ADMINISTRATIVE BULLETIN

NUMBER: AB-093

DATE: Effective January 1, 2020; Forms Updated April 1, 2021

SUBJECT: Administration and General Design

TITLE: Implementation of Green Building Regulations

PURPOSE: The purpose of this Administrative Bulletin is to detail standards and procedures for the implementation of the Green Building requirements of the San Francisco Green Building Code effective January 1, 2020, and amendments to the San Francisco Building Code effective June 1, 2021.


DISCUSSION: Approved construction documents and completed projects must conform to the Green Building requirements established in the San Francisco Green Building Code, which combines all mandatory elements of the 2019 California Green Building Standards Code ("CALGreen") and stricter local requirements.

Herein, "locally required measures" refers to the combination of prescriptive measures required as a consequence of adopting the California Green Building Standards Code, local amendments, and other relevant local requirements.

At various project milestones, particularly at the conclusion of construction, the Department of Building Inspection must verify that Green Building requirements have been met. Under these implementation procedures, the majority of verification is required to be provided to the Department of Building Inspection via a formal third-party certification under green building rating systems referenced in the San Francisco Green Building Code, or by a third-party licensed design professional.

Note: Future local, state or other regulations may change the scope and implementation of Green Building requirements. Projects that submitted a complete application for building permit under prior versions of San Francisco green building codes must meet the requirements in effect at that time. Project sponsors should verify that they are meeting all applicable code requirements, which may modify the standards and procedures addressed in this Administrative Bulletin.
IMPLEMENTATION:

Green Building Requirements to be Applied

The San Francisco Green Building Code applies to all new construction in San Francisco, as well as most alterations and additions. To identify the green building requirements which apply to a project:

- Use Attachment A, Table 1 of this bulletin to find the overall green building standard (LEED, GreenPoint Rated, or ‘Locally Required Measures Only’) that applies, based on occupancy, project size, and whether the project is new construction or alteration. Attachment A, Table 1 also identifies the submittal required in order to confirm compliance with local requirements.

- Attachment B consists of four tables that summarize specific required measures:
  - Table 1: Requirements for projects meeting a LEED standard
  - Table 2: Requirements for projects meeting a GreenPoint Rated standard
  - Table 3: Requirements for all non-residential projects that are not required to meet a LEED standard (includes certain new construction as well as certain additions and alterations)
  - Table 4: Requirements for residential additions and alterations

Mixed Occupancy Buildings

For mixed occupancy buildings where local standards reference a green building rating system (Attachment A, Table 1), the project sponsor may apply a single green building rating system to the entire building. Each portion of the building must meet the Local Requirements applicable to that occupancy.

Applicability of Green Building regulations based on date of Building Permit Application

Application of Green Building requirements is based on the date of submittal of a building permit application. The date of applicability of the San Francisco Green Building Code 2019 addressed by this version of this bulletin is January 1, 2020. San Francisco Board of Supervisors Ordinances 003-20 (effective February 17, 2020) and 237-20 (applicable to projects which submit an initial permit on or after June 1, 2021) are also addressed.

In the case of Site Permits, the effective date shall be the date that the Site Permit application (not an addendum) is filed with the Department of Building Inspection. San Francisco Green Building Code 2016 remains applicable to project applications received between January 1, 2017 and December 31, 2019. San Francisco Green Building Code 2013 remains applicable to project applications received between January 1, 2014 and December 31, 2016. San Francisco Building Code 13C remains applicable to project applications received between November 3, 2008 and December 31, 2013. Addenda to site permits and revisions to permit applications received before the effective date of the triennial edition of the San Francisco Green Building Code, or the effective date of an ordinance amending the San Francisco Green Building Code, are not required to meet the current green building requirements, unless such site permit addendum or revisions change the scope of the project such that current codes are generally applicable, or such that a project which was previously exempt from green building requirements would be covered.

For details, see the appropriate version of Administrative Bulletin 93: “Implementation of Green Building Regulations,” as summarized in the following table:

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1 Attachments are provided for reference only. For complete details on any specific requirement, refer to San Francisco Green Building Code.
Applicability of green building requirements based on date of application for building permit in San Francisco:

<table>
<thead>
<tr>
<th>Green Building Requirements</th>
<th>Effective Dates</th>
<th>Administrative Bulletin 93 Version</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Francisco Green Building Code (2019)</td>
<td>January 1, 2020 through December 31, 2022</td>
<td>This bulletin</td>
</tr>
</tbody>
</table>

PROJECT SUBMITTAL REQUIREMENTS

Screening of Building Permit Applications for Applicability

Attachment A, Table 1 should be used to determine which green building requirements may apply. Department of Building Inspection staff will screen all building permit applications to confirm which Green Building regulations apply, as summarized in Attachment A, Table 1. Every application for Site Permit subject to these regulations must include a completed Green Building Site Permit Submittal (GS-1) Permit applications for new construction projects will not be accepted for processing without Green Building Site Permit Submittal GS-1, and permit applications for addition or alteration will not be accepted without submittal GS-2, GS-3, GS-4, GS-5, or GS-6 as applicable.

At the time of the first architectural or superstructure addendum, whichever comes first, the submittal package for all applicable projects must include a checklist incorporated into the project plans indicating the required green building measures. This checklist must reference, as appropriate, location of green building features in the submittal documents. The Green Building Submittal (GS-1, GS-2, GS-3, GS-4, GS-5, or GS-6) shall include this checklist, shall detail the green building requirements to be met, and shall indicate which addendum or other document will provide compliance details for each required performance measure or credit.

The Green Building Submittal may be reformatted as needed to conform to plan submittal size if all information is provided.

Compliance with the Green Building Requirements may be documented in any of the following methods:

1) Registration and submittal for certification under LEED. For buildings that propose this option, the permit applicant must provide submittal documentation showing that the project will meet the appropriate LEED certification requirements. See “Energy Compliance Guidelines for LEED projects” section below for details about energy compliance.

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2 Such a checklist is required for each applicable project, including where Form 3 or Form 8 is used to apply for permit.
2) Registration and achievement of GreenPoint Rated status. For buildings that propose this option, the permit applicant must submit documentation showing that the project will meet the appropriate GreenPoint Rated certification requirements.

3) Documentation of compliance with either LEED or GreenPoint Rated standards without registration and certification from those systems. The Green Building Compliance Professional of Record must provide submittal documentation showing that the project will meet the appropriate standards.

4) Registration and submittal for another rating system or documentation of equivalency as approved by the Director. For buildings that propose to meet such alternate standards, the Green Building Compliance Professional of Record must provide submittal documentation detailing compliance with the proposed standards.

5) Where neither LEED nor GreenPoint Rated is required, submit documentation of compliance with Locally Required Measures in effect at the time of permit submittal, as indicated.

Municipal projects\(^3\) of 10,000 square feet or larger are required to obtain LEED Gold certification by San Francisco Environment Code, Chapter 7. For such projects, only method 1) above may be used.

**Green Building Compliance Professional of Record**

For methods 3), 4), and 5) above, the owner or owner’s agent must employ a Green Building Compliance Professional of Record who personally reviews and verifies compliance with San Francisco Green Building Code requirements, or who directly supervises persons providing on-site review or verification thereof.

For methods 3), 4), and 5) above, the qualifications for Green Building Compliance Professional of Record include a license or registration as an Architect or Engineer, and specialized understanding of Green Building standards and technologies:

- for LEED projects, such specialized understanding shall include LEED accreditation and successful completion of at least one LEED certified project
- for GreenPoint Rated projects, such specialized understanding shall include the GreenPoint Rater designation, or the project team shall include a person who is a GreenPoint Rater.
- For projects solely required to meet Locally Required Measures, such specialized understanding shall include either: ICC Certified CalGreen Inspector certification, the GreenPoint Rater designation, LEED accreditation, or equivalent training and certification as approved by the Director.

For residential alteration and addition projects which increase total conditioned floor area of the building by no more than 1,000 square feet, a Green Building Compliance Professional of Record is not required.\(^4\) In such cases, the applicant may complete the green building submittal.\(^5\) In all cases, applicable green building requirements apply to the entire project, and are not limited to the area of addition.

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\(^3\) Municipal projects are projects authorized by any Department of the City and County of San Francisco, including leasehold improvements.

\(^4\) Projects which are "major alterations" to residential occupancy (with project area of 25,000 square feet or greater; and significant structural upgrade; and significant mechanical, electrical, or plumbing) continue to require either registration and certification, or verification by a Green Building Compliance Professional of Record.

\(^5\) Procedures for verification of compliance for small residential alterations are subject to revision.
The Department of Building Inspection may request verification of such training or experience and may make an administrative determination as to the qualification of a person to act as such a Green Building Compliance Professional of Record.

A Green Building Compliance Professional of Record is responsible for providing verification to the Department of Building Inspection that all Green Building design and construction requirements are met. Where a Green Building Compliance Professional of Record is responsible for verifying compliance with the requirements of the San Francisco Green Building Code, and no third party green building certification is to be achieved, project documents may be reviewed in detail in plan review and inspection, at standard hourly rates for staff time.

**Compliance Guidelines: Energy**

The 2019 San Francisco Green Building Code requires building permit submittals to show that they meet the compliance margin required by the applicable rating system, and the California Building Energy Efficiency Standards in effect at the time of permit submittal. In each case below, standard California Energy Standards documentation must be prepared using software from the California Energy Commission List of Approved Computer Programs for the Building Energy Efficiency Standards. The following guidelines explain when additional calculations and documentation are required.

- Buildings meeting a LEED for Building Design and Construction, or LEED Core and Shell standard for compliance with the San Francisco Green Building Code must prepare and submit all standard documentation required by the California Energy Commission to demonstrate compliance with the California Energy Standards (Title 24, Part 6) in effect on the date of permit application.5
  - Where calculations based on Title 24 Part 6 California Energy Standards are used to document that ‘points’ are earned for energy efficient design and construction, the compliance margin cited in the CF1R-PRF-01-E (low-rise residential) or NRCC-PRF-01-E (non-residential and high-rise multifamily) submitted for compliance may be utilized without modification. Residential all-electric buildings which demonstrate prescriptive compliance, and apply GreenPoint Rated J5.1 Option Two: All Electric Compliance may submit the applicable CF1R or NRCC report.
  - Where the ASRHAE 90.1 option in LEED v4 (or subsequent) rules are used to document ‘points’ being voluntarily earned for energy-efficient design and construction, the supporting analysis must be submitted, and must include a detailed accounting of all on-site building energy use, including all: exterior and security lighting; elevators; process loads; and receptacle loads. Documentation to be retained in the records of the project must include all information required for LEED certification by the Green Building Certification Institute.

Buildings meeting a LEED for Homes or GreenPoint Rated standard must use California Energy Commission-approved compliance software and submit documentation to demonstrate that the proposed building both:

- Complies with the California Energy Efficiency Standards in effect on the date of application for building permit, AND
- Meets the minimum energy performance requirements of the applicable green building rating system.

Where California Energy Commission-approved compliance software is used to document the minimum energy efficiency requirements of the green building rating, all submittals related to compliance and the green rating system must be generated in a manner consistent with the guidance of the applicable green building rating system, and must faithfully represent the design as proposed. The most straightforward way to demonstrate compliance calculations are consistent with the calculations of the green building rating system is to use a single simulation run, so that the compliance run number is consistent throughout the compliance documentation.

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5 LEED BD&C (v4) and LEED CS (v4) minimum energy efficiency requirements are less strict than California 2013, 2016, and 2019 Title 24 Part 6 Energy Standards.
Compliance Guidelines: All-Electric New Construction
For projects that submit an initial application for permit to construct new buildings June 1, 2021 or after, San Francisco Building Code 106A.1.17.1 requires all-electric design and construction. All space-conditioning, water heating, cooking, and clothes drying systems must be all-electric, and installation of infrastructure, piping systems, or piping for distribution of natural gas or propane to such uses indoors or outdoors is prohibited. The ordinance allows limited installation of gas piping systems for commercial food preparation, and in isolated cases if, after exhausting all options, all-electric construction is determined to be physically or technically infeasible. See Administrative Bulletin 112 for details.

Compliance Guidelines: Construction Site Runoff Pollution Prevention
Construction site runoff pollution prevention requirements depend upon project size, occupancy, and location in areas served by combined or separate sewer systems. Projects required to meet a LEED standard (see Attachment A, Table 1) must, at a minimum, prepare an erosion and sedimentation control plan per LEED Sustainable Sites prerequisite 1. However, more stringent local requirements may apply to any project, whether or not LEED is to be applied, such as a stormwater soil loss prevention plan or a Stormwater Pollution Prevention Plan (SWPPP). To confirm the construction site runoff pollution prevention requirements applicable to your project, please contact the SFPUC: [www.sfwater.org](http://www.sfwater.org).

