these requirements may be verified and/or certified by any means,**  
105 **including third-party review, as approved by the Director.**

106  
107 **13C.101.11 Effective use of this code.** The following steps may be used to establish which  
108 provisions of this code are applicable to a specific occupancy:

- 109 1. Establish the type of occupancy.
- 110 2. **Find** the chapter which covers the established occupancy.
- 111 3. **Identify** the minimum requirements of this code for the established occupancy in  
112 **chapters Sections 13C.4 and 13C.5.**

113  
114 4. **Administrative Bulletin 93, provided by the Department of Building Inspection,**  
115 **summarizes how the requirements of this code, California Green Building Standards Code**  
116 **(CalGreen) Title 24 Part 11 (2013) and relevant local requirements may be met.**  
117 **Appendices to Administrative Bulletin 93 include tabular summaries of required**  
118 **measures, and provide submittal forms.**

## 119 **Chapter 13C.2**

### 120 **DEFINITIONS**

#### 121 **SECTION 13C.201 – GENERAL**

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125 **13C.201.1 Scope.** The following words and terms shall, for the purposes of this **chapter**,  
126 have the meanings **indicated**.

#### 127 **SECTION 13C.202 – DEFINITIONS**

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131 **CALGreen. California Green Building Standards Code, CCR Title 24 Part 11 (2013).**

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135 **GREEN BUILDING.** A holistic approach to design, construction, and demolition that  
136 minimizes the building's impact on the environment, the occupants, and the community.

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139  
140 **GREENPOINT RATED, GREENPOINTS and GREENPOINTS CHECKLIST.** The  
141 residential green building rating system and checklist and certification methodology of  
142

145 the non-profit organization Build It Green.

146

147 **HIGH-RISE RESIDENTIAL BUILDING.** A ~~high-rise~~ building that is of Occupancy  
148 Group R and is four stories or greater. ~~contains Group R residential occupancies.~~

149

150 **HISTORICAL RESOURCE.** A property that meets the terms of the definitions in  
151 Section 21084.1 of the CEQA Statute (The California Environmental Quality Act [Public  
152 Resources Code Section 21084.1]) and Section 15064.5 of the CEQA Guidelines, as  
153 determined by the San Francisco Planning Department.

154

155

156 **LARGE COMMERCIAL BUILDING.** A commercial building or addition of Group B, M,  
157 A, or I occupancy that is 25,000 gross square feet or more.

158

159 **LEED® and LEED® CHECKLIST.** The Leadership in Energy and Environmental Design  
160 rating system, certification methodology, and checklist of the United States Green  
161 Building Council (USGBC).

162

163 **LOW-RISE RESIDENTIAL BUILDING.** A building that is of Occupancy Group R and is three stories or less, or that is a  
164 one- or two-family dwelling or townhouse.

165

166 **MAJOR ALTERATIONS.** Alterations where interior finishes are removed and significant  
167 upgrades to structural and mechanical, electrical and/or plumbing systems are proposed  
168 where areas of such construction are 25,000 gross square feet or more in Group B, M or R  
169 occupancies of existing buildings.

170

171 **MID-SIZE COMMERCIAL BUILDING.** A commercial building of Group B or M  
172 occupancy that is 5,000 or more and less than 25,000 gross square feet, and is not a  
173 high-rise building.

174

175 ~~**MID-SIZE RESIDENTIAL BUILDING.** A building that contains five or more dwelling~~  
176 ~~**units and is not a high-rise building.**~~

177

178 **NEWLY CONSTRUCTED (or NEW CONSTRUCTION).** A newly constructed building  
179 (or new construction) **is a building that has never before been used or occupied for any**  
180 **purpose and** does not include additions, alterations or repairs.

181

182 **NEW LARGE COMMERCIAL INTERIORS.** First-time tenant improvements where areas of  
183 such construction are over 25,000 gross square feet or more in Group B or M occupancy areas  
184 of existing buildings.

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186

187 [NOTE DELETION]

188 ~~**SMALL RESIDENTIAL BUILDING.** A building that has four or fewer dwelling units and~~  
189 ~~**is not a high-rise building.**~~

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**Chapter 13C.3  
GREEN BUILDING**

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**SECTION 13C.301 – GENERAL**

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**13C.301.1 Scope.** Newly constructed buildings in the City and County of San Francisco shall comply with the measures specified as mandatory under the California Green Building Standards Code (CalGreen) ~~in the manner specified in this Chapter as applicable.~~

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Additional green building requirements established by the City and County of San Francisco in 2008 are mandatory for:

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(1) Newly constructed Group R occupancy buildings,

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(2) Newly constructed buildings of Group B, M, A, and I occupancies that are 25,000 gross square feet or more,

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228

(3) New first-time build-outs of commercial interiors that are 25,000 gross square feet or more in buildings of Group B or M occupancies, and

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(4) Major alterations that are 25,000 gross square feet or more in existing buildings of Group B, M or R occupancies, where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed.

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Exempt from additional local requirements ~~of this chapter beyond CalGreen mandatory measures~~, unless otherwise noted, are:

(1) Any new building in which laboratory use of any occupancy classification is the primary use, and

(2) Any building undergoing renovation in which the area of renovation will be primarily for laboratory use of any occupancy classification.

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**SECTION 13C.302 – MIXED OCCUPANCY BUILDINGS**

**13C.302.1 Mixed occupancy buildings.** In mixed occupancy buildings, each portion of a building shall comply with the specific CalGreen mandatory measures applicable to each specific occupancy. However, to fulfill any additional local green building requirements, the project sponsor may apply a single required green building standard to the entire building.

**SECTION 13C.303 – PHASED PROJECTS**

**13C.303.1 Phased projects.** For shell buildings and others constructed for future tenant

241 improvements, only those code measures relevant to the building components and systems  
242 considered to be new construction (or newly constructed) shall apply.

243  
244 **13C.303.1.1 Maintenance of required features.** Any structure subject to this chapter  
245 shall maintain the green building features required herein, or equivalent, regardless of  
246 subsequent alterations, additions, or changes of use, unless subject to subsequent or more  
247 stringent requirements.

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249 **Chapter 13C.4**  
250 **RESIDENTIAL REQUIREMENTS**

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253 **SECTION 13C.4.101 – GENERAL**

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255 **13C. 4.101.1 Purpose.** This division outlines green building requirements for all newly  
256 constructed Group R occupancy buildings as well as major alterations of Group R  
257 occupancy buildings to promote the health, safety and welfare of San Francisco residents.

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259 **SECTION 13C.4.103 – REQUIREMENTS FOR GROUP R OCCUPANCY BUILDINGS**

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262 **13C.4.103.1 New ~~small and midsize~~ low-rise residential buildings.**

263  
264 **13C.4.103.1.1 Rating requirements.** ~~Effective January 1, 2011, a~~ New **low-rise**  
265 **residential** buildings must be GreenPoint Rated and applicants must submit  
266 documentation demonstrating that a minimum of 75 GreenPoints from the GreenPoints  
267 Single Family New Construction Checklist or the GreenPoints Multifamily New  
268 Construction Checklist will be achieved. Alternatively, this rating requirement may be  
269 met by obtaining LEED Silver certification.

270  
271 **13C.4.103.1.2 Stormwater management.** In addition to any stormwater measures  
272 required in the course of meeting the GreenPoint Rated standard, projects disturbing  
273 5,000 square feet or more in ground area shall meet or exceed the stormwater  
274 management controls adopted by the San Francisco Public Utilities Commission,  
275 including LEED® SS 6.1® and 6.2 as applicable. ~~All new building projects—including~~  
276 ~~those of less than one acre in area—must also develop and implement construction activity~~  
277 ~~pollution prevention and site run-off controls adopted by the San Francisco Public~~  
278 ~~Utilities Commission, as applicable.~~

279  
280 **13C.4.103.2 New high-rise residential buildings.**

281  
282 **13C.4.103.2.1 Rating requirement.** ~~Effective January 1, 2011, p~~Permit applicants must  
283 submit documentation to achieve LEED® “Silver” certification. Alternatively, this rating  
284 requirement may be met by obtaining the GreenPoint Rated designation and submitting  
285 documentation demonstrating that a minimum of 75 GreenPoints from the GreenPoint  
286 Rated Multifamily New Construction checklist will be achieved.

287  
288 **13C.4.103.2.2 Indoor water use reduction.** Permit applicants must submit

289 documentation verifying that a minimum 30 percent reduction in the use of indoor potable  
290 water is achieved, as calculated to meet LEED® credit WE3.2. Projects applying  
291 GreenPoint Rated or other equivalent rating systems may use the CalGreen Performance  
292 Method (Title 24 Part 11 Section 4.301.1.2, and WorkSheet WS-1) to demonstrate 30%  
293 reduction.  
294

295 13C.4.103.2.3 Construction debris management. Permit applicants must submit  
296 documentation verifying the diversion of a minimum 75 percent of the projects  
297 construction and demolition debris, as calculated to meet LEED® credit MR2.2. The  
298 waste management plan necessary to meet this requirement shall be updated as necessary  
299 and shall be accessible during construction for examination by the Department of  
300 Building Inspection. Permit applicants must also meet the requirements of San Francisco  
301 Environment Code Chapter 14 and San Francisco Building Code Chapter 13B  
302 (Construction and Demolition Debris Recovery Program.)  
303

304 13C.4.103.2.4 Stormwater management. Stormwater management shall meet the  
305 stormwater management controls adopted by the San Francisco Public Utilities  
306 Commission, and shall meet or exceed the applicable LEED® SS 6.1 and SS 6.2 credits.  
307

308 13C.4.103.2.4.1 Construction activity stormwater pollution prevention. All projects,  
309 whether greater or less than one acre, must develop and implement construction activity  
310 pollution prevention and site run-off controls adopted by the San Francisco Public  
311 Utilities Commission, as well as LEED® prerequisite SSp1, as applicable.  
312

313 13C.4.103.3 Major alterations to existing group R occupancy buildings.  
314

315 13C.4.103.3.1 Rating requirement. ~~Effective January 1, 2011, permit applicants must~~  
316 ~~submit documentation to achieve LEED® “Silver” certification. Effective January 1,~~  
317 ~~2012, Permit~~ applicants must submit documentation achieve a LEED® Gold rating.  
318 Alternatively, this rating requirement may be met by obtaining the GreenPoint Rated  
319 designation and submitting documentation demonstrating that a minimum of 75  
320 GreenPoints from the GreenPoint Rated Multifamily New Construction checklist will be  
321 achieved.  
322

323 13C.4.103.2.3.2 Low-emitting materials. Alterations utilizing LEED® must submit  
324 documentation to verify the use of low-emitting materials meeting the LEED® credits EQ  
325 4.1 (adhesives and sealants), EQ 4.2 (paints and coatings), and EQ 4.3 (carpet systems)  
326 where applicable.  
327

328 Alterations utilizing GreenPoint Rated must submit documentation to verify the use of  
329 low-emitting materials meeting the GreenPoint Rated Multifamily New Homes measures  
330 for low-emitting coatings, adhesives and sealants, and carpet systems.  
331

## 332 SECTION 13C.4.104 – HISTORIC PRESERVATION 333

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335 13C.4.104.1 On-site retention of historical features. For alterations of buildings  
336 determined to be historical resources, after demonstrating compliance with all applicable

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codes, including the ~~2008-2013~~ California Building Energy Efficiency Standards (Title 24, Part 6) and the 2010 California Historical Building Code (Title 24, Part 8), the minimum points or credits required under this chapter shall be reduced for retention and in-situ reuse or restoration of certain character defining features, as follows:

**TABLE 13C.4.104.A**

<b>SIGNIFICANT HISTORICAL ARCHITECTURAL FEATURES</b>	<b>PERCENT RETAINED *</b>	<b>ADJUSTMENT TO MINIMUM LEED POINT REQUIREMENT</b>	<b>ADJUSTMENT TO MINIMUM GREENPOINTS REQUIREMENT</b>
Windows @ principal façade(s)	At least 50%	2	7
Windows @ principal façade(s)	At least 75%	3	11
Windows @ principal façade(s)	100%	4	15
Other windows	At least 50%	1	3
Other windows	100%	2	6
Exterior doors @ principal façade(s)	100%	1	3
Siding or wall finish @ principal façade(s)	80%	1	4
Trim & casing @ wall openings on principal façade(s)	100%	1	3
Roof cornices or decorative eaves visible from right-of-way	100%	1	3
Sub-cornices, belt courses, water tables, and running trim visible from right-of-way	80%	1	3
Character-defining elements of significant interior spaces	At least 50%	2	7
Character-defining elements of significant interior spaces	100%	4	15
Other exterior ornamentation (e.g. cartouches, corbels, quoins, etc.) visible from right-of-way	80%	1	3

\* Retention includes the rehabilitation and repair of character-defining features that conform to the Secretary of the Interior’s Standards for the Treatment of Historic Properties.



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**SECTION 13C.4.105 – DEMOLITION OF EXISTING STRUCTURES**

**13C.4.105.1 Adjustments to rating requirements for building demolition and density. Applications subject to SFBC Chapter 13C, whereby construction of a new building is proposed within five years of the demolition of a building on the site, where such demolition occurred after the effective date of the Green Building Ordinance - November 3, 2008 - the sustainability requirements for new buildings pursuant to San Francisco Building Code Chapter 13C shall be increased as follows:**

**13C.4.105.1.1 LEED® Projects. For projects attaining a LEED® certification:**

**(1) Where the building demolished was an historical resource, the required points shall be increased by 10 points.**

**(2) Where the building demolished was not an historical resource, the required points shall be increased by 6 additional points.**

**(3) Where the building demolished was not an historical resource and the number of dwellings in the residential portion of the replacement structure are tripled, the required points shall be increased by 5 additional points.**

**13C.4.105.1.2 GreenPoint Rated Projects. For projects attaining GreenPoint Rated:**

**(1) Where the building demolished was an historical resource, the required points shall be increased by 25 additional points.**

**(2) Where the building demolished was not an historical resource, the required points shall be increased by 20 additional points.**

**(3) Where the building demolished was not an historical resource and the number of dwellings in the residential portion of the replacement structure are tripled, the required points shall be increased by 17 additional points.**

**DIVISION 13C.4.2 – ENERGY EFFICIENCY**

**SECTION 13C.4.201 – GENERAL**

**13C.4.201.1 Scope. Most common definitions of a green building include ~~at least a 15% a significant~~ reduction in energy usage ~~when compared in comparison~~ to statewide mandatory energy efficiency standards.**

**13C.4.201.1.1 Energy performance. [Reserved]  
Note: California Energy Commission approved software was not available to analyze the cost-effectiveness of potential energy efficiency requirements beyond Title 24 Part 6 (2013) standards at the time of writing. However, Title 24 Part 6 (2013) is estimated**

392 to be 25% stricter than prior standards when applied to new single family homes and  
393 low-rise residential buildings – stricter than the requirements of SFBC 13C (2010).  
394 Similarly, Title 24 Part 6 (2013) is estimated to be 14% stricter than prior standards  
395 when applied to new high-rise residential, approximately equivalent to SFBC 13C  
396 (2010).