Compliance Guidelines: Design for Post-Construction Stormwater Management
Projects that disturb 5,000 square feet or more of ground surface in the separate and combined sewer areas, or that create or replace 2,500 square feet or more of impervious surface in separate sewer areas, must meet Stormwater Management Requirements as determined by the San Francisco Public Utilities Commission, and must submit a Stormwater Control Plan to the San Francisco Public Utilities Commission for approval. The SFPUC has developed San Francisco Stormwater Management Requirements and Design Guidelines to aid project teams in meeting local requirements for stormwater controls, which are available online at: [www.sfwater.org](http://www.sfwater.org).

Compliance Guidelines: Water Efficient Irrigation
Projects that include at least 1,000 square feet of new or modified landscape are subject to the San Francisco Water Efficient Irrigation Ordinance. Details are available online at: [www.sfwater.org](http://www.sfwater.org).

New Large Commercial Interiors and Major Alterations to Existing Buildings
The application of San Francisco Green Building Code Sections 5.103.3 or 4.103.3 to Major Alterations to Existing Buildings is based on a determination as to whether a “significant upgrade” is proposed to both the structural system and to one or more of the mechanical, electrical and/or plumbing systems in an area of more than 25,000 gross square feet in a Group B, M or R occupancy. For the purpose of enforcement of the San Francisco Green Building Code, a significant structural upgrade shall be determined to take place when a structural alteration takes place in thirty percent or more of the area of proposed construction. Areas to be counted toward the thirty percent include areas tributary to the vertical load carrying components (joists, beams, columns, walls and other structural components) that have been or will be removed, added or altered.

The application of Section 5.103.4 to New Large Commercial Interiors requires that the first time tenant improvement work in an area of at least 25,000 square feet must meet the green building standards detailed in the ordinance. This requirement applies regardless of the date of construction of the building, including the first time a space undergoes a tenant improvement after or concurrent with a major alteration as defined in San Francisco

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7 The San Francisco Water Efficient Irrigation Ordinance is stricter than both the landscape irrigation efficiency measures in California’s Green Building Standards (Title 24 Part 11) as well as California’s Model Water Efficient Landscape requirements (AB 1881).
Green Building Code Section 202. Note that all first-time commercial tenant interior improvement work of less than 25,000 square feet must comply with all applicable CALGreen requirements.

**Historic Building Requirements for “Historic Resources” Based on Planning Department Determination**

For purposes of applying the specific provisions of San Francisco Green Building Code related to historic buildings, the Planning Department shall determine whether a building is an historical resource. This Planning Department review applies a standard based on the California Environmental Quality Act (CEQA) as to whether a structure is or might be considered an “historic resource”. Based on such information, the Green Building Compliance Professional of Record shall assure that submittal documents properly reflect the requirements of the Code.

Projects which retain, rehabilitate or repair significant historical architectural features may receive credit toward Green Building requirements, per Attachment A, Table 3.

**Alternate Building Code Applicability Under the California Historical Building Code, Based on Department of Building Inspection Qualification**

For buildings that are qualified to use the California Historical Building Code, project sponsors may apply the alternate provisions of that code. Buildings are determined to be qualified to use the California Historical Building Code upon specific request to the Department of Building Inspection. This broader standard differs from the determination of an “historic resource” by the Planning Department; determination that a building qualifies to use the California Historical Building Code does not classify the building as an “historic resource.” Buildings that qualify to use the California Historical Building Code include buildings that are on federal, state or local adopted lists or surveys, or buildings that are determined by the City to be eligible for such a list or survey, or buildings that have otherwise been determined by the City to be potential historic resources. The Department of Building Inspection coordinates with the Planning Department on the review of such requests for qualification. Alternate code provisions for historic buildings are to be applied on either a case-by-case, item-by-item basis, or, where specifically addressed in the California Historical Building Code, may apply to general provisions or alternatives.

**Demolition**

For a replacement building which is to be constructed on a site on which one or more buildings were demolished after the effective date of this ordinance, the Planning Department, during the course of permit review, shall confirm applicable Green Building requirements. Additional green building requirements for these projects may be found in Attachment A, Table 2.

**Requests for Approval of Equivalencies**

Project sponsors wishing to submit alternates or equivalencies for the specific requirements referenced in the San Francisco Green Building Code or its referenced standards may do so as described in Administrative Bulletin 5, “Procedures for Approval of Local Equivalencies.” Note that related state and local requirements continue to apply, including but not limited to: California Green Building Standards Code (Title 24 Part 11); SFPUC Stormwater Management Ordinance; and SFPUC Water Efficient Irrigation Ordinance.

1. With project submittal documents, or at any later date, provide a specific request to use an alternate or equivalent method of compliance. Each alternate must be separately presented.

2. Requests must be accompanied by a complete analysis of Green Building Code- and other code-related issues, and must be recommended by and signed by the Green Building Compliance Professional of Record. The analysis must include calculations or other documentation for each specific element of equivalency confirming that the equivalent proposal meets or exceeds the requirements of the Ordinance.

3. The Department of Building Inspection staff will review the equivalency and may, at its discretion, request review by other City staff or outside professional persons who are expert in the matter under review. The project sponsor will be responsible for all additional costs incurred for such review, including review time.
by City staff, charged at the hourly rate as set forth in the San Francisco Building Code, or direct costs for
other consultant review.
4. The Department of Building Inspection staff may request additional information as part of the review.
5. The Department of Building Inspection will issue a decision to approve, deny or require modifications to
any submitted alternate or equivalency.
6. Project sponsors may appeal any decision to the Deputy Director, Director, and appeal bodies as detailed
in the San Francisco Building Code.

Note that the 2019 San Francisco Green Building Code recognized GreenPoint Rated v.8 and all LEED v4 rating
systems (see SFGBC 101.10), and allows the application of more recent versions of these rating systems. New
residential projects of any size may therefore utilize LEED for Homes Midrise, LEED BD+C, or GreenPoint Rated
without triggering the above process for confirming equivalency. Similarly, major alterations to residential may use
LEED BD&C, GreenPoint Rated Multifamily New Home, or GreenPoint Rated Multifamily Existing Home to comply,
provided applicable local requirements are met.

Project Completion: Verification that Green Building Requirements are Met

Verification that green building requirements have been met requires either submittal of Attachment E, Green
Building: Final Compliance Verification, or submittal of final certification as meeting LEED or GreenPoint Rated
requirements, or both. **Final Compliance Verification documentation is required prior to final inspection.**
Attachment E may be completed using any of the following methods:

1) If the project has been submitted for certification under LEED, project shall provide documentation that
Green Building Certification Institute has certified the project.

2) If the project has been submitted to be GreenPoint Rated, project shall provide documentation that Build It
Green has provided a GreenPoint Rated certificate to the project.

3) If the project is built to meet LEED or GreenPoint Rated standards but will not be certified, then Attachment
E must be signed by the Green Building Compliance Professional of Record.

4) If the project is built to meet locally required measures, then Attachment E must be signed by the Green
Building Compliance Professional of Record. For residential alteration and addition projects which increase
total conditioned floor area of the building by no more than 1,000 square feet, the applicant may sign the
green building submittal, and a Green Building Compliance Professional of Record is not required.

5) If the Director has approved use of an alternate rating system, or documentation of equivalency as
approved by the Director. For buildings that propose to meet such alternate standards, then Attachment E
must be signed by the Green Building Compliance Professional of Record.

Temporary Certificate of Occupancy

A Temporary Certificate of Occupancy may be issued pending final compliance certification. However, no final
Certificate of Completion may be issued until Green Building Final Compliance Verification (Attachment E of this
bulletin) has been received, reviewed and accepted by the Department of Building Inspection.

Quality Assurance and Compliance Review

All projects are subject to comprehensive review by the Department of Building Inspection or its agents; all project
sponsors must maintain comprehensive records to allow verification that all requirements have been met; buildings
that receive certification through LEED or GreenPoint Rated will generally be accepted as being fully compliant. It
is the intent of the Department of Building Inspection to undertake comprehensive review of a significant
percentage of green building projects.
Failure to Comply with Green Building Requirements

Failure to meet all required Green Building requirements will subject a project sponsor to all of the enforcement and abatement remedies detailed in the San Francisco Building Code.

Signed by:

[Signature]

Patrick O’Riordan, Interim Director
Department of Building Inspection

Date: 6/28/21


Attachments:

Attachment A, Table 1: Summary of requirements
Attachment A, Table 2: Additional requirements if a building is demolished
Attachment A, Table 3: Reduced requirements for retention of significant historical architectural features
Attachment B, Table 1: Requirements for projects meeting a LEED standard
Attachment B, Table 2: Requirements for projects meeting the GreenPoint Rated standard
Attachment B, Table 3: Requirements for non-residential projects when not required to meet a LEED standard (includes certain new construction as well as certain additions and alterations)
Attachment B, Table 4: Requirements for residential additions and alterations
Attachment C: Instructions for Green Building Submittals
  - Forms for Submittal:
    - GS-1: Site Permit
    - GS-2: Green Building Rating (LEED or GreenPoint Rated)
    - GS-3: Other Nonresidential Additions, Alterations, and New Construction
    - GS-4: Nonresidential Interior-only Alterations
    - GS-5: Residential Additions and Alterations
    - GS-6: Municipal
Attachment D: Supplementary energy compliance documentation
Attachment E: Final compliance verification
Attachment F: Recommended project implementation procedures
Attachment G: Selected green building resources
Attachment H: Review of Energy Requirements
San Francisco Green Building Code
Attachment A, Table 1: Summary of Requirements

Instructions: Use the row below labeled, "Applicability" to find the column that best matches the occupancy and size of the project, and whether the project is new construction or alteration. The unshaded rows identify the green building standard that must be met, base number of points required, submittal form, and where to find additional detail in Attachment B.

<table>
<thead>
<tr>
<th>Building Type</th>
<th>New Construction</th>
<th>Additions and Alterations</th>
<th>Municipal Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>New Large Commercial</td>
<td>All Other New Non-Residential</td>
<td>New High-Rise Residential</td>
</tr>
<tr>
<td></td>
<td>5.103.1</td>
<td>LEED v4 Gold</td>
<td>5.103.2</td>
</tr>
<tr>
<td></td>
<td>4.103.2</td>
<td>GreenPoint Rated OR: LEED v4 Silver</td>
<td>4.103.1</td>
</tr>
<tr>
<td></td>
<td>4.103.3</td>
<td>GreenPoint Rated OR: LEED v4 Silver</td>
<td>5.103.3</td>
</tr>
<tr>
<td></td>
<td>5.103.4</td>
<td>CA Title 24 Part 11</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5.103.3</td>
<td>CA Title 24 Part 11</td>
<td></td>
</tr>
<tr>
<td></td>
<td>SF Green Building Code and Environment Code Chapter 7</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Applicability (Occupancy, size, valuation, or scope)**

<table>
<thead>
<tr>
<th>Building Type</th>
<th>New Large Commercial</th>
<th>All Other New Non-Residential</th>
<th>New High-Rise Residential</th>
<th>New Low-Rise Residential</th>
<th>Major Alterations to Residential 2</th>
<th>Large First-Time Commercial Interiors</th>
<th>Major Alterations to Commercial 2</th>
<th>All Other Additions &amp; Alterations to Commercial 2</th>
<th>All Other Additions &amp; Alterations to Residential 2</th>
<th>New Construction, Addition or Alteration</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>A, B, I, M, E ≥25,000 sq. ft.</td>
<td>F, H, L, S, U any size, or A, B, I, M, E ≤25,000 sq. ft.</td>
<td>R ≥ 4 occupied floors</td>
<td>R 1 - 3 occupied floors</td>
<td>R ≥225,000 sq. ft; AND significant structural upgrade; 2 AND mechanical, electrical or plumbing</td>
<td>R ≥225,000 sq. ft; AND significant structural upgrade; 2 AND mechanical, electrical or plumbing</td>
<td>B, M ≥25,000 sq. ft.</td>
<td>B, M ≥25,000 sq. ft.</td>
<td>A,B,I,M,E,F,H,L,S,U ≥1,000 sq ft addition or alteration of ≥$200,000 value</td>
<td>R Addition of ≥21 square foot of conditioned area, volume, or size</td>
</tr>
<tr>
<td></td>
<td>60 points</td>
<td>-</td>
<td>50 LEED points 4 OR: 75 GreenPoint Rated points</td>
<td>50 LEED points 4 OR: 75 GreenPoint Rated points</td>
<td>60 LEED points OR: 75 GPR points (if project area is &lt;80% of gross floor area: 49 GPR points)</td>
<td>60 points</td>
<td>60 points</td>
<td>-</td>
<td>-</td>
<td>60 points</td>
</tr>
</tbody>
</table>