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398 Chapter 13C.5  
399 NONRESIDENTIAL REQUIREMENTS  
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402  
403 SECTION 13C.5.101 – GENERAL  
404

405 13C.5.101 Purpose. This division outlines green building requirements for all newly  
406 constructed buildings that do not contain Group R occupancies, as well as major  
407 alterations to Group B and M occupancy buildings to promote the health, safety and  
408 welfare of San Francisco residents.  
409

410  
411 SECTION 13C.5.102 – DEFINITIONS  
412

413 13C.5.102 Definitions. [Reserved]  
414  
415

416 SECTION 13C.5.103 – GREEN BUILDING REQUIREMENTS  
417

418 13C.5.103.1 New large commercial buildings. The requirements of this section fulfill  
419 and replace all CALGreen mandatory measures, except where noted.  
420

421 13C.5.103.1.1 Rating Requirement. Permit applicants must submit documentation to  
422 achieve LEED® “SilverGold” certification. ~~Effective January 1, 2012, applicants must~~  
423 ~~submit documentation to achieve a LEED® “Gold” certification.~~  
424

425 13C.5.103.1.2 Indoor water use reduction. Permit applicants must submit  
426 documentation verifying that a minimum 30 percent reduction in the use of indoor potable  
427 water is achieved, as calculated to meet LEED® credit WE3.2.  
428

429 13C.5.103.1.3 Construction debris management. Permit applicants must submit  
430 documentation verifying the diversion of a minimum 75 percent of the projects  
431 construction and demolition debris, as calculated to meet LEED® credit MR2.2. Permit  
432 applicants must also meet the requirements of San Francisco Environment Code Chapter  
433 14 and San Francisco Building Code Chapter 13B (Construction and Demolition Debris  
434 Recovery Program.) The waste management plan necessary to meet this requirement shall  
435 be updated as necessary and shall be accessible during construction for examination by  
436 the Department of Building Inspection.  
437

438 13C.5.103.1.4 Commissioning. Meet the Building Commissioning requirements for  
439 energy systems as required by Title 24, Part 6, Section 120.8 and~~Permit applicants must~~

440 submit documentation verifying that the facility ~~has been or will meet the criteria~~  
441 ~~necessary to meet LEED® credit EA 3.0 (Enhanced Commissioning), in addition to~~  
442 LEED® prerequisite EAp1 (Fundamental Commissioning of Building Energy Systems.)  
443

444 13C.5.103.1.5 Renewable energy. Effective January 1, 2012, permit applicants must  
445 submit documentation verifying ~~that~~ either:  
446

447 (1) Acquisition of renewable on-site energy or purchase of green energy credits in  
448 accord with LEED EA2 or EA6, OR  
449

450 (2) ~~In addition to meeting 13C.5.103.2.7 Energy Performance requirement, a~~  
451 ~~an additional~~ 10% compliance margin over Title 24 Part 6 2008 California Energy  
452 Standards, ~~for a total compliance margin of at least 25%.~~  
453

454 13C.5.103.1.6 Stormwater Management. Stormwater management shall meet the  
455 stormwater management controls adopted by the San Francisco Public Utilities  
456 Commission, and shall meet or exceed the applicable LEED® SS 6.1 and SS 6.2 credits. All  
457 new large commercial building projects ~~regardless of size must develop and implement a~~  
458 ~~construction activity pollution prevention plan meeting~~ LEED® prerequisite SSp1, and  
459 implement site run-off controls adopted by the San Francisco Public Utilities Commission  
460 as applicable.  
461

462 ~~13C.5.103.1.7~~—Energy performance. [Reserved]  
463

464 Note: California Energy Commission approved software was not available to analyze  
465 cost-effectiveness of potential energy efficiency requirements beyond Title 24 Part 6  
466 (2013) standards at the time of writing. However, Title 24 Part 6 (2013) is estimated to  
467 be 25% stricter than prior standards when applied to new single family homes and  
468 low-rise residential buildings – stricter than the requirements of SFBC 13C (2010).  
469 Similarly, Title 24 Part 6 (2013) is estimated to be 14% stricter than prior standards  
470 when applied to new high-rise residential, approximately equivalent to SFBC 13C  
471 (2010).  
472

473 13C.5.103.1.8 Temporary ventilation and IAQ Management during construction.  
474 Permit applicants must submit documentation verifying that an Indoor Air Quality  
475 Management Plan is prepared and implemented which meets LEED® credit EQ 3.1 and  
476 Title 24 Part 11 5.504.1.3. ~~This includes meeting or exceeding the recommended Control~~  
477 ~~Measures of the Sheet Metal and Air Conditioning National Contractors Association~~  
478 ~~(SMACNA) IAQ Guidelines for Occupied Buildings under Construction, 2nd Edition~~  
479 ~~2007, ANSI-SMACNA 008-2008 (Chapter 3), and which meets LEED® credit EQ 3.1.~~  
480

481 13C.5.103.1.9 Low-emitting materials. Permit applicants must submit documentation  
482 verifying that low-emitting materials are used, subject to on-site verification, meeting  
483 LEED® credits EQ 4.1, EQ 4.2, EQ 4.3, and EQ 4.4 wherever applicable:  
484

485 ~~—(1) Adhesives, sealants and sealant primers must meet LEED® credit EQ 4.1,~~  
486 ~~including compliance with South Coast Air Quality Management District (SCAQMD) Rule~~  
487 ~~#1168, amended January 7, 2005.~~

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~~— (2) Interior paints and coatings applied on-site must meet LEED® credit EQ 4.2, including:~~

~~— (a) Architectural paints and coatings must meet the VOC content limits of Green Seal Standard GS-11 (1st Edition, 1993).~~

~~— (b) Anti-corrosive and anti-rust paints applied to interior ferrous metal substrates must not exceed the VOC content limit of Green Seal Standard GC-03 (2nd Edition, 1997) of 250 g/L.~~

~~— (c) Clear wood finishes, floor coatings, stains, primers, and shellacs applied to interior elements must not exceed SCAQMD Rule 1113 (2004) VOC content limits.~~

~~— (3) Flooring systems shall meet LEED® credit EQ 4.3 Option 1, including:~~

~~— (a) Interior carpet must meet the testing and product requirements of the Carpet and Rug Institute Green Label Plus program.~~

~~— (b) Interior carpet cushion must meet the requirements of the Carpet and Rug Institute Green Label program.~~

~~— (c) Hard surface flooring, including vinyl, linoleum, laminate flooring, wood flooring, ceramic flooring, rubber flooring, and wall base must be certified as compliant with the FloorScore standard.~~

Exceptions: 100% reused or 100% post consumer recycled hard surface flooring may be exempted from this requirement. Projects exercising this exemption must otherwise be eligible for LEED® credit EQ 4.3.

(4) Interior composite wood and agrifiber products shall meet LEED® credit EQ 4.4 by containing no added urea formaldehyde resins. Interior and exterior hardwood plywood, particleboard, and medium density fiberboard composite wood products shall additionally meet California Air Resources Board Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections.