**Base Number of Points Required**

Retention of historic features or demolition may adjust points required. See Attachment A, Tables 2 & 3

**Submittal Form**

Required to summarize compliance

|---------------|------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|

**For details, see:**

Attachment B Table 1 | Attachment B Table 3 | Attachment B Table 1 for LEED OR Attachment B Table 2 for GPR | Attachment B Table 1 for LEED OR Attachment B Table 2 for GPR | Attachment B Table 1 for LEED OR Attachment B Table 2 for GPR | Attachment B Table 1 | Attachment B Table 1 | Attachment B Table 3 | Attachment B Table 4 | Submittal GS-6

1. When triggered, CalGreen requirements apply to the entire area of the project, and only to the area of the project, except water fixture and fitting efficiency requirements set by California Civil Code 1101.1.
2. Major alterations to residential occupancy that alter less than 80% of the building’s gross floor area may apply the GreenPoint Rated Existing Multifamily Elements Rating System. In such cases, 49 points from the GreenPoint Rated Multifamily checklist must be achieved. When projects altering less than 80% of a residential building’s gross floor area voluntarily seek GreenPoint Rated Existing Multifamily certification, then any number of points above the minimum of 49 will be accepted. In other words, voluntarily seeking GreenPoint Rated certification of the entire building does not raise the minimum requirement to 75 GPR points.
3. See p. 6 of this bulletin for additional information about “significant structural upgrades”.
4. In order to meet the LEED Silver requirement, projects that choose to use LEED for Homes or LEED for Homes Mid-Rise may adjust the Base Number of Points Required as needed.

See Attachment B for tables itemizing local requirements, including the 2019 California Green Building Standards Code and stricter local requirements.

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## San Francisco Green Building Code

### Table 2: Additional Requirements in Case of Demolition

<table>
<thead>
<tr>
<th>For new projects required to attain LEED certification or GreenPoint Rated</th>
<th>Demolished Building IS NOT a Historical Resource</th>
<th>Demolished Building IS a Historical Resource</th>
</tr>
</thead>
<tbody>
<tr>
<td>If new density will be less than 3x current density:</td>
<td>Obtain 6 additional LEED points</td>
<td>Obtain 20 additional GreenPoints</td>
</tr>
<tr>
<td>OR: If new density is ≥3x current density:</td>
<td>Obtain 5 additional LEED points</td>
<td>Obtain 17 additional GreenPoints</td>
</tr>
</tbody>
</table>
### San Francisco Green Building Code

**Table 3: Reduced requirements for retention of significant historical architectural features**

<table>
<thead>
<tr>
<th>Significant Historical Architectural Feature</th>
<th>Percent Retained</th>
<th>Reduction in total required LEED points</th>
<th>Reduction in total required GreenPoints</th>
</tr>
</thead>
<tbody>
<tr>
<td>Windows on Principal Façade(s)</td>
<td>100%</td>
<td>4</td>
<td>15</td>
</tr>
<tr>
<td>Other windows</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>At least 50%</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>100%</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>Exterior doors on principal façade(s)</td>
<td>100%</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Siding or wall finish on principal façade(s)</td>
<td>100%</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>Trim &amp; Casing on Wall Openings on Principal Façade(s)</td>
<td>100%</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Roof comices or decorative eaves visible from right-of-way</td>
<td>100%</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Sub-comices, belt courses, water tables, and running trim visible from right-of-way</td>
<td>100%</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Character-defining elements of significant interior spaces</td>
<td>100%</td>
<td>4</td>
<td>15</td>
</tr>
<tr>
<td>Other exterior ornamentation (e.g. cartouches, corbels, quins, etc.) visible from right-of-way</td>
<td>80%</td>
<td>1</td>
<td>3</td>
</tr>
</tbody>
</table>

Where the historical resource is a portion of the total project, the LEED or GreenPoint Rated requirement is to be adjusted to equal the percentage of gross floor area of the historical resource compared to the total project gross floor area. (SFGBC 4.104.2 and 5.104.1)

1. 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.

2. As summarized above, these measures are afforded greater weight by the City and County of San Francisco than in the reference green building rating systems. The table is presented as a reduction in local requirements for consistency in cases where projects are both meeting local requirements and seeking LEED certification or to be GreenPoint Rated.
Table 1: Requirements for projects meeting a LEED Standard

<table>
<thead>
<tr>
<th>New Large Commercial</th>
<th>New Low Rise Residential</th>
<th>Mid Rise Residential</th>
<th>High Rise Residential</th>
<th>Large First Time Commercial Interior</th>
<th>Commercial Major Alteration</th>
<th>Residential Major Alteration</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEEDv4 Credit</td>
<td>Code Reference</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction Discards Management - 100% of mixed debris must be taken by a Registered Transporter to a Registered facility and processed for recycling. AND Submit a Material Reduction and Recovery Plan (MRRP) demonstrating 75% recovery. See Information Sheet GB-02.</td>
<td>SFGBC 5.103.1.3, 5.408.1.1, 4.309.1.4</td>
<td>SFGBC 4.201.3b</td>
<td>SFGBC 201.3</td>
<td>CalGreen 4.106.1.17</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>All-Electric - Application for permit June 1, 2021 or after: New buildings must be all-electric, with no gas piping systems or infrastructure. See Administrative Bulletin 112 for details.</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Energy Design - Application for permit Feb 17, 2020 or after: All-electric buildings of any occupancy: Comply with all provisions of Title 24 2019. Mixed-fuel: In isolated situations where natural gas may be permitted per Admin Bulletin 112, comply with Electric Ready Design Guidelines which require wiring and electrical infrastructure for future conversion of all-mixed-fuel loads to all-electric AND - New low-rise residential with natural gas: Demonstrate Total Energy Design Rating ≤14. - New buildings with natural gas of any occupancies excluding F, L, or H: Reduce energy use at least 10% compared to Title 24 2019.</td>
<td>EAp2 EAp1</td>
<td>LEEDv4 EAp2</td>
<td>GPR or LEED prerequisite</td>
<td>LEEDv4 EAp2</td>
<td>GPR or LEED prerequisite</td>
<td>-</td>
</tr>
<tr>
<td>Enhanced Commissioning of Building Energy Systems</td>
<td>SFGBC 5.103.1.4</td>
<td>-</td>
<td>LEEDv4 Homes-MR</td>
<td>EAp1.2</td>
<td>LEEDv4 EAp1</td>
<td>-</td>
</tr>
<tr>
<td>Better Roofs - New non-residential &gt;2,000 square feet and ≤10 floors, and new residential of ≤4 and ≤10 floors, must designate 15% of roof as Solar Ready, applying Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems. (Planning Code Sec 149)</td>
<td>EAct</td>
<td>SFGBC 5.201.1.2</td>
<td>Title 24 2019 PV Required</td>
<td>SFGBC 4.201.2</td>
<td>SFGBC 5.201.1.2</td>
<td>-</td>
</tr>
<tr>
<td>Renewable Energy - New commercial buildings ≥ 211 floors must generate 21% of annual energy cost on-site with renewables (LEEDv4 EA4C), OR Reduce energy use an additional ≥10% compared to Title 24 Part 6 2019 OR Purchase Green-E renewable energy for 50% of electricity use (LEEDv4 EA4C).</td>
<td>EAct5</td>
<td>OR EAct7 OR EAct2</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Indoor Water Efficiency - Reduce overall use of potable water within the building by specified percentage for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. Repair all leaks.</td>
<td>WEc1</td>
<td>SFGBC 5.103.1.2</td>
<td>(30% reduction)</td>
<td>CalGreen 4.303.1</td>
<td>LEEDv4 WP2</td>
<td>/CalGreen 5.303.2</td>
</tr>
<tr>
<td>Water Efficient Irrigation - Projects with ≥ 1,000 square feet of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance.</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>SF Admin Code 63</td>
<td>(See “Complying with San Francisco’s Water Efficient Irrigation Requirements” at <a href="http://www.sfwater.org">www.sfwater.org</a>.)</td>
</tr>
<tr>
<td>Wiring for Electric Vehicle Chargers - Construct all off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide 404A 208 or 240V to EV chargers at 20% of spaces. Install 404A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required.</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Construction Site Runoff Pollution Prevention – Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.</td>
<td>SSp1</td>
<td>SFGBC 5.103.1.6</td>
<td>-</td>
<td>CalGreen 4.103.1</td>
<td>LEEDv4 WP2</td>
<td>/CalGreen 5.303.2</td>
</tr>
<tr>
<td>Enhanced Refrigerant Management – Do not install equipment that contains CFCs or Halons.</td>
<td>EAt6</td>
<td>CalGreen 5.5081.1.2</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>CalGreen 5.508.1.2</td>
</tr>
<tr>
<td>Indoor Air Quality Management During Construction – Meet SMACNA Guidelines for Occupied Buildings Under Construction, protect materials from moisture damage, protect return air grilles.</td>
<td>IEQc3</td>
<td>SFGBC 5.103.1.8</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>CalGreen 5.508.1.2</td>
</tr>
<tr>
<td>Low-Emitting Adhesives, Sealants, and Caulks – Adhesives and Sealants meet VOC materials meeting SCAQMD Rule 1168, aerosol adhesives meet Green Seal standard GS-36</td>
<td>SFGBC 5.103.19</td>
<td>-</td>
<td>CalGreen 4.504.2.1</td>
<td>SFGBC 5.103.3.2</td>
<td>SFGBC 4.103.3.2</td>
<td>SFGBC 5.103.3.2</td>
</tr>
<tr>
<td>Low-Emitting Paints and Coatings – Paints and coatings meet Green Seal GS-11 standard, anti-corrosive paints meet GC-03, and other coatings meet SCAQMD Rule 1113</td>
<td>SFGBC 5.103.19</td>
<td>-</td>
<td>CalGreen 4.504.2.2</td>
<td>SFGBC 5.103.3.2</td>
<td>SFGBC 4.103.3.2</td>
<td>SFGBC 5.103.3.2</td>
</tr>
<tr>
<td>Low-Emitting Flooring, including Carpet – Hard flooring must be Resilient Floor Covering Institute FloorScore certified; Carpet must meet Carpet and Rug Institute (CRI) Green Label Plus; Carpet Cushion must meet CRI Green Label.</td>
<td>SFGBC 5.103.19</td>
<td>-</td>
<td>CalGreen 4.504.3 and 4.504.4</td>
<td>SFGBC 5.103.3.2</td>
<td>SFGBC 4.103.3.2</td>
<td>SFGBC 5.103.3.2</td>
</tr>
<tr>
<td>Low-Emitting Composite Wood – Composite wood and agglomerate must contain no added urea-formaldehyde resins, and meet applicable CARB Air Toxics Control Measure.</td>
<td>SFGBC 5.103.19</td>
<td>-</td>
<td>CalGreen 4.504.5</td>
<td>SFGBC 5.103.3.2</td>
<td>SFGBC 4.103.3.2</td>
<td>SFGBC 5.103.3.2</td>
</tr>
<tr>
<td>Recycling by Occupants – Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.</td>
<td>MRp1</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>SFGBC 106A.1.17 and CalGreen 5.410.1</td>
<td>-</td>
</tr>
</tbody>
</table>

1 New residential "high rise" projects may use LEED for Homes Mid Rise certification or LEED BD&C as appropriate. New residential projects of any size have the option of using GreenPoint Rated (see table B2).
2 LEED v4 does not assign numbers to credits. For convenience, in this bulletin and submittals, LEED credits are numbered corresponding to the order they appear in LEEDv4 checklists and reference documents.
3 Energy performance standards specific to mixed-fuel buildings are subject to California Energy Commission review. Requirements are applicable based on date of permit application. Enforcement action for failure to comply will not occur prior to California Energy Commission approval.
### Other Specific Local Requirements

In some cases below, there is no corresponding LEED credit. In others, a requirement may correspond to a LEED credit which is stricter than the code provision, and the LEED credit is optional. Where a LEED credit is less strict, the stricter code-requirement must be met whether or not the LEED credit is achieved.

<table>
<thead>
<tr>
<th>LEEDv4 Credit</th>
<th>New Large Commercial</th>
<th>New Low Rise Residential</th>
<th>New Mid Rise Residential</th>
<th>New High Rise Residential</th>
<th>Large First Time Commercial Interior</th>
<th>Commercial Major Alteration</th>
<th>Residential Major Alteration</th>
</tr>
</thead>
<tbody>
<tr>
<td>LTcd</td>
<td>CalGreen 5.106.5 &amp; SF Planning Code Sec 155</td>
<td>SF Planning Code Section 155</td>
<td>CalGreen 5.106.4 and SF Planning Code Sec 155</td>
<td>SF Planning Code Sec 155</td>
<td>SF Public Works Code 4.2 (SFPUC stormwater ordinance)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Bicycle Parking** – Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater.

**Clean Air Vehicle Parking** – Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/vehicle pools.

**Light pollution reduction** – Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.

**Shade Trees** - Plant trees to provide shade within 15 years for 10% of landscape and hardscape area. 

**Stormwater Control Plan** – Projects disturbing ≥5,000 sq ft in combined or separate sewer areas, or replacing 22,500 impervious sq ft in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.

**NonPotable Water** – New buildings ≥40,000 square feet must install a water use audit system. New buildings ≥25,000 square feet must use available rainwater, graywater, and foundation drainage for toilet and urinal flushing and irrigation.

**Water Meters** – Provide submeters or utility meters for:
- Nonresidential spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in buildings ≥ 50,000 sq ft. 
- Each individual dwelling unit.

**Air Filtration** – Provide at least MERV-13 filters in regularly occupied spaces of mechanically ventilated non-residential occupancy, and in residential buildings located in air-quality hot-spots (or LEED credit IEO 5).

**Acoustical Control** – Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and 2 floor-ceilings STC 40.

**Sprinklers** – Design and maintain landscape irrigation systems to prevent spray on structures.

**Entries and open spaces** – Design exterior entrances and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into building.

### Other CALGreen Requirements

To avoid duplication, no special documentation is required.

**Electric Ready Water Heating** – For each gas water heater serving an individual dwelling unit, include a dedicated 125V/20A electrical receptacle with 120/240V, 3-conductor 10AWG copper branch circuit adjacent to the water heater. Label both ends of the unused conductor "spare." Reserve one circuit breaker in the electrical panel and label "Future 240V Use".

**Multiple showerheads serving one shower** (CalGreen 5.303.2.1) – N/A - Title 24 2019 150.0(n) - - -

**Outdoor potable water use** – Submeter landscaping separately where landscaping covers 1,000-5,000 sq ft.

**Irrigation controllers** – Provide weather or soil moisture based controllers that automatically adjust in response to plants' needs as weather conditions change.

**Fireplaces and woodstoves** – Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits.

**Environmental tobacco smoke (ETS) control** – Prohibits smoking in buildings and outdoor areas for smoking within 25 feet of building entrances, air intakes & operable windows.

**Moisture control** – Comply with California Building Code, CCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls). (CalGreen 5.505.1)

**Carbon dioxide monitoring** – Buildings with demand control ventilation, install CO2 sensors and ventilation controls in accord with California Code: CalGreen 5.504.2

**1)** New residential “high rise” projects may use LEED for Homes Md Rise certification or LEED BD&C as appropriate. New residential projects of any size have the option of using GreenPoint Rated (see table B2).

**2)** LEED v4 does not assign numbers to credits. For convenience, in this bulletin and submittals, LEED credits are numbered corresponding to the order they appear in LEEDv4 checklists and reference documents.
## San Francisco Green Building Code

### Table 2: Requirements for projects meeting a GreenPoint Rated standard

(Sheet 1 of 2)

This table is a summary provided for convenience. See the San Francisco Green Building Code for details. Where code references are provided below: "CalGreen" refers to California Green Building Standards Code (Title 24 Part 11) "SFGBRC" refers to San Francisco Green Building Code amendments.

<table>
<thead>
<tr>
<th>Specific Locally Required Measures</th>
<th>Code Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Construction Discards Management</strong> - 100% of mixed debris must be taken by a Registered Transporter to a Registered Facility and processed for recycling. Submit a Material Reduction and Recovery Plan (MRRP) and supporting documentation demonstrating minimum recovery rate was achieved. Projects of 4 or more occupied floors must recover at least 75% of total debris. Projects of 3 or fewer occupied floors must recover at least 65% of total debris.</td>
<td>SF Construction and Demolition Debris Recovery Ordinance (Environment Code Ch 14), SFGBRC 4.103.2.3, CalGreen 4.408.2, and CalGreen 4.408.5 See Information Sheet GB-02 for details</td>
</tr>
<tr>
<td><strong>Recycling by Occupants</strong> – Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and sandpit materials. To help estimate adequate space for collection by hauler, see supporting materials including a design guide and calculator at: <a href="http://www.sfenvironment.org/refusecalculator">www.sfenvironment.org/refusecalculator</a>.</td>
<td>SFBC 106A.3.3 (See DBI Administrative Bulletin 088 for details)</td>
</tr>
<tr>
<td><strong>All-Electric</strong> - Application for permit June 1, 2021 or after: New buildings must be all-electric, with no gas piping systems or infrastructure. See Administrative Bulletin 112 for details.</td>
<td>SFBC 106A.1.17 (See DBI Administrative Bulletin 112 for details)</td>
</tr>
<tr>
<td><strong>Energy Design</strong> – Meet the applicable GreenPoint Rated v8 energy prerequisite:</td>
<td>Applications received January 2 - February 16, 2020: GreenPoint Rated J5 and Title 24 2019 150.0(n). Applications February 17, 2020 or after: SFGBRC 4.201.3 Applications June 1, 2021 or after: SFBC 106A.1.17.1</td>
</tr>
<tr>
<td>– AllElectric: Comply with Title 24 2019.</td>
<td></td>
</tr>
<tr>
<td>– Mixed Fuel (natural gas): In isolated situations where natural gas may be permitted per Admin Bulletin 112: comply with Electric Ready Design Guidelines which require wiring for future conversion of all-mixed fuel loads to all-electric AND either:</td>
<td></td>
</tr>
<tr>
<td>– High-Rise Residential: Reduce energy use at least 10% compared to Title 24 2019.</td>
<td></td>
</tr>
<tr>
<td><strong>Better Roofs – New buildings 4 - 10 Floors must designate 15% of roof as Solar Ready, applying Title 24 rules. Install photovoltaics or solar/thermal water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.</strong></td>
<td>SF Planning Code Section 149 SFBC 4.201.2 Title 24 Part 6 Section 110.10; 150.1(c)14; and 150.1(c).9v CEC Executive Director Determination (December 19, 2019)</td>
</tr>
<tr>
<td>– New buildings 1 - 3 occupied floors and single family must install photovoltaics with electrical output similar to expected annual electrical usage as determined by Equation 150.1-C of Title 24 Part 6 (2019). Living roof may not be substituted. Note that installation of heat pump water heater may increase PV requirements by 0.1 to 0.3 kW DC.</td>
<td></td>
</tr>
<tr>
<td><strong>Wiring for Electric Vehicle Chargers</strong> - Construct all off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥30A 208 or 240V to EV chargers at ≥20% of spaces. Install ≥30A 208 or 240V branch circuits to ≥25% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required.</td>
<td>SFGBC 4.103.3.3, 4.106.4</td>
</tr>
<tr>
<td><strong>Construction Site Runoff Pollution Prevention</strong> – Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.</td>
<td>SFBC 4.103.1.2 and 4.103.2.4, NPDES Phase II General Permit, and other local regulations.</td>
</tr>
<tr>
<td><strong>Stormwater Control Plan</strong> – Projects disturbing ≥5,000 sq ft in combined or separate sewer areas, or replacing ≥2,150 square feet in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.</td>
<td>SFGBC 4.103.1.2 and 4.103.2.4</td>
</tr>
<tr>
<td><strong>NonPotable Water</strong> – New buildings ≥40,000 square feet must calculate a water budget. New buildings ≥250,000 square feet must use available rainwater, greywater, and foundation drainage for toilet and urinal flushing and irrigation</td>
<td>SF Health Code Chapter 12C (See Nonpotable Water Program at <a href="http://www.sfwater.org">www.sfwater.org</a>)</td>
</tr>
<tr>
<td><strong>Water Efficient Irrigation</strong> – Projects that include 1,000 square feet or more of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance.</td>
<td>SF/Admin Code 63 (See Complying with San Francisco’s Water Efficient Irrigation Requirements at <a href="http://www.sfwater.org">www.sfwater.org</a>)</td>
</tr>
<tr>
<td><strong>Additional Required Measures</strong></td>
<td></td>
</tr>
<tr>
<td>All CalGreen requirements for new residential construction (listed below) are required, and must be verified by the Rater whether or not GreenPoint Rated certification will be obtained.</td>
<td></td>
</tr>
<tr>
<td><strong>Indoor Air Quality Management During Construction</strong> – Dust openings and other air distribution component openings must covered during construction.</td>
<td>CalGreen 4.504.1</td>
</tr>
<tr>
<td><strong>Smart Irrigation Controller</strong></td>
<td>CalGreen 4.304.1</td>
</tr>
<tr>
<td><strong>All roofing has 3-year subcontractor warranty and 20-year Manufacturer Warranty</strong></td>
<td>GreenPoint Rated requirement for multifamily</td>
</tr>
<tr>
<td><strong>Indoor Water Efficiency</strong> – Reduce indoor water use via efficient showerheads, lavatories, kitchen faucets, wash fountains, water dosers, and urinals.</td>
<td>CalGreen 4.301 through 4.302</td>
</tr>
<tr>
<td><strong>Mechanical Ventilation</strong> - Comply with ASHRAE 62.2 (as adopted in Title 24 Part 6)</td>
<td>GreenPoint Rated J6 and Title 24 Part 6 requirement for multifamily</td>
</tr>
<tr>
<td><strong>Bathroom fans</strong> - ENERGY STAR and on timer or humidistat</td>
<td>CalGreen 4.506.1</td>
</tr>
<tr>
<td><strong>Low-VOC Interior Wall/Ceiling Paints</strong> (&lt;50 grams per liter VOCs regardless of sheen)</td>
<td>CalGreen 4.504.2 through 4.504.2.4</td>
</tr>
<tr>
<td><strong>Low-VOC coatings</strong> - Meet SCAQMD Rule 1113</td>
<td>CalGreen 4.504.2 through 4.504.2.4</td>
</tr>
<tr>
<td><strong>Low VOC Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168</strong></td>
<td>CalGreen 4.504.2.1</td>
</tr>
<tr>
<td><strong>Low-emitting Composite Wood</strong> - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood</td>
<td>CalGreen 4.504.5</td>
</tr>
<tr>
<td><strong>Low-emitting flooring</strong> - All carpet systems, carpet cushion, carpet adhesive, and at least 50% of resilient flooring must be low-emitting</td>
<td>CalGreen 4.504.3 and CalGreen 4.504.4</td>
</tr>
<tr>
<td><strong>Incorporate GreenPoint Rated Checklist in Blueprints</strong></td>
<td>GreenPoint Rated requirement</td>
</tr>
<tr>
<td><strong>Operations and Maintenance Manuals and Training</strong> - Provide O&amp;M Manual to Building Maintenance Staff</td>
<td>CalGreen 4.410.1</td>
</tr>
</tbody>
</table>

1) GreenPoint Rated is the default standard to be met by new residential projects of 3 occupied floors or less. However, any new residential building may choose to instead apply LEED, provided that all CalGreen requirements are met. For information about using LEED for compliance with the San Francisco Green Building Code, see Attachment B Table 1.
### Additional Required Measures

All CALGreen requirements for new residential construction (listed below) are required, and must be verified by the Rater whether or not GreenPoint Rated certification will be obtained.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Drainage: Construction plans shall indicate how the site grading or drainage system will manage surface water flows.</td>
<td>CalGreen 4.106.3</td>
</tr>
<tr>
<td>Pest Protection - Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against rodents.</td>
<td>CalGreen 4.406.1</td>
</tr>
<tr>
<td>Fireplaces and woodstoves - Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits.</td>
<td>CalGreen 4.503.1. If permission to install new woodburning fireplaces can be obtained, BAAQMD Regulation 6, Rule 3 applies and is equivalent.</td>
</tr>
<tr>
<td>Capillary break for concrete slab on grade - Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break.</td>
<td>CalGreen 4.505.2.1</td>
</tr>
<tr>
<td>Moisture content of building materials - Verify wall and floor framing does not exceed 19% moisture content prior to enclosure. Materials with visible signs of moisture damage shall not be installed.</td>
<td>CalGreen 4.505.3</td>
</tr>
<tr>
<td>HVAC Installer Qualifications - HVAC system installers must be trained and certified, or under the direct supervision of a person with such training or a contractor licensed to install HVAC systems.</td>
<td>CalGreen 4.702.1</td>
</tr>
</tbody>
</table>
San Francisco Green Building Code