**13C.5.103.1.10 CALGreen Mandatory Measures.** The following ~~sections found later in this chapter, measures~~ are mandatory in California ~~for new non-residential buildings, and therefore required for New Large Commercial Buildings.~~ Optionally, relevant LEED® credits be used as alternative compliance paths, as noted below:

<del>SFBC Chapter 13C Title 24 Part 11 Section(s)</del>	Topic/ Requirement	Alternate Compliance Option:
<del>13C.5.106.4</del>	Bicycle parking	N/A

<del>13C.5.106.5</del>	Fuel efficient vehicle and carpool parking	Meet LEED® SSc4.3 and/or SSc4.4, and demonstrate that 8% of parking is designated for fuel efficient vehicle and carpool parking.
<del>13C.5.106.8</del>	Light pollution reduction	Meet LEED® credit SS 8
<del>13C.5.106.10</del>	Drainage management plan	N/A
<del>13C.5.303.1</del>	Water submeters	N/A
<del>13C.5.303.2.1</del>	Multiple showerheads in one shower stall must not exceed maximum flow rate for single showerhead	N/A
<del>13C.5.503.1</del>	Fireplaces in non-residential occupancy must meet residential efficiency and emissions requirements,	N/A
<del>13C.5.407.2.2</del> <del>13C.5.504.5.3</del>	Indoor chemical and pollutant source control	Meet LEED® credit EQ 5
<del>13C.5.507.4</del> <del>13C.5.507.4.1</del> <del>13C.5.507.4.2</del>	Acoustical control and noise transmission	N/A
<del>13C.5.508.1.2</del>	Halons not allowed in HVAC, refrigeration and fire suppression equipment.	Meet LEED® credit EA 4, and additionally document that all HVAC&R systems do not contain CFCs or halons.

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**13C.5.103.2 New mid-size commercial buildings. The requirements of this section are additional to ~~CALGreen mandatory measures~~ the requirements of CCR Title 24 Part 11 (2013), except where noted.**

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**13C.5.103.2.2 Construction debris management.** Permit applicants must submit documentation verifying the diversion of a minimum 75 percent of the projects construction and demolition debris, as calculated either to meet LEED® credit MR2.2 or equivalent. Permit applicants must also meet the requirements of San Francisco Environment Code Chapter 14 and San Francisco Building Code Chapter 13B (Construction and Demolition Debris Recovery Program.) The waste management plan necessary to meet this requirement shall be updated as necessary and shall be accessible during construction for examination by the Department of Building Inspection.

**13C.5.103.2.3 Renewable energy—** Effective January 1, 2012, permit applicants must submit documentation verifying that either:

(1) Acquisition of renewable on-site energy or purchase of green energy credits in accord with LEED EA2 or EA6, OR

(2) In addition to meeting 13C.5.103.2.5 Energy Performance requirement, achieve an additional 10% compliance margin over Title 24 Part 6 2008 California Energy Standards, for a total compliance margin of at least 25%.

**13C.5.103.2.4 Stormwater management and pollution.** Stormwater management shall meet the stormwater management controls adopted by the San Francisco Public Utilities Commission, and shall meet or exceed the applicable LEED® SS 6.1 and SS 6.2 credits. All new building projects— regardless of size—must develop and implement construction activity pollution prevention and site run-off controls adopted by the San Francisco Public Utilities Commission, as applicable.

**13C.5.103.2.5 Energy performance.** [Reserved]

Note: California Energy Commission approved software was not available to analyze cost-effectiveness of potential energy efficiency requirements beyond Title 24 Part 6 (2013) standards at the time of writing. However, Title 24 Part 6 (2013) is estimated to be 25% stricter than prior standards when applied to new single family homes and low-rise residential buildings – stricter than the requirements of SFBC 13C (2010). Similarly, Title 24 Part 6 (2013) is estimated to be 14% stricter than prior standards when applied to new high-rise residential, approximately equivalent to SFBC 13C (2010).

~~Using an Alternative Calculation Method (ACM) approved by the California Energy Commission, permit applicants must calculate each project’s energy use, and compare it to the standard or “budget” building to achieve a 15% compliance margin over Title 24 Part 6 2008 California Energy Standards.~~

~~—Alternatively, projects may both:~~

~~(1) Document compliance with Title 24 Part 6 2008 California Energy Standards, including submittal of all standard documentation, and~~

~~(2) Additionally demonstrate that a project achieves a 15% or greater compliance~~

581 ~~margin over ASHRAE 90.1 2007 energy cost baseline using the published LEED® 2009~~  
582 ~~rules. Such analysis must include all on-site building energy use, including exterior and~~  
583 ~~security lighting, elevators, all process loads, and receptacle loads.~~

584  
585 **13C.5.103.2.6 All other new buildings.**

586  
587 **13C.5.103.2.6.1. All other new non-residential occupancies and new non-residential**  
588 **buildings of group B, M, A, and I occupancy with less than 5,000 square feet in gross**  
589 **interior area shall meet the non-residential-mandatoryapplicable requirements**  
590 **summarized in this chapter of CCR Title 24 Part 11 (2013).**

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592 **13C.5.103.3. Major alterations to existing non residential buildings.**

593  
594 **13C.5.103.3.1 Rating requirement. Permit applicants must submit documentation to**  
595 **achieve LEED® ~~“Silver” certification. Effective January 1, 2012, applicants must submit~~**  
596 **~~documentation to achieve a~~ LEED® “Gold” certification.**

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598 **13C.5.103.3.2 Low-emitting materials. ~~Permit applicants must submit documentation~~**  
599 **~~to verify the use of low-emitting materials meeting LEED® EQ4.1, 4.2, and 4.3.~~**  
600 **Permit applicants must submit documentation verifying that low-emitting materials are**  
601 **used, subject to on-site verification, meeting LEED® credits EQ 4.1, EQ 4.2, EQ 4.3, and**  
602 **EQ 4.4 wherever applicable**

603  
604 **13C.5.103.4 New large commercial interiors.**

605  
606 **13C.5.103.4.1 Rating requirement. Permit applicants must submit documentation to**  
607 **achieve LEED® “Silver” certification. Effective January 1, 2012, applicants must submit**  
608 **documentation to achieve a LEED® “Gold” certification.**

609  
610 **13C.5.103.4.2 Low-emitting materials.**  
611 **Permit applicants must submit documentation verifying that low-emitting materials are**  
612 **used, subject to on-site verification, meeting LEED® credits EQ 4.1, EQ 4.2, EQ 4.3, and**  
613 **EQ 4.4 wherever applicable.**  
614 **~~Permit applicants must submit documentation to verify the use of low-emitting materials~~**  
615 **~~meeting LEED® EQ4.1, 4.2, and 4.3.~~**

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618 **SECTION 13C.5.104 – HISTORIC PRESERVATION**

619  
620 **13C.5.104.1 On-site retention of historical features. For alterations of buildings**  
621 **determined to be historical resources, after demonstrating compliance with all applicable**  
622 **codes, including the 2008 California Building energy Efficiency Standards (Title 24, Part**  
623 **6) and the 2010 California Historical Building Code (Title 24, Part 8), the minimum points**  
624 **or credits required under this chapter shall be reduced for retention and in-situ reuse or**  
625 **restoration of certain character defining features, as follows:**

626  
627 **TABLE 13C.5.104.A**

<b>Significant Historical Architectural Features</b>	<b>Percent Retained*</b>	<b>Adjustment to Minimum Leed Point Requirement</b>	<b>Adjustment to Minimum Greenpoints Requirement</b>
<b>Windows @ principal façade(s)</b>	<b>At least 50%</b>	<b>2</b>	<b>7</b>
<b>Windows @ principal façade(s)</b>	<b>At least 75%</b>	<b>3</b>	<b>11</b>
<b>Windows @ principal façade(s)</b>	<b>100%</b>	<b>4</b>	<b>15</b>
<b>Other windows</b>	<b>At least 50%</b>	<b>1</b>	<b>3</b>
<b>Other windows</b>	<b>100%</b>	<b>2</b>	<b>6</b>
<b>Exterior doors @ principal façade(s)</b>	<b>100%</b>	<b>1</b>	<b>3</b>
<b>Siding or wall finish @ principal façade(s)</b>	<b>80%</b>	<b>1</b>	<b>4</b>
<b>Trim &amp; casing @ wall openings on principal façade(s)</b>	<b>100%</b>	<b>1</b>	<b>3</b>
<b>Roof cornices or decorative eaves visible from right-of-way</b>	<b>100%</b>	<b>1</b>	<b>3</b>
<b>Sub-cornices, belt courses, water tables, and running trim visible from right-of-way</b>	<b>80%</b>	<b>1</b>	<b>3</b>
<b>Character-defining elements of significant interior spaces</b>	<b>At least 50%</b>	<b>2</b>	<b>7</b>
<b>Character-defining elements of significant interior spaces</b>	<b>100%</b>	<b>4</b>	<b>15</b>