Table 3: Requirements for all non-residential projects not required to meet a LEED standard (Sheet 1 of 2)

<table>
<thead>
<tr>
<th>Requirement Description</th>
<th>All &quot;Other&quot; New Non-Residential</th>
<th>All &quot;Other&quot; Non-Residential Additions &amp; Alterations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Discards Management</td>
<td>SF Construction and Demolition Debris Recovery Ordinance (Environment Code Ch 14) CalGreen 5.405.1.1, 5.408.1.4</td>
<td>(See Information Sheet GB-02 for details)</td>
</tr>
<tr>
<td>Recycling by occupants</td>
<td>SBFC 106A.3.3 and other local regulations (See DBI Administrative Bulletin 088 for details)</td>
<td>n/r</td>
</tr>
<tr>
<td>All-Electric - Application for permit June 1, 2021 or after</td>
<td>SFBC 106A.1.17</td>
<td>n/r</td>
</tr>
<tr>
<td>Energy Design - Application for permit Feb 17, 2020 or after</td>
<td>SFGBGC 5.201, SFBC 106A.1.17</td>
<td>Title 24 Part 6 2019</td>
</tr>
<tr>
<td>Better Roofs</td>
<td>SFGBGC 5.201.1.2 Planning Code Section 149 Title 24 Sec 110.10 and 150.2</td>
<td>n/r</td>
</tr>
<tr>
<td>Renewable Energy</td>
<td>SFBC 5.103.3.3, 5.106.5.3</td>
<td>n/r</td>
</tr>
<tr>
<td>Wiring for Electric Vehicle Chargers: Permit application January 2018 or after</td>
<td>SFGBGC 5.103.3.3, 5.106.5.3</td>
<td>n/r</td>
</tr>
<tr>
<td>Construction site runoff pollution prevention</td>
<td>CalGreen 5.106.1, as well as NPDES Phase II General Permit and other local regulations.</td>
<td>n/r</td>
</tr>
<tr>
<td>Stormwater Control Plan</td>
<td>SF Public Works Code Article 4.2, Sec. 147 (See Stormwater Management Requirements and Design Guidelines, <a href="http://www.sfwater.org">www.sfwater.org</a>)</td>
<td>n/r</td>
</tr>
<tr>
<td>NonPotable Water</td>
<td>SFHC Code Chapter 12C</td>
<td>n/r</td>
</tr>
<tr>
<td>Water efficient irrigation</td>
<td>SF Admin Code 63 (See Complying with San Francisco’s Water Efficient Irrigation Requirements, <a href="http://www.sfwater.org">www.sfwater.org</a>)</td>
<td>n/r</td>
</tr>
</tbody>
</table>

CalGreen Requirements

California Green Building Standards Code (Title 24 Part 11) requires:

- Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater. CalGreen 5.106.4
- Fuel efficient vehicle and carpool parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool vehicles. CalGreen 5.106.2
- Wiring for Electric Vehicle Charging: Install electrical systems to provide power to EV chargers at 6% of spaces. Installation of chargers is not required. CalGreen 5.106.5.3 through 5.106.5.3.5
- Light pollution reduction: Meet California Energy Code minimum requirements for Lighting Zones 1-4, with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8. Exempted under CalGreen Code Section 147 apply Emergency lighting exempt. CalGreen 5.106.8 n/r
- Water meters - In new buildings and additions, provide submeters for each tenant projected to consume more than 1,000 gal/day. In new buildings >50,000 sq ft and additions over 50,000 sq ft, provide submeter for each individual tenant space projected to consume more than 100 gal/day. CalGreen 5.303.1 CalGreen 5.303.1 (additions only)
- Water Conserving Fixtures and Fittings - Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, water closets, and urinals. CalGreen 5.303.2 through 5.303.6 CalGreen 5.303.2 through 5.303.6 See also SFBC 13A.
- Commissioning - For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner’s project requirements. OR for buildings less than 10,000 square feet, as well as newly installed equipment in additions or alterations, testing and adjusting is required. CalGreen 5.410.2 for new buildings >10,000 square feet CalGreen 5.410.4 for buildings ≤ 10,000 square feet CalGreen 5.410.4 for buildings ≤ 10,000 square feet, and for systems that serve additions and alterations. See also SFBC 13A.
- Ventilation system protection during construction - Protect openings and mechanical equipment from dust and pollutants during construction. Do not use permanent HVAC equipment except to maintain required temperature range for material and equipment installation. CalGreen 5.504.1.3 and 5.504.3 CalGreen 5.504.1.3 and 5.504.3
- Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. CalGreen 5.504.4.1 CalGreen 5.504.4.1
- Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. CalGreen 5.504.3.1 CalGreen 5.504.3.1
- Carpet - All carpet must meet one of the following:
  1. Carpet and Rug Institute Green Label Plus Program
  2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350)
  3. NSF/ANSI 140 at the Gold level
  4. Scientific Certifications Systems Sustainable Choice, OR
  5. California Collaborative for High Performance Schools EQ 7.0 and 7.1
- AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content. CalGreen 5.504.4.4 through 5.504.4.4.2 CalGreen 5.504.4.4 through 5.504.4.4.2

San Francisco Green Building Code

Table 3: Requirements for all non-residential projects not required to meet a LEED standard (Sheet 1 of 2)

The following itemizes requirements for new non-residential buildings that are not otherwise required to meet a green building standard (E, F, H, L, S, U occupancy of any size, or A, B, I, or M occupancy <25,000 sq ft), and for non-residential additions of ≥1,000 sq ft or alterations of ≥$200,000 value. In additions and alterations, requirements apply to areas and systems within the scope of the project. This summary is provided for convenience; see the San Francisco Green Building Code for details.

Local Requirements

- Measures that are mandatory in San Francisco but may be different or not required elsewhere

- All "Other" New Non-Residential

- All "Other" Non-Residential Additions & Alterations
<table>
<thead>
<tr>
<th>CalGreen Required Measures</th>
<th>All &quot;Other&quot; New Non-Residential</th>
<th>All &quot;Other&quot; Non-Residential Additions &amp; Alterations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Composite wood</strong> - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</td>
<td>CalGreen 5.504.4.5</td>
<td>CalGreen 5.504.4.5</td>
</tr>
<tr>
<td><strong>Resilient flooring systems</strong> - For 80% of floor area receiving resilient flooring, install resilient flooring complying with: 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greensguard Children &amp; Schools Program to comply with California Department of Public Health criteria</td>
<td>CalGreen 5.404.4.4. and 5.504.4.6</td>
<td>CalGreen 5.404.4.4. and 5.504.4.6</td>
</tr>
<tr>
<td><strong>Air Filtration</strong> - Provide at least MERV-13 filters in regularly occupied spaces of mechanically ventilated buildings. Installed filters must be clearly labeled by the manufacturer indicating the MERV rating, and filter specification shall be included in the operation and maintenance manual.</td>
<td>CalGreen 5.504.5.3 through 5.504.5.3.1</td>
<td>CalGreen 5.504.5.3 (Applies to addition, or alteration to envelope)</td>
</tr>
<tr>
<td><strong>CFCs and halons</strong> - Do not install equipment that contains CFCs or Halons.</td>
<td>CalGreen 5.508.1</td>
<td>CalGreen 5.508.1</td>
</tr>
<tr>
<td><strong>Sprinklers</strong> - Design and maintain landscape irrigation systems to prevent spray on structures.</td>
<td>CalGreen 5.407.2.1</td>
<td>CalGreen 5.407.2.1</td>
</tr>
<tr>
<td><strong>Grading and Paving</strong> - Construction plans must indicate how site grading or drainage will manage all surface water flows to keep water from entering buildings.</td>
<td>CalGreen 5.106.10</td>
<td>-</td>
</tr>
<tr>
<td><strong>Entries and openings</strong> - Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings.</td>
<td>CalGreen 5.407.2.2</td>
<td>CalGreen 5.407.2.2</td>
</tr>
<tr>
<td><strong>Supermarket refrigerant leak reduction</strong> - Applies to new commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, when installed in food stores with 8,000 square feet or more conditioned area utilizing either refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units. Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig. See 5.508.2 for details.</td>
<td>CalGreen 5.508.2</td>
<td>CalGreen 5.508.2</td>
</tr>
</tbody>
</table>

**Other CALGreen Requirements**

The following elements of the California Green Building Standards Code (Title 24 Part 11) are superceded by stricter local requirements, or duplicate other state code as noted. To avoid duplication, no special green building documentation is required.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>All &quot;Other&quot; New Non-Residential</th>
<th>All &quot;Other&quot; Non-Residential Additions &amp; Alterations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Multiple showerheads serving one shower</strong> (CalGreen 5.303.3.3.2)</td>
<td>SF Housing Code Ch 12 SF Building Code Ch 13A prohibit more than one showerhead per valve. CalGreen 5.303.3.3.1 flow rate to 1.8 gpm.</td>
<td>Comply with water efficiency requirements of CalGreen 5.303.4. or CBC Part 11 Section 5.712.3.2</td>
</tr>
<tr>
<td><strong>Wastewater reduction</strong> - Reduce generation of wastewater by 20% through installation of water-conserving fixtures</td>
<td></td>
<td>Comply with Water Efficient Irrigation Ordinance (SFAC 63)</td>
</tr>
<tr>
<td><strong>Outdoor potable water use</strong> - Submeter landscaping separately where landscaping covers 1,000-5,000 sq. ft. (over 5,000 sq. ft. already required.)</td>
<td>Comply with Water Efficient Irrigation Ordinance (SFAC 63)</td>
<td></td>
</tr>
<tr>
<td><strong>Irrigation controllers</strong> - Provide weather or soil moisture based controllers that automatically adjust in response to plants' needs as weather conditions change.</td>
<td>Comply with Water Efficient Irrigation Ordinance (SFAC 63)</td>
<td></td>
</tr>
<tr>
<td><strong>Fireplaces and woodstoves</strong> - Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits.</td>
<td></td>
<td>If permission to install new woodburning fireplaces can be obtained, BAAQMD Regulation 6, Rule 3 applies and is equivalent.</td>
</tr>
<tr>
<td><strong>Environmental tobacco smoke (ETS) control</strong> - Smoking in buildings is prohibited, and outdoor areas provided for smoking must be &gt;25 feet from building entries, outdoor air intakes and operable windows.</td>
<td></td>
<td>Required by San Francisco Health Code 19F and 19I.</td>
</tr>
<tr>
<td><strong>Moisture control</strong> - Comply with California Building Code, CCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls). (CalGreen 5.505.1)</td>
<td>Comply with cited code</td>
<td></td>
</tr>
<tr>
<td><strong>Carbon dioxide monitoring</strong> - For new buildings and additions with demand control ventilation, install carbon dioxide sensors and ventilation controls in accord with California Energy Code. (CalGreen 5.506.2)</td>
<td>Comply with cited code</td>
<td></td>
</tr>
<tr>
<td><strong>Shade Trees</strong> - Plant trees sufficient to provide shade within 15 years for 20% of landscape and hardscape area. Exclude shade structures covered by photovoltaics or cool roof materials from total area calculation.</td>
<td>CalGreen 5.106.12</td>
<td>n/r</td>
</tr>
</tbody>
</table>
### Specific Locally Required Measures