Other exterior ornamentation (e.g. cartouches, corbels, quoins, etc.) visible from right-of-way	80%	1	3
<p><b>* Retention includes the rehabilitation and repair of character-defining features that conform to the Secretary of the Interior’s Standards for the Treatment of Historic Properties.</b></p>			

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**SECTION 13C.5.105 – DEMOLITION OF EXISTING STRUCTURES**

**13C.5.105.1 Adjustments to Rating Requirements.** Applications subject to SFBC Chapter 13C, whereby construction of a new building is proposed within five years of the demolition of a building on the site, where such demolition occurred after the effective date of the Green Building Ordinance - November 3, 2008 - the sustainability requirements for new buildings pursuant to San Francisco Building Code Chapter 13C shall be increased as follows:

**13C.5.105.1.1 LEED® projects.** For projects attaining a LEED® certification:

(1) Where the building demolished was an historical resource, the required points shall be increased by 10 points, which is 10% of the total available in the LEED® rating system, absent demolition.

(2) Where the building demolished was not an historical resource, the required points shall be increased by 6 additional points, which is 10% of the maximum total required points under this chapter, absent demolition.

(3) Where the building demolished was not an historical resource and the number of dwellings in the residential portion of the replacement structure are tripled, the required points shall be increased by 5 additional points, which is 8% of the maximum total required points under this chapter, absent demolition.

**13C.5.105.1.2 Green-~~p~~Point ~~r~~Rated projects.** For projects attaining GreenPoint Rated:

(1) Where the building demolished was an historical resource, the required points shall be increased by 25 additional points.

(2) Where the building demolished was not an historical resource, the required points shall be increased by 20 additional points.

(3) Where the building demolished was not an historical resource and the number of dwellings in the residential portion of the replacement structure are tripled, the required points shall be increased by 17 additional points.

668 DIVISION 13C.5.2 – ENERGY EFFICIENCY

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670  
671 SECTION 13C.5.201 – ~~GENERAL~~

672  
673 ~~13C.5.201.1 Scope. Most common definitions of a green building include at least a 15%~~  
674 ~~reduction in energy usage when compared to statewide mandatory energy efficiency~~  
675 ~~standards.~~

676  
677 ~~A13C.5.201.1.1 Energy performance. [Reserved]~~

678  
679 Note: California Energy Commission approved software was not available to analyze  
680 cost-effectiveness of potential energy efficiency requirements beyond Title 24 Part 6  
681 (2013) standards at the time of writing. However, Title 24 Part 6 (2013) is estimated to  
682 be 25% stricter than prior standards when applied to new single family homes and  
683 low-rise residential buildings – stricter than the requirements of SFBC 13C (2010).  
684 Similarly, Title 24 Part 6 (2013) is estimated to be 14% stricter than prior standards  
685 when applied to new high-rise residential, approximately equivalent to SFBC 13C  
686 (2010).

687 ~~Using an Alternative Calculation Method (ACM) approved by the California Energy~~  
688 ~~Commission, calculate each building's energy use, and compare it to the standard or~~  
689 ~~“budget” building to achieve a 15% compliance margin over Title 24 Part 6 2008~~  
690 ~~California Energy Standards.~~

691  
692 ~~Alternatively, projects utilizing LEED® to meet local green building requirements may~~  
693 ~~both:~~

694  
695 ~~— (1) Document compliance with Title 24 Part 6 2008 California Energy Standards,~~  
696 ~~including submittal of all standard documentation, and~~

697  
698 ~~— (2) Submit documentation demonstrating that the project achieves a 15% or greater~~  
699 ~~compliance margin over ASHRAE 90.1 2007 energy cost baseline using the published~~  
700 ~~LEED® 2009 rules. Such analysis must include all on-site building energy use, including~~  
701 ~~exterior and security lighting, elevators, all process loads, and receptacle loads.~~

702  
703 ~~Note: It is the intent of this code to encourage buildings to achieve exemplary performance~~  
704 ~~in the area of energy efficiency. For the purposes of energy efficiency standards, the~~  
705 ~~California Energy Commission believes specifically, a green building should achieve at least~~  
706 ~~a 15% reduction in energy usage when compared to the State's mandatory energy efficiency~~  
707 ~~standards.~~

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710 Chapter 13C.7  
711 INSTALLER AND SPECIAL  
712 INSPECTOR QUALIFICATIONS

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715 SECTION 13C.7.701 – GENERAL

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**13C.7.701.1.** These requirements apply to ~~installers and~~ Special inspectors with regards to the requirements of this chapter.

## **SECTION 13C.7.702 – QUALIFICATIONS**

**13C.7.702.2 Special inspection.** When required by the **Director of the Department of Building Inspection**, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this **chapter**. Special inspectors shall demonstrate competence to the satisfaction of the **Director of the Department of Building Inspection** for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the **Director of the Department of Building Inspection**, the following certifications or education may be considered by the **Director of the Department of Building Inspection** when evaluating the qualifications of a special inspector:

1. Certification by **the applicable** national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, ~~and~~ home energy auditors, and ICC Certified CALGreen Inspectors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the **Director of the Department of Building Inspection**.

### **Notes:**

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

**13C.7.702.3 Special inspection.** When required by the **Director of the Department of Building Inspection**, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the **Director of the Department of Building Inspection** for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national, or international association, as determined by the **Director of the Department of Building Inspection**. The area of certification shall be

764 | closely related to the primary job function, as determined by the local agency.

765

766 **Note:** Special inspectors shall be independent entities with no financial interest in the  
767 materials or the project they are inspecting for compliance with this code.

768

769 **13C.7.702.4 Special inspection.** The **Director of the Department of Building Inspection**  
770 may require special inspection to verify compliance with this code or other laws that are  
771 enforced by the agency. The special inspector shall be a qualified person who shall  
772 demonstrate competence, to the satisfaction of the **Director of the Department of Building**  
773 **Inspection**, for inspection of the particular type of construction or operation requiring special  
774 inspection.

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### 777 **SECTION 13C.7.703 – VERIFICATIONS**

778

779 **13C.7.703.1 Documentation.** Documentation used to show compliance with this code shall  
780 include but is not limited to, construction documents, plans, specifications, builder or installer  
781 certification, inspection reports, or other methods acceptable to the **Director of the**  
782 **Department of Building Inspection** which demonstrate substantial conformance. When  
783 specific documentation or special inspection is necessary to verify compliance, that method of  
784 compliance will be specified in ~~the appropriate section or identified in the application~~  
785 ~~checklist~~ Administrative Bulletin 93, Implementation of Green Building Requirements.

786

787 **13C.7.703.2 Documentation.** Verification of compliance with this code shall include  
788 construction documents, plans, specifications builder or installer certification, inspection  
789 reports, or other methods acceptable to the **Director of the Department of Building**  
790 **Inspection** which show substantial conformance. Where specific documentation is necessary  
791 to verify compliance, that method of compliance will be specified in the appropriate section.