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Measure</th>
<th>All &quot;Other&quot; Residential Additions &amp; Alterations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Discards Management - 100% of mixed debris must be taken by a Registered Transporter to a Registered facility and processed for recycling. Submit a Material Reduction and Recovery Plan (MRRP) demonstrating ≥65% recovery. (See Information Sheet GB-02 for details)</td>
<td>SF Construction and Demolition Debris Recovery Ordinance (Environment Code Ch 14) CalGreen 4.408.2, and CalGreen 4.408.5</td>
<td></td>
</tr>
<tr>
<td>Recycling by occupants – Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. To help estimate adequate space for collection by hauler, see supporting materials including a design guide and calculator at: <a href="http://www.sfenvironment.org/refusecalculator">www.sfenvironment.org/refusecalculator</a>.</td>
<td>SFBC 106A.3.3 and other local regulations (See DBI Administrative Bulletin 088)</td>
<td></td>
</tr>
<tr>
<td>Energy design – Comply with California Energy Standards</td>
<td>Title 24 Part 6 (2019)</td>
<td></td>
</tr>
<tr>
<td>Construction site runoff pollution prevention - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.</td>
<td>CalGreen 4.106.2, NPDES Phase II General Permit and other local regulations.</td>
<td></td>
</tr>
<tr>
<td>Stormwater Control Plan – Projects disturbing ≥5,000 square feet of ground surface must implement a Stormwater Control Plan meeting SFPUC stormwater design guidelines.</td>
<td>SF Public Works Code Article 4.2, Section. 147</td>
<td></td>
</tr>
<tr>
<td>NonPotable Water – New buildings ≥40,000 square feet must calculate a water budget. New buildings ≥250,000 square feet must use available rainwater, graywater, and foundation drainage for toilet and urinal flushing and irrigation</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Water efficient irrigation – Projects that include 1,000 square feet or more of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance.</td>
<td>SF Admin Code 63 (See Complying with San Francisco’s Water Efficient Irrigation Requirements at <a href="http://www.sfwater.org">www.sfwater.org</a>)</td>
<td></td>
</tr>
</tbody>
</table>

### CalGreen Required Measures

The California Green Building Standards Code (Title 24 Part 11) requires:

<table>
<thead>
<tr>
<th>Measure</th>
<th>All &quot;Other&quot; Residential Additions &amp; Alterations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indoor Air Quality Management During Construction - Duct openings and other air distribution component openings must be covered during all phases of construction. Tape, plastic, sheetmetal, or other acceptable methods may be used to reduce the amount of water, dust, and debris entering the system.</td>
<td>CalGreen 4.504.1</td>
</tr>
<tr>
<td>Smart Irrigation Controller - Automatically adjust irrigation based on weather and soil moisture. Controllers must have either an integral or separate rain sensors that connects or communicates with the controller.</td>
<td>CalGreen 4.304.1</td>
</tr>
<tr>
<td>Indoor Water Efficiency - Plumbing fixtures and fittings shall comply with the following: Water closets ≤1.28 gali/flush; urinals ≤0.5 gali/flush; showerheads ≤1.8 gpm @ 80 psi; residential lavatory faucet ≤1.5 gpm; lavatory faucets in common and public use areas ≤0.5 gpm @ 60 psi; metering faucets ≤0.25 gal/cycle; and kitchen faucets ≤1.8 gpm @ 60 psi (temporary increase to 2.2 gpm allowed, but must default to ≤1.8 gpm).</td>
<td>CalGreen 4.303 (all sections)</td>
</tr>
<tr>
<td>Wiring for Electric Vehicle Charging – Install electrical systems to provide power to EV chargers. Installation of chargers is not required.</td>
<td>N/A</td>
</tr>
<tr>
<td>Bathroom exhaust fans - Must be ENERGY STAR compliant, ducted to terminate outside the building, and controlled by humidistat capable of adjustment between relative humidity of less than 50% to maximum of 80%. Humidity control may be a separate component from the exhaust fan.</td>
<td>CalGreen 4.506.1</td>
</tr>
<tr>
<td>Low-VOC Interior Wall/Ceiling Paints - CARB VOC limits (CalGreen Table 4.504.3)</td>
<td>CalGreen 4.504.2.2</td>
</tr>
<tr>
<td>Low-VOC aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for ROC. (CCR Title 17, Section 94520)</td>
<td>CalGreen 4.504.2.3</td>
</tr>
<tr>
<td>Low VOC Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2.</td>
<td>CalGreen 4.504.2.1</td>
</tr>
<tr>
<td>Low-emitting Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</td>
<td>CalGreen 4.504.5</td>
</tr>
<tr>
<td>Low-emitting flooring: All carpet systems, carpet cushion, carpet adhesive, and at least 80% of resilient flooring must be low-emitting</td>
<td>CalGreen 4.504.3 through 4.504.4</td>
</tr>
<tr>
<td>Operations and Maintenance Manuals and Training - Provide O&amp;M Manual to Building Maintenance Staff. Due at the time of final inspection.</td>
<td>CalGreen 4.410.1</td>
</tr>
<tr>
<td>Design and Install HVAC System to ACCA Manual J, D, and S</td>
<td>CalGreen 4.507.2</td>
</tr>
</tbody>
</table>

### San Francisco Green Building Code

Table 4: Requirements for residential additions, and alterations

(Sheet 1 of 2)

The following itemizes requirements for additions to residential buildings, as well as alterations which increase the building's floor area, volume, or size. Except where noted, requirements apply only to areas and systems within the scope of the project. This summary is provided for convenience; see the San Francisco Green Building Code for details.
<table>
<thead>
<tr>
<th>CalGreen Required Measures</th>
<th>Residential Additions &amp; Alterations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Surface Drainage:</strong> Construction plans shall indicate how the site grading or drainage system will manage surface water flows.</td>
<td>CalGreen 4.106.3</td>
</tr>
<tr>
<td><strong>Pest Protection</strong> - Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry, or a similar method acceptable to DBI for protection against rodents.</td>
<td>CalGreen 4.406.1</td>
</tr>
<tr>
<td><strong>Fireplaces and woodstoves</strong> - Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits.</td>
<td>CalGreen 4.503.1</td>
</tr>
<tr>
<td><strong>Capillary break for concrete slab on grade</strong> - Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break, including at least one of the following: 1) A 4-inch (101.6 mm) thick base of 1/2-inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage and curling shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2) A slab design specified by a licensed design professional.</td>
<td>CalGreen 4.505.2</td>
</tr>
<tr>
<td><strong>Moisture content of building materials</strong> - Verify wall and floor framing does not exceed 19% moisture content prior to enclosure. Materials with visible signs of moisture damage shall not be installed. Moisture content shall be verified in compliance with the following: 1) Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. 2) Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-stamped end of each piece to be verified. 3) At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers’ drying recommendations shall be followed for wet-applied insulation products prior to enclosure</td>
<td>CalGreen 4.505.3</td>
</tr>
<tr>
<td><strong>HVAC Installer Qualifications</strong> - HVAC system installers must be trained and certified in the proper installation of HVAC systems, such as via a state certified apprenticeship program, public utility training program (with certification as installer qualification), or other program acceptable to the Department of Building Inspection</td>
<td>CalGreen 702.1</td>
</tr>
</tbody>
</table>
Instructions for Green Building Submittals

Green Building Submittal Templates are provided in electronic format for your convenience via the Department of Building Inspection website.

Locating Documents

From the Department of Building Inspection website, navigate to Administrative Bulletins. In the entry for AB-093 “Implementation of Green Building Regulations,” click “More Info.” The “More Info” page contains:

- This bulletin
- Single page pre-formatted submittal templates
- Electronic version of each element of the submittal template, for optional custom layouts when necessary. (Typically used for smaller-format submittals split into multiple pages for legibility.)
- Spreadsheet with LEED checklists that may optionally be used to prepare LEED submittals. (You may use your own LEED checklist file.)
- DBI does not provide a checklist for GreenPoint projects. A qualified GreenPoint Rater (as specified in the narrative of this bulletin) has the tools necessary to prepare a project-specific GreenPoint checklist for submittals. For more information – including guidelines and a list of all GreenPoint measures - please see: www.builditgreen.org and www.greenpointrated.org.

Green Building: Site Permit Submittal

When applying for a Site Permit, use Attachment C-2: Green Building Site Permit Submittal. A LEED or GreenPoint checklist is not required at Site Permit, but will be required with the superstructure addendum.

Single Page Submittal Templates (Recommended)

Pre-formatted templates are provided for single-sheet submittals. Acquire the appropriate submittal template from the AB-093 “More Info” page, cut & paste a checklist for the appropriate green building standard, and complete the summary of “Requirements” and “Verification” forms.

Optional Custom Layouts

When necessary, such as cases where submittals must be split into multiple pages to maintain legibility, acquire the separate electronic files containing each element of the submittal template:

- Checklist for the appropriate green building standard,
- Summary of “Requirements” form, and
- “Verification” form

Prepare the submittal as appropriate. To be complete, a multi-page submittal must include completed versions of each of these three elements.
### INSTRUCTIONS:
1. Select ONE (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements is determined by the project category.
2. Provide the Project Information in the box at the right.

In cases where mandatory requirements are not applicable or not required, project teams must enter 'n/r' in the appropriate boxes. Requirements may be applicable on a case-by-case basis, provided the application is reviewed and approved by the City of San Francisco's Building Green Staff.

**GS1: San Francisco Green Building Site Permit Submittal Form**

**Title:** Low-Emission Resilient Site

**Description of Requirement:**

-低Emission Resilient Site

**New Construction:**

<table>
<thead>
<tr>
<th>B-2 Floors</th>
<th>B-4 Floors</th>
<th>LEED v4 Residential</th>
<th>LEED v4 + Non-Residential</th>
<th>LEED v4 Low-Rise</th>
<th>LEED v4 High-Rise</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.2.2.3.c</td>
<td>4.05.2.1</td>
<td>n/r</td>
<td>n/r</td>
<td>n/r</td>
<td>n/r</td>
</tr>
</tbody>
</table>

**Alterations + Additions:**

<table>
<thead>
<tr>
<th>B-2 Floors</th>
<th>B-4 Floors</th>
<th>LEED v4 Residential</th>
<th>LEED v4 Non-Residential</th>
<th>LEED v4 Low-Rise</th>
<th>LEED v4 High-Rise</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.2.2.3.c</td>
<td>4.05.2.1</td>
<td>n/r</td>
<td>n/r</td>
<td>n/r</td>
<td>n/r</td>
</tr>
</tbody>
</table>

**Project Info:**

**Project Name:** Site Green Building Site Permit Submittal Form

**Application:**

- Low-Emission Resilient Site

- LEED v4 Residential

- LEED v4 Low-Rise

- LEED v4 High-Rise

- LEED v4 Non-Residential

- LEED v4 Low-Rise

- LEED v4 High-Rise

**Project Type:**

- Site Green Building Site Permit Submittal Form

**Site:**

- Low-Emission Resilient Site

- LEED v4 Residential

- LEED v4 Non-Residential

- LEED v4 Low-Rise

- LEED v4 High-Rise

**Location:**

- 555 Mission St.

**Address:**

- 555 Mission St.

**Contact Person:**

- John Doe

**Email:**

- johndoe@email.com

**Phone:**

- 415-555-1234

**Completion Date:**

- September 30, 2023

**Construction Start Date:**

- August 1, 2023

**Completion Date:**

- October 31, 2023

**Building Size:**

- 10,000 sq ft

**Site Size:**

- 2 acres

**Project Cost:**

- $1,000,000

**Funding:**

- Private

**Construction Company:**

- John Doe Construction

**Architect:**

- Doe & Sons

**Contractor:**

- Jane Doe Construction

**Engineering Firm:**

- Doe Engineering

**General Contractor:**

- Doe General Contractor

**Subcontractors:**

- John Doe Subcontractor

**Materials:**

- LEED v4 Residential

- LEED v4 Non-Residential

- LEED v4 Low-Rise

- LEED v4 High-Rise

- LEED v4 Site

**Energy Efficiency:**

- LEED v4 Residential

- LEED v4 Non-Residential

- LEED v4 Low-Rise

- LEED v4 High-Rise

- LEED v4 Site

**Water Efficiency:**

- LEED v4 Residential

- LEED v4 Non-Residential

- LEED v4 Low-Rise

- LEED v4 High-Rise

- LEED v4 Site

**Indoor Air Quality:**

- LEED v4 Residential

- LEED v4 Non-Residential

- LEED v4 Low-Rise

- LEED v4 High-Rise

- LEED v4 Site

**Sustainability:**

- LEED v4 Residential

- LEED v4 Non-Residential

- LEED v4 Low-Rise

- LEED v4 High-Rise

- LEED v4 Site

**Construction Start Date:**

- August 1, 2023

**Completion Date:**

- October 31, 2023

**Building Size:**

- 10,000 sq ft

**Site Size:**

- 2 acres

**Project Cost:**

- $1,000,000

**Funding:**

- Private

**Construction Company:**

- John Doe Construction

**Architect:**

- Doe & Sons

**Contractor:**

- Jane Doe Construction

**Engineering Firm:**

- Doe Engineering

**General Contractor:**

- Doe General Contractor

**Subcontractors:**

- John Doe Subcontractor

**Materials:**

- LEED v4 Residential

- LEED v4 Non-Residential

- LEED v4 Low-Rise

- LEED v4 High-Rise

- LEED v4 Site

**Energy Efficiency:**

- LEED v4 Residential

- LEED v4 Non-Residential

- LEED v4 Low-Rise

- LEED v4 High-Rise

- LEED v4 Site

**Water Efficiency:**

- LEED v4 Residential

- LEED v4 Non-Residential

- LEED v4 Low-Rise

- LEED v4 High-Rise

- LEED v4 Site

**Indoor Air Quality:**

- LEED v4 Residential

- LEED v4 Non-Residential

- LEED v4 Low-Rise

- LEED v4 High-Rise

- LEED v4 Site
## GS4: San Francisco Green Building Submittal Form for Non-Residential Interior-Only Alteration Projects

### INSTRUCTIONS:
1. Select one (1) column to the right. For each applicable requirement in the column, indicate evidence of fulfillment in the References column. For items that are not applicable, indicate "N/A".
2. Provide project information in the Verification box on the right.

### MARK WHICH SCOPES ARE INCLUDED IN THIS SUBMITTAL

<table>
<thead>
<tr>
<th>TITLE</th>
<th>SOURCE OF REQUIREMENT</th>
<th>DESCRIPTION OF REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>WATER EFFICIENCY</td>
<td></td>
<td></td>
</tr>
<tr>
<td>INDOOR HOT WATER HEATING</td>
<td></td>
<td></td>
</tr>
<tr>
<td>INDOOR AMOTION USE PROJECTION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>WATER METERING</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ENERGY EFFICIENCY</td>
<td></td>
<td></td>
</tr>
<tr>
<td>COMMISSIONING</td>
<td></td>
<td></td>
</tr>
<tr>
<td>RECYCLING BY OCCUPANTS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CONSTRUCTION &amp; DEMOLITION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HVAC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AIR FILTRATION (CONSTRUCTION)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AIR FILTRATION (OPERATIONS)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### REFERENCES

<table>
<thead>
<tr>
<th>NON-RESIDENTIAL INTERIOR-ONLY ALTERATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>ARCHITECTURE</td>
</tr>
</tbody>
</table>

### FORM VERSION:
Form version: April 1, 2021 (For permit applications January 2020 - December 2022)

### FOR YOUR INFORMATION

#### Indoor Water Efficiency

<table>
<thead>
<tr>
<th>Fixture Type</th>
<th>Maximum Fixture Flow Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Showerheads</td>
<td>2.0 gallons/minute (9.5 lpm)</td>
</tr>
<tr>
<td>Lavatories (non-residential)</td>
<td>1.6 gallons/minute (6.1 lpm)</td>
</tr>
<tr>
<td>Kitchen Faucets</td>
<td>2.2 gallons/minute (8.4 lpm)</td>
</tr>
<tr>
<td>Wash Faucets</td>
<td>2.2 gallons/minute (8.4 lpm)</td>
</tr>
<tr>
<td>Lavatories (residential)</td>
<td>1.5 gallons/minute (5.7 lpm)</td>
</tr>
</tbody>
</table>

#### Water Efficiency of Existing Non-Compliant Fixtures

- All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are intended to serve water use in buildings exceeding 50,000 square feet may be exempt from the water use charge if the building owner provides evidence of the water use rate and the building owner certifies that the building owner is in compliance with the Water Use Reduction Program. For more information, see the Commercial Water Conservation Program Brochure available at SFDBI.org.

#### Non-Compliant Fixtures

1. Any fixtures used or manufactured to use more than 1.6 gallons per minute (6.0 lpm).
2. Any fixtures used or manufactured to use more than 1.5 gallons per minute (5.7 lpm).
3. Any fixtures used or manufactured to use more than 1.3 gallons per minute (5.0 lpm).
4. Any fixtures used or manufactured to use more than 0.6 gallons per minute (2.3 lpm).

#### Notes:

- For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and shall be used to determine flush volume.
- Cisterns or vacuum assisted flush tanks shall meet the standard defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and shall be used to determine flush volume.
GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

INSTRUCTIONS:
1. Fill out the project information in the verification box at the right.
2. Submittal must be a minimum of 11” x 17”.
3. This form is for permit applications submitted January 2020 through December 2022.

<table>
<thead>
<tr>
<th>TITLE</th>
<th>SOURCE OF REQUIREMENT</th>
<th>DESCRIPTION OF REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>GRADING &amp; PAVING</td>
<td>CALGreen 4.108.3</td>
<td>Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.</td>
</tr>
<tr>
<td>RODENT PROOFING</td>
<td>CALGreen 4.408.1</td>
<td>Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBA-approved similar method.</td>
</tr>
<tr>
<td>FIREPLACES &amp; WOODSTOVES</td>
<td>CALGreen 4.503.1</td>
<td>Not slab on grade.</td>
</tr>
<tr>
<td>CAPILLARY BREAK, SLAB ON GRADE</td>
<td>CALGreen 4.505.2</td>
<td>Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2 inch aggregate under retarder; slab design specified by licensed professional.</td>
</tr>
<tr>
<td>MOISTURE CONTENT</td>
<td>CALGreen 4.505.3</td>
<td>Wall + floor: 9% moisture content before enclosure.</td>
</tr>
<tr>
<td>BATHROOM EXHAUST</td>
<td>CALGreen 4.506.1</td>
<td>Must be ENERGY STAR compliant, ducted to building exterior, and its humidity shall be capable of adjusting between &lt;50% to &gt;80% (humidity may be separate component).</td>
</tr>
<tr>
<td>LOW-EMITTING MATERIALS</td>
<td>CALGreen 4.504.2 1-5, SFDBG 4.103.2</td>
<td>Use products that comply with the emission limit requirements of 4.504.2-1, 5-5.40.4-1.6 for adhesives, sealants, paint, coatings, carpet systems including cushions and adhesives, resilient flooring (60% of area), and composite wood products.</td>
</tr>
<tr>
<td>INDOOR WATER USE REDUCTION</td>
<td>SF Housing Code sec 12A10</td>
<td>Meet flush/flow requirements for: toilets (1.28 gpf, urinals 0.125 gpf wall, 0.5 gpf floor); showerheads (1.8 gpm); lavatories (1.5 gpm, 0.5 gpm public/commercial); kitchen faucets 1.8gpm; wash fountains (1.8 gm/min); melting faucets (0.2 gpc); food waste disposers (1.5 gpm/gal). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.</td>
</tr>
<tr>
<td>WATER-EFFICIENT IRRIGATION</td>
<td>Administrative Ordinance ch 63</td>
<td>IRRSmodified landscape area is &lt;2,500 sq. ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤0.55 or by prescriptive compliance for projects with ≥2,500 sq. ft. of landscape area.</td>
</tr>
<tr>
<td>ENERGY EFFICIENCY</td>
<td>CA Energy Code</td>
<td>Comply with all provisions of the CA-Energy Code.</td>
</tr>
<tr>
<td>RECYCLING BY OCCUPANTS</td>
<td>SF Building Code 104.3.3, CALGreen 4.103.2</td>
<td>Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials. For help estimating adequate space for collection by water, see supporting materials including a design guide and calculator at: <a href="http://www.calefficiency.org/allsources/calgreen">www.calefficiency.org/allsources/calgreen</a>.</td>
</tr>
<tr>
<td>CONSTRUCTION &amp; DEMOLITION (CAD &amp; DISCARD MANAGEMENT)</td>
<td>CALGreen 4.303.1, 4.408.2</td>
<td>Construction Discards Management - 100% of mixed debris must be taken by a Registered Transporter to a Registered facility and processed for recycling. Demonstrate ≥65% recovery. See <a href="http://www.dbi.org">www.dbi.org</a> for details.</td>
</tr>
<tr>
<td>HVAC INSTALLER QUALS</td>
<td>CALGreen 4.702.1</td>
<td>HVAC Installer must be trained in best practices.</td>
</tr>
<tr>
<td>HVAC DESIGN</td>
<td>CALGreen 4.507.2</td>
<td>HVAC shall be designed to ACCA Manual J, D, and S.</td>
</tr>
<tr>
<td>BIRD-SAFE BUILDINGS</td>
<td>Planning Code sec.139</td>
<td>Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.</td>
</tr>
<tr>
<td>TOBACCO SMOKE CONTROL</td>
<td>Health Code art.19F</td>
<td>Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.</td>
</tr>
<tr>
<td>STORMWATER CONTROL PLAN</td>
<td>SF Public Works Code art.4.2 sec.147</td>
<td>Projects disturbing ≥5,000 sq. ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq. ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPCU Stormwater Management Requirements. If project extends outside envelope, if project extends outside envelope.</td>
</tr>
<tr>
<td>CONSTRUCTION SITE RUNOFF</td>
<td>Public Works Code art.4.2 sec.147</td>
<td>Provide a construction site Stormwater Pollution Prevention Plan and implement SFPCU Best Management Practices.</td>
</tr>
<tr>
<td>AIR FUGITON CONTROL</td>
<td>CALGreen 4.504.1</td>
<td>Seal permanent HVAC ducts/equipment stored onsite before installation.</td>
</tr>
</tbody>
</table>

### Indoor Water Efficiency

- **Temperature Rating:** Indoor water temperature:
  - Item 1: For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and ULSIPRA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L) 4.12 gal (15.5L)
  - Item 2: The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the showerhead shall be designed to allow only one showerhead to be in operation at a time (CALGreen 3.503.2-1).

### Water Efficiency of Existing Non-Compliant Fixtures

- **Non-compliant Plumbing Fixtures Include:**
  1. Any toilet manufactured to use more than 1.6 gallons/flush
  2. Any urinal manufactured to use more than 1 gallon/flush
  3. Any showerhead manufactured to have a flow capacity of more than 2.5 gallons
  4. Any interior faucet that emits more than 2.2 gallons

- **Exception to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 124.”

### FOR HOME OWNERS IN MUNICIPALITY OF SAN FRANCISCO ONLY

- **FINANCIAL ASSISTANCE:**
  - Green Home Improvement Program (San Francisco Public Utilities Commission)
  - Residential Energy Efficiency Service Program (California Public Utilities Commission)
  - Solar for All (City of San Francisco)

### FOR COMMERCIAL TENANT/MANAGEMENT IN MUNICIPALITY OF SAN FRANCISCO ONLY

- **FINANCIAL ASSISTANCE:**
  - Commercial Building Energy Efficiency Program (San Francisco Public Utilities Commission)
  - Green Works Program (California Public Utilities Commission)
  - Solar for All (City of San Francisco)

### OTHER RESIDENTIAL ALTERATIONS + ADDITIONS

- If applicable
- Adds any amount of conditioned area, volume, or size
- Applies to projects that increase total conditioned floor area by ≥1,000 sq. ft.
- Projects that increase total conditioned floor area by ≤1,000 sq. ft. are required to have a Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion.

### VERIFICATION

- May be signed by applicant when <1,000 sq. ft. is added.
- AFFIX STAMP BELOW:

### LICENCED PROFESSIONAL (sign & date)

- Provisions for licensed professionals.
### LEED PROJECTS

Projects ≥10,000 square feet

<table>
<thead>
<tr>
<th>ASHRAE</th>
<th>Title</th>
<th>LEED EQUIVALENT</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>LEED Green Building Code</td>
<td>New Commercial Buildings and Large Alterations</td>
<td>LEED</td>
<td>For new commercial buildings and large alterations to existing buildings, this includes all new buildings, major additions, and major renovations.</td>
</tr>
</tbody>
</table>

### MUNICIPAL

<table>
<thead>
<tr>
<th>ASHRAE</th>
<th>Title</th>
<th>LEED EQUIVALENT</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Code</td>
<td>Public Buildings</td>
<td>LEED</td>
<td>For public buildings, this includes all new public buildings, major additions, and major renovations.</td>
</tr>
</tbody>
</table>

### REFERENCES

- **GREEN INNOVATION**
- **COMMERCIAL SERVICES**
- **PROJECTS**

### VERIFICATION

- **CITY OF SAN FRANCISCO**
- **CITY OF SAN FRANCISCO**
- **CITY OF SAN FRANCISCO**

### INSTRUCTIONS:

- Select one (1) column to the right.
- For each requirement, indicate evidence of fulfillment in the references columns.
- Fill out the project information in the verification box at the right.
- Refer to LEED Scorecard as reference.