Proposed amendments to the **San Francisco Building Code, Chapter 13C** based on the California Adopted Final Express Terms for the **2013 California Green Building Standards Code (CalGreen)**

(These proposed amendments do not cover all necessary changes to the SFBC, Chapter 13C due to the code change in the 2010 CalGreen, effective July 1, 2012)

Mechanical/Energy Plan Review  
Department of Building Inspection

4/19/2013

### Code Comment Form

<b>SFBC Chapter 13C — Green Building Requirements</b>				
The City and County.....adopts the 2010- <u>2013</u> Cal Green Code.....				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/12/13				
Comments/Findings: As per the 2013 CalGreen code.				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
		X		
<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	
<b>Index keywords:</b>				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	

### Code Comment Form

<b>SFBC 13C.101.3 — Scope</b>				
The provision.....code, as well as <u>additions and</u> alterations to existing buildings.....				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/11/13				
Comments/Findings: The 2013 CalGreen applies to new construction as well as additions & alterations to existing building.				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
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<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	
<b>Index keywords:</b>				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	

**Code Comment Form**

<b>SFBC 13C.101.3.1 — Regulated buildings...</b>				
Regulated buildings.....California Building Code Title 24 Section 302 (2010 2013) as amended.				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/11/13				
Comments/Findings: Per the 2013 CBC.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
		X		
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	



## Code Comment Form

<b>SFBC 13C.101.10 — Equivalency</b>				
The applicable LEED®, GreenPoint Rated.....chapter are: LEED® for Green Interior.....v2009 LEED® for Building Design....v2009 GreenPoint Rated (GPR) Single Family...v2009-11-version GreenPoint Rated (GPR) New Multifamily....v2009-11-version LEED® for Homes v2009-.....				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/11/13				
Comments/Findings: Update LEED and GPR versions per newer versions from USGBC and Build It Green, based on the recommendation from the Department of Environment.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
			X	
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

### Code Comment Form

<b>SFBC 13C.101.10 — Equivalency</b>				
Where specific.....LEED® BD&C 2009. More recent.....as LEED® BD&C 2009 or GPR 2009-11.				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/11/13				
Comments/Findings: Update LEED and GPR versions per newer versions from USGBC and Build It Green, based on recommendation from the Department of Environment.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
			X	
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

### Code Comment Form

<b>SFBC 13C.101.11 — Effective use of this code</b>				
The following..... 3. Identify the minimum.....in chapters 4 <u>13C.4</u> and 5 <u>13C.5</u> .				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/12/13				
Comments/Findings: To match with the chapters within the 13C that are labeled as 13C.4 & 13C.5 instead of 4 & 5.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
		X		
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

### Code Comment Form

<b>SFBC 13C.202 — Definitions</b>				
High-Rise Residential Building. A high-rise .....residential occupancies. For the purpose of CALGreen, any building that is of Occupancy Group R and is four stories or greater in height.				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/12/13				
<b>Comments/Findings:</b> Keep existing definition and add more language, to clarify that the "High-Rise Residential Building" definition in the 2013 CalGreen is different from the definition in the California Building Code. Refer to the 2013 CalGreen (HCD), section 202- new definitions.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
		X		
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
<b>Comments/Findings:</b>				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
<b>Comments/Findings:</b>				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

### Code Comment Form

<b>SFBC 13C.301.1 — General</b>				
Newly constructed buildings, certain building additions, and/or building alterations in the City and County of San Francisco shall.....				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/12/13				
Comments/Findings: The 2013 CalGreen requirements apply to certain additions and alterations to both residential and non-residential buildings.				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
		X		
<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	
<b>Index keywords:</b>				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	

### Code Comment Form

<b>SFBC 13C.4.101.1 — Purpose</b>				
This division.....for all newly constructed Group R occupancy buildings as well as major alterations of Group R occupancy buildings to promote the....				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/12/13				
Comments/Findings: The 2013 CalGreen requirements now apply to buildings addition and alterations. The 2013 CalGreen and the SF local requirements together now cover all Group R occupancy buildings. Also refer to the 2013 CalGreen (HCD), section 101.3.1 (3).				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
		X		
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

### Code Comment Form

<b>SFBC 13C.4.102.1, 13C.4.302.1, 13C.4.402.1, and 13C.4.502.1 — Definitions</b>				
Amend these sections and relocate definitions to section 13C.202, per changes from the 2013 CalGreen.				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/16/13				
Comments/Findings: The 2013 CalGreen (HCD), sections 4.102.1, 4.302.1, 4.402.1, and 4.502.1 are updated and definitions relocated to chapter 2.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
			X	
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

### Code Comment Form

<b>SFBC Chapter 13C — Green Building Requirements</b>				
Delete terms "Mid-size Residential Building" & "Small Residential Building" throughout the chapter 13C and instead use "All Other New Residential"				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/12/13				
<b>Comments/Findings:</b> -To avoid confusion and align with the requirements in the AB-093. -Simplify, too many residential definition- Small, Mid-size, Low-rise, High-rise (based on the SFBC- 75 feet), High-rise (based on the 2013 CalGreen- 4 story+). -No separate requirements for Mid-size Residential and Small Residential are found in the current SFBC 13C.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
			X	
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	



### Code Comment Form

<b>SFBC 13C.4.103.3.1 — Rating requirement</b>				
Effective January 1, 2011, permit applicants must submit documentation to achieve LEED® "Silver" certification. Effective January 1, 2012, applicants must submit....				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/12/13				
Comments/Findings: Not necessary to include this, since new code effective date is passed January 1, 2012.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
		X		
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

### Code Comment Form

<b>SFBC 13C.4.104.1 — On-site retention of historical features</b>				
For alterations of buildings.....codes, including the 2008 2013 California Building Energy Efficiency Standards (Title 24, part 6) and the 2010 2013 California Historical Building Code (Title 24, part 8),.....				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/12/13				
Comments/Findings: Update code references to new code 2013.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
		X		
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

### Code Comment Form

<b>SFBC 13C.4.201.1.1— Energy performance</b>				
Using an Alternative.....building to achieve a 45% ? compliance margin over Title 24 part 6 2008 2013 California Energy Standards.				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/12/13				
Comments/Findings: % ? -to be determined based on the recommendation from the Department of Environment. Revise code reference per the 2013 standards.				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
			X	
<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	
<b>Index keywords:</b>				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	

### Code Comment Form

<b>SFBC 13C.4.201.1.1 — Energy performance</b>				
<p>.....</p> <p>(1) Document.....Title 24 Part 6 2008 <u>2013</u> California Energy Standards, ....Title 24 Part 6 2008 <u>2013</u> compliance documentation, and</p> <p>(2) Additionally.....project achieves a 45% <u>?</u> or greater compliance margin over ASHRAE 90.1 2007 <u>?</u> energy cost baseline using the published LEED@ 2009 <u>?</u> rules.....</p>				
<b>COMMENT 1:</b>				
<b>Name:</b> Mohsin Shalkh <b>Date:</b> 4/12/13				
<b>Comments/Findings:</b> Update California Energy Standards from 2008 to 2013. <u>?</u> - to be determined based on the recommendation from the Department of Environment and the updated versions of ASHRAE and LEED.				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
			X	
<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	
<b>COMMENT 2:</b>				
<b>Name:</b> <b>Date:</b>				
<b>Comments/Findings:</b>				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	
<b>Index keywords:</b>				
<b>COMMENT : TSD Analysis</b>				
<b>Name:</b> <b>Date:</b>				
<b>Comments/Findings:</b>				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	

**Code Comment Form**

<b>SFBC 13C.4.301.1, 13C.4.401.1, and 13C.4.501.1 — Scope</b>				
Revise text below for the sections above: <i>The requirements of this division will be completely met in the course of compliance with Section 13C.4.103, which .....reference only.</i>				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/16/13				
<b>Comments/Findings:</b> Revise text for above sections, since section 13C.4.103 in reference outlines requirements for new and major alteration residential buildings only. However, the 2013 CalGreen now has requirements for certain additions and alterations to residential buildings.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
			X	
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
<b>Comments/Findings:</b>				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
<b>Comments/Findings:</b>				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

### Code Comment Form

<b>SFBC 13C.4.303.1, 13C.4.303.3, Table 13C.4.303.1, Table 13C.4.303.2, and Table 13C.4.303.3 — Indoor Water Use</b>				
Revise sections 13C.4.303.1 and 13C.4.303.3. Delete Tables 13C.4.303.1, 13C.4.303.2, and 13C.4.303.3.				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/15/13				
<b>Comments/Findings:</b> The 2013 CalGreen (HCD) has deleted sections 4.303.1 and 4.303.3 and added new sections to replace these sections. The CalGreen has also deleted Tables 4.303.1, 4.303.2, and 4.303.3.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
			X	
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
<b>Comments/Findings:</b>				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
<b>Comments/Findings:</b>				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

### Code Comment Form

<b>SFBC 13C.4.406.1 — Joints and openings</b>				
<del>Joints and openings. Openings in the building..... California Energy Code.</del>				
<del>Exception: Annular space.....acceptable to the Director of the Department of Building Inspection.</del>				
<del>Rodent proofing. Annular space around..... acceptable to the Director of the Department of Building Inspection.</del>				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh				
Date: 4/15/13				
<b>Comments/Findings:</b> Revise above section to match with the changes in the 2013 CalGreen (HCD), section 4.406.1.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
		X		
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name:				
Date:				
<b>Comments/Findings:</b>				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>Index keywords:</b>				
<b>COMMENT : TSD Analysis</b>				
Name:				
Date:				
<b>Comments/Findings:</b>				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

### Code Comment Form

<b>SFBC 13C.4.504.4 — Resilient flooring systems</b>				
Where resilient flooring is installed, at least 50 <u>80%</u> of floor area receiving resilient flooring shall comply with the VOC-emission-limits..... FloorScore program. <u>one or more of the following:</u> 1. Voc emission.....4. Meet the .....				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/15/13				
Comments/Findings: Make revision based on the 2010 CalGreen (July 1, 2012 update) and the 2013 CalGreen (HCD), section 4.504.4.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
		X		
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	



### Code Comment Form

<b>SFBC Table 13C.4.504.5 — Formaldehyde Limits</b>				
Revise above table based on the changes from the 2013 CalGreen.				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/15/13				
Comments/Findings: The 2013 CalGreen (HCD), Table 4.504.5 has updated limits for formaldehyde.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
			X	
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

Code Comment Form

<b>SFBC 13C.4.507.1 — Openings</b>				
13C.4.507.1 Openings- Whole house.....value of R-4.2.				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/15/13				
Comments/Findings: Delete above section since the 2013 CalGreen (HCD) propose to repeal section 4.507.1.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
				X
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

### Code Comment Form

<b>SFBC 13C.5.101 — Purpose</b>				
This division.....for all newly constructed buildings, <u>building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above-</u> that do not contain Group R occupancies, as well as major alterations of Group B and M occupancy buildings to promote the.....				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/12/13				
Comments/Findings: -The 2013 CalGreen requirements apply to non-residential building additions and alterations. Also refer to the CalGreen (BSC), section 301.3. -Add new section(s) under 13C.5.103? for building additions and alterations requirements, per recommendation from the Department of Environment.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
		X		
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

### Code Comment Form

<b>SFBC 13C.5.102, 13C.5.302.1, 13C.5.402.1, and 13C.5.502.1 — Definitions</b>				
Amend these sections and relocate definitions to section 13C.202, per changes from the 2013 CalGreen.				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/16/13				
Comments/Findings: The 2013 CalGreen (BSC), sections 5.102, 5.302.1, 5.402.1, and 5.502.1 are updated and definitions relocated to chapter 2.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
			X	
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

**Code Comment Form**

<b>SFBC 13C.5.106.4.1 — Short-term bicycle parking</b>				
If the project.....bicycle racks within 400 <u>200</u> feet of the.....for 5% of <u>new</u> visitor motorized vehicle parking capacity <u>spaces being added</u> , with a minimum of one two-bike capacity rack.				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/16/13				
Comments/Findings: Above changes are based on the changes from the 2013 CalGreen (BSC), section 5.106.4.1.1 except for the change from 100 feet to 200 feet is from the 2010 CalGreen update (July 1, 2012).				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
		X		
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

### Code Comment Form

<b>SFBC 13C.5.106.4.2 — Long-term bicycle parking</b>				
For buildings....for 5% of the tenant motorized vehicle vehicular parking capacity spaces being added, with a minimum.....street and may shall include meet one of the following:				
1. Covered.....				
2. Lockable.....rack; and or				
3. Lockable.....				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh				
Date: 4/16/13				
<b>Comments/Findings:</b> Update above section based on the changes from the 2013 CalGreen (BSC), section 5.106.4.1.2.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
		X		
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name:				
Date:				
<b>Comments/Findings:</b>				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name:				
Date:				
<b>Comments/Findings:</b>				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

### Code Comment Form

<b>SFBC 13C.5.106.8 — Light pollution reduction</b>				
Revise text below from the section: Comply with..... Exceptions: .....				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/16/13				
Comments/Findings: Revise section above based on the 2010 CalGreen update (July 1, 2012) and the 2013 CalGreen (BSC), section 5.106.8.				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
			X	
<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	
<b>Index keywords:</b>				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	

### Code Comment Form

<b>SFBC 13C.5.303.2, 13C.5.303.2.1, Table 13C.5.303.2.2, and Table 13C.5.303.2.3 — Indoor Water Use</b>				
Revise sections 13C.5.303.2, 13C.5.303.2.1, Table 13C.5.303.2.2, and Table 13C.5.303.2.3. Add new section 13C.5.303.3				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/16/13				
Comments/Findings: The 2013 CalGreen (BSC) has revised sections 5.303.2, 5.303.2.1, Table 5.303.2.2, and Table 5.303.2.3. The CalGreen has also added new section 5.303.3.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
			X	
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	



### Code Comment Form

<b>SFBC 13C.5.303.6 — Plumbing fixtures and fittings</b>				
Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall meet the standards referenced in <del>Table 5.303.6</del> be installed in accordance with the <i>California Plumbing Code</i> , and shall meet the applicable standards referenced in Table 1401.1 of the <i>California Plumbing Code</i> and in Chapter 6 of this code.				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/16/13				
Comments/Findings: -Revise above section based on the revision to the 2013 CalGreen (HCD), section 5.303.6. -Also delete Table 13C.5.303.6 that is no longer included in the CalGreen.				
Place an X in one of the following:	Retain as is:	Update as noted: <div style="text-align: center;">X</div>	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

### Code Comment Form

<b>SFBC 13C.5.407.2.2 — Entries and openings</b>				
Revise above section, delete Notes, and add sub sections.				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/19/13				
Comments/Findings: -Revise above section based on the 2013 CalGreen (BSC), section 5.407.2.2. -Add new sub sections under 13C.5.407.2.2 based on the new sub sections from the CalGreen (5.407.2.2.1 & 5.407.2.2.2).				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
			X	
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