<table>
<thead>
<tr>
<th>Project Information</th>
<th>Verification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Information</td>
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<tr>
<td>Project Information</td>
<td>Verification</td>
</tr>
</tbody>
</table>

### EIA STAMP & SIGNOFF

- **PROJECT MANAGER**
- **PROJECT MANAGER**
- **PROJECT MANAGER**

### NON-LEED PROJECTS

Projects <10,000 square feet

<table>
<thead>
<tr>
<th>ASHRAE</th>
<th>Title</th>
<th>LEED EQUIVALENT</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Code</td>
<td>New Commercial Buildings and Large Alterations</td>
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<td>For new commercial buildings and large alterations to existing buildings, this includes all new buildings, major additions, and major renovations.</td>
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<td>Public Buildings</td>
<td>LEED</td>
<td>For public buildings, this includes all new public buildings, major additions, and major renovations.</td>
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### REFERENCES

- **GREEN INNOVATION**
- **COMMERCIAL SERVICES**
- **PROJECTS**

### VERIFICATION

- **CITY OF SAN FRANCISCO**
- **CITY OF SAN FRANCISCO**
- **CITY OF SAN FRANCISCO**

### INSTRUCTIONS:

- Select one (1) column to the right.
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</tr>
<tr>
<td>Project Information</td>
<td>Verification</td>
</tr>
</tbody>
</table>
Special Energy Compliance Form PRF-1-GBO
This attachment is reserved. It is not necessary to prepare a separate form to document compliance with San Francisco Green Building Code 2019 energy requirements.

Note that credit for photovoltaic systems is addressed by Title 24 rules; for occupancies where on-site photovoltaic electricity generation is excluded from Title 24 compliance calculations, such on-site generation is therefore also excluded from contributing to any applicable locally required Title 24 compliance margin.

GreenPoint Rated and LEED for Homes each provide guidance on documentation of design energy performance.
Green Building: Final Compliance Verification

This form is required prior to issuance of a final Certificate of Completion.

Address: ____________________________________________________________

Permit Application Numbers: ____________________________________________

Verification that the above referenced project has been constructed to comply with the requirements of the San Francisco Green Building Code is based upon one of the following:

☐ **Option 1:** This project has submitted for certification under LEED or GreenPoint Rated (“Option 1” on the green building submittal). As the Design Professional of Record, I verify that, to the best of my knowledge, the project has been constructed to substantially comply with the green building requirements of San Francisco’s building codes.

Signed: ___________________________ Date: __________________________

Affix professional stamp:

Project is: ☐ Certified ☐ Not Yet Certified

Mandatory follow-up for **Option 1:** Evidence of LEED or GreenPoint Rated certification.

**Staff Use Only:** Proof of LEED or GreenPoint Rated certification received:

Sign & Date: ____________________________

☐ **Option 2:** This project will not utilize LEED or GreenPoint Rated certification to demonstrate compliance with the San Francisco Green Building Code. As the Green Building Compliance Professional of Record for this project, I verify that to the best of my knowledge the above referenced project has been constructed to substantially comply with the green building requirements of San Francisco’s building codes. **[Affix stamp below.]**

Signed: ___________________________ Date: __________________________

Affix professional stamp:
Recommended Project Implementation
Procedures

Introduction
LEED and GreenPoint Rated were selected by the Green Building Task Force for reference in San Francisco Green Building Code primarily because of their credibility, existing program infrastructure, and verification performed by qualified review bodies. Certification under these rating systems is not required but recommended.
For more information: www.usgbc.org, www.builditgreen.org

LEED Projects
1. Incorporate green building considerations from the beginning of project development.
2. Identify a Project Administrator who is a LEED Accredited Professional (reports to Green Building Compliance Professional of Record)
3. Register Project with Green Building Certification Institute
4. Develop Responsibility Matrix and assign credits to responsible team member(s)
5. Detailed design
6. Submit Design Credits to Green Building Certification Institute for review
7. Construction
8. Submit Construction Credits to Green Building Certification Institute for review
9. Maintain detailed project records showing that green building requirements have been met.

GreenPoint Rated Projects
1. Identify Project Administrator who is a Certified GreenPoint Rater (reports to Green Building Compliance Professional)
2. Register Project with Build It Green
3. As early in design process as possible, work with GreenPoint Rater to fill out GreenPoint Rated Checklist
4. Design
5. Plan Review Assessment by GreenPoint Rater is a required by the rating system
6. Construction
7. Rough Inspection (pre-drywall) by GreenPoint Rater is a required by the rating system
8. Construction
9. Final Inspection by GreenPoint Rater
10. Maintain detailed project records showing that green building requirements have been met
Selected Green Building Resources

- SF Dept of Building Inspection – [www.sfdbi.org](http://www.sfdbi.org)
- SF Dept of Environment – [www.sfenvironment.org](http://www.sfenvironment.org)
- SF Public Utilities Commission – See [www.sfwater.org](http://www.sfwater.org) for information on water-related policies such as:
  - Stormwater Management Ordinance and Stormwater Design Guidelines
  - Water Efficient Irrigation Ordinance
  - Construction site runoff requirements
  - Recycled Water
  - Commercial water conservation
  - Onsite use of alternative water sources for nonpotable applications
- US Green Building Council (LEED Rating System) – Numerous resources, including Reference Guides to the LEED Rating System(s), and workshops. [www.usgbc.org](http://www.usgbc.org)
- US Green Building Council Northern California Chapter – Network with local green building professionals. [www.usgbc-ncc.org](http://www.usgbc-ncc.org)
- Build It Green – Learn the GreenPoint Rated System, identify opportunities to network, learn more about green building, obtain GreenPoint Rated Home Rating Manual, and identify local Certified GreenPoint Raters. [www.builditgreen.org](http://www.builditgreen.org) / [www.greenpointrated.com](http://www.greenpointrated.com)
### San Francisco Green Building Code

**Attachment H: Review of Energy Performance Requirements**

\( \text{(Page 1 of 2)} \)

This table reviews minimum energy efficiency requirements for projects subject to San Francisco’s green building requirements, which are based on the city and state requirements in effect at the date of application for building permit. For additional information, please see “Compliance Guidelines: Energy” starting on page 5 of Administrative Bulletin 93 (this bulletin).

<table>
<thead>
<tr>
<th>Building Type</th>
<th>New Large Commercial ( \geq 25,000 \text{ sq. ft.} ) A, B, I, M, E Occupancy</th>
<th>All Other New Non-Residential</th>
<th>New High-Rise ( \geq 4 ) occupied floors</th>
<th>New Low-Rise Residential ( 1 - 3 ) occupied floors</th>
<th>Major Alteration to Commercial or Residential</th>
<th>Large First-Time Commercial Interiors</th>
<th>All Other Additions &amp; Alterations</th>
<th>New Construction, Addition or Alteration</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New Construction</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>On or after June 1, 2020¹</td>
<td>All-Electric is required by SF Building Code 106A.1.17.1.</td>
<td>Energy Performance: All-Electric: Comply with Title 24 2019 OR Mixed Fuel (natural gas): In limited situations where natural gas may be permitted, demonstrate a 10% Reduction compared to Title 24 2019, and comply with Electric Ready Design Guidelines (wiring for future conversion to all-electric). AND: Better Roofs or Commercial Renewable Energy, and Wiring For EV Charging</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>All-Electric is required by SF Building Code 106A.1.17.1. Energy Performance: All-Electric: Comply with Title 24 2019 OR Mixed Fuel (natural gas): In isolated situations where natural gas may be allowed, Total Energy Design Rating of 14 or less, and comply with Electric Ready Design Guidelines (wiring for future conversion to all-electric). AND: Better Roofs and Wiring For EV Charging</td>
</tr>
<tr>
<td>February 17, 2020 - May 31, 2021¹</td>
<td>All-Electric: Comply with Title 24 2019 OR Mixed Fuel (natural gas): 10% Reduction compared to Title 24 2019 AND: Better Roofs or Commercial Renewable Energy, and Wiring For EV Charging</td>
<td>All-Electric: Comply with Title 24 2019 OR Mixed Fuel (natural gas): Total Energy Design Rating of 14 or less, and Electric Ready wiring for appliances AND: Better Roofs and Wiring For EV Charging</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>All-Electric: Comply with Title 24 2019 OR Mixed Fuel (natural gas): 10% Reduction compared to Title 24 2019 AND: Better Roofs and Wiring For EV Charging</td>
</tr>
<tr>
<td>January 1, 2020 - February 16, 2020¹</td>
<td>Comply with Title 24 2019 AND: Better Roofs or Commercial Renewable Energy, and Wiring For EV Charging</td>
<td>Meet rating system prerequisite: GreenPoint Rated - All-Electric: Comply with Title 24 2019 OR Mixed Fuel (natural gas): 10% Reduction compared to Title 24 2019, and Electric Ready wiring for appliances LEED: Title 24 2019 only. AND: Better Roofs, and Wiring For EV Charging</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Comply with Title 24 2019 AND: Wiring For EV Charging, where applicable</td>
</tr>
<tr>
<td>January 1, 2017 - December 31, 2019</td>
<td>Comply with Title 24 2019 AND: Better Roofs or Commercial Renewable Energy, and Wiring For EV Charging</td>
<td>Meet rating system prerequisite: GreenPoint Rated - All-Electric: Comply with Title 24 2016 OR Mixed Fuel (natural gas): 10% Reduction compared to Title 24 2016 LEED: See rating system AND: Better Roofs and Wiring For EV Charging</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Comply with Title 24 2016 AND: Wiring For EV Charging, where applicable</td>
</tr>
</tbody>
</table>

¹ Date of Application for Building Permit

³ Additions and Alterations

² Municipal Projects

³ Mixed Fuel

- Mixed Fuel: 10% Reduction compared to Title 24 2019
- All-Electric: Comply with Title 24 2019
- GreenPoint Rated
- All-Electric: Comply with Title 24 2019
- Mixed Fuel (natural gas): 10% Reduction compared to Title 24 2019
- LEED: Total Energy Design Rating of 14 or less, and Electric Ready wiring for appliances
- LEED: Title 24 2019 only.
- AND: Better Roofs, and Wiring For EV Charging
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- AND: Better Roofs, and Wiring For EV Charging
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- All-Electric: Comply with Title 24 2019
- Mixed Fuel (natural gas): Total Energy Design Rating of 14 or less, and Electric Ready wiring for appliances
- LEED: Title 24 2019 only.
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**Attachment H**
<table>
<thead>
<tr>
<th>Date of Application for Building Permit</th>
<th>New Construction</th>
<th>Additions and Alterations</th>
<th>Municipal Projects</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>All Other New Non-Residential</td>
<td>Title 24 2013 only</td>
<td>Title 24 2013 only</td>
</tr>
<tr>
<td></td>
<td>New High-Rise Residential ≥ 4 occupied floors</td>
<td>Meet rating system prerequisite: GreenPoint Rated or LEED for Homes (including Mid-rise) 15% Reduction compared to Title 24 2013</td>
<td>Title 24 2013 only</td>
</tr>
<tr>
<td></td>
<td>New Low-Rise Residential 1 - 3 occupied floors</td>
<td>Title 24 2013 only</td>
<td>Title 24 2013 only</td>
</tr>
<tr>
<td></td>
<td>Major Alteration to Commercial or Residential</td>
<td>Title 24 2013 only</td>
<td>Title 24 2013 only</td>
</tr>
<tr>
<td></td>
<td>Large First-Time Commercial Interiors</td>
<td>Title 24 2013 only</td>
<td>Title 24 2013 only</td>
</tr>
<tr>
<td></td>
<td>All Other Additions &amp; Alterations</td>
<td>Title 24 2013 only</td>
<td>Title 24 2013 only</td>
</tr>
<tr>
<td></td>
<td>New Construction, Addition or Alteration</td>
<td>Comply with Title 24 2008 AND Commercial Renewable Energy provision of Environment Code Chapter 7</td>
<td></td>
</tr>
<tr>
<td></td>
<td>New Construction, Addition or Alteration</td>
<td>Comply with Title 24 2008 AND Commercial Renewable Energy provision of Environment Code Chapter 7</td>
<td></td>
</tr>
</tbody>
</table>

1 Energy performance standards of SFGBC 2019 specific to mixed-fuel buildings are subject to California Energy Commission review. Requirements are applicable based on date of permit application. Enforcement action for failure to comply will not occur prior to California Energy Commission approval. Specific energy standards in each prior iteration of SFGBC were previously approved by the California Energy Commission.