## Code Comment Form

<b>SFBC 13C.5.410.2 — Commissioning</b>				
Consider deleting entire section on Commissioning and add following note under this section:				
<u>Title 24, Part 6, Section 120.8 describes the Building Commissioning requirements for energy systems covered by the Nonresidential Building Energy Efficiency Standards. For Commissioning requirements of building systems NOT covered by Title 24, Part 6, refer to the 2013 CalGreen, section 5.410.2.</u>				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/16/13				
<b>Comments/Findings:</b> -Delete entire section 13C.5.410.2 and its sub-sections, based on the recommendation from the Department of Environment. -Per the 2013 CalGreen (BSC), section 5.410, building energy systems covered by Title 24, part 6, follow the CEC, section 1208 commissioning requirements. -Most of the buildings reviewed by DBI are covered by Title 24, part 6 (2013 CEC), except for the I-occupancy.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
				X
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
<b>Comments/Findings:</b>				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				

<b>Comments/Findings:</b>				
<b>Place an X in one of the following:</b>	<b>Retain as is:</b>	<b>Update as noted:</b>	<b>Revise:</b>	<b>Delete:</b>
<b>Place an X in one of the following:</b>	<b>More Restrictive:</b>	<b>Less Restrictive:</b>	<b>Neither more nor less:</b>	

### Code Comment Form

<b>SFBC 13C.5.504.4.4 — Carpet systems</b>				
Update this section based on the changes from the 2013 CalGreen.				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/16/13				
Comments/Findings: The 2013 CalGreen (BSC), section 5.504.4.4 has added new compliance method (#5) for carpet systems.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
			X	
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

**Code Comment Form**

<b>SFBC 13C.5.504.4.5 — Composite wood products</b>				
Hardwood plywood.....Composite Wood (17 CCR 93120 et seq.); <u>Those materials not exempted under the ATCM must meet the specified emission limits by or before the dates specified in these sections,</u> as shown in Table 13C.5.504.4.5.				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/16/13				
Comments/Findings: Based on the update from the 2013 CalGreen (BSC), section 5.504.4.5.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
		X		
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

**Code Comment Form**

<b>SFBC Table 13C.5.504.4.5 — Formaldehyde Limits</b>				
Revise Table 13C.5.504.4.5 based on the changes from the 2013 CalGreen.				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/16/13				
Comments/Findings: The 2013 CalGreen (BSC), Table 5.504.4.5 has updated formaldehyde limits.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
			X	
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

Code Comment Form

<b>SFBC 13C.5.504.4.6 — Resilient flooring system</b>				
Revise section based on the changes from the 2013 CalGreen.				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/16/13				
Comments/Findings: To match with the resilient flooring system compliance criteria in the 2013 CalGreen (BSC), section 5.504.4.6.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
			X	
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	



### Code Comment Form

<b>SFBC 13C.5.504.5.3 — Filters</b>				
Revise above section and add exceptions as well as labeling requirement per the 2013 CalGreen.				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/17/13				
Comments/Findings: Revise section and <u>add</u> exceptions to the filter requirements per the 2013 CalGreen (BSC), section 5.504.5.3. Also <u>add</u> a subsection for the filter labeling requirements.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
			X	
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

**Code Comment Form**

<b>SFBC 13C.5.506.2— Carbon dioxide (CO<sub>2</sub>) monitoring</b>				
For buildings.....California Energy Code, CCR, Title-24, Part 6, Section 1240.1(c) (4).				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/17/13				
Comments/Findings: Update code reference per the 2013 California Energy Code.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
		X		
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

**Code Comment Form**

<b>SFBC 13C.5.508 — Outdoor Air Quality</b>				
Add a new sub section 13C.5.508.2- Supermarket refrigerant leak reduction, per the 2013 CalGreen.				
<b>COMMENT 1:</b>				
Name: Mohsin Shalkh Date: 4/17/13				
Comments/Findings: The 2013 CalGreen (BSC), section 5.508.2 has new requirements for supermarket refrigerant leak reduction.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
			X	
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

### Code Comment Form

<b>SFBC 13C.6.601.1 — General</b>				
Revise Referenced Organizations and Standards table per the 2013 CalGreen.				
<b>COMMENT 1:</b>				
Name: Mohsin Shaikh Date: 4/17/18				
Comments/Findings: Revise and/or add Referenced Organizations and Standards per changes in the 2013 CalGreen (both BSC & HCD), Chapter 6.				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
			X	
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
<b>COMMENT 2:</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
<b>COMMENT : TSD Analysis</b>				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	

	Section	Revision	Comments/Findings	Recommendation	Restrictiveness	Status	Name	Date
1	SFBC 13C - General (all)	Eliminate recapitulation of CALGreen	Simplify SFBC13C (2013) by eliminating all sections which repeat corresponding sections of CALGreen. This will simplify maintenance and publishing. AB093 can continue to integrate SFBC13C requirements with applicable state and local "green" requirements, and remain substantially the same.	Update as noted	Neither more nor less	Complete	Barry Hooper	4-Jun-13
2		Delete terms "Mid-size Residential Building" & "Small Residential Building" throughout the chapter 13C and instead use "All Other New Residential	-To avoid confusion and align with the requirements in the AB-093. -Simplify, too many residential definition- Small, Mid-size, Low-rise, High-rise (based on the SFBC- 75 feet), High-rise (based on the 2013 CalGreen- 4 story+). -No separate requirements for Mid-size Residential and Small Residential are found in the current SFBC 13C.	Update as noted	Neither more nor less	Alternative: "Low-Rise Residential", to align with CA Energy Standards	Mohsin Shaikh	4/12/2013
3	13C.4.101.1 — Purpose	This division.....for all newly constructed Group R occupancy buildings as well as major alterations of Group R occupancy buildings to promote the....	The 2013 CalGreen requirements now apply to buildings addition and alterations. The 2013 CalGreen and the SF local requirements together now cover all Group R occupancy buildings. Also refer to the 2013 CalGreen (HCD), section 101.3.1 (3).					
4	SFBC 13C.4.103.3.1 — Rating requirement		Not necessary to include this, since new code effective date is passed January 1, 2012.	Revise	Neither more nor less	Complete	Mohsin Shaikh	
5	SFBC 13C.4.201.1.1 — Energy performance. And all similar references.	..... (1) Document.....Title 24 Part 6 2008 2013 California Energy Standards, .....Title 24 Part 6 2008 2013 compliance documentation, and (2) Additionally.....project achieves a 15% ? or greater compliance margin over ASHRAE 90.1 2007 ? energy cost baseline using the published LEED® 2009 ? rules.....	Update California Energy Standards from 2008 to 2013. ? - to be determined based on the recommendation from the Department of Environment and the updated versions of ASHRAE and LEED.	Revise			Mohsin Shaikh	
6	Same	Same	Energy efficiency cost effectiveness study cannot be completed until CEC approved software is available. Omit energy compliance margin requirement until cost effectiveness can be evaluated. Note that T24 (2013) Part 6 is stricter than SFBC 13C (2010) energy efficiency requirement.	Delete			Barry Hooper	
7	SFBC 13C.4.301.1 through 13C.4.507.2	Delete: Recapitulates CALGreen.		Delete			Barry Hooper	6/4/2013
8	SFBC 13C.5.101 - Purpose	13C.5.101 Purpose. This division outlines green building requirements for all newly constructed buildings of A, B, I, and M occupancies, as well as major alterations to Group B and M occupancy buildings to promote the health, safety and welfare of San Francisco residents.	Limit to amendments to state code.	Revise	Neither more nor less		Barry Hooper	6/4/2013