INFORMATION SHEET

NO. GB-01

DATE : January 1, 2017

CATEGORY : Green Building

SUBJECT : Green Building: Submittal Instructions per AB-093 (Updated 1/1/2017)

PURPOSE : The purpose of this Information Sheet is to clarify submittal instructions for Green Building per AB-093

REFERENCE : Administrative Bulletin AB-093 Implementation of Green Building Regulations


(1) SITE PERMIT SUBMITTAL:

Green Building: Submittal for Site Permit (Attachment GS-1 of AB-093) shall be submitted with all Site Permit submittals for new buildings.

(2) 1st ARCHITECTURAL AND/OR MEP ADDENDUM SUBMITTAL:

Full Green Building Checklists (Attachment GS-2a: LEED, Attachment GS-2b: Green Point Rated, Attachment GS-3: Submittal for non-residential additions, alterations, and new construction or Submittal Template GS-4, GS-5 Residential Additions and Alterations, or GS-6 as required, along with green building requirements and their verification options, shall be submitted with 1st Architectural and/or MEP addendum to be routed to Mechanical for review.

Green Building Submittal Templates are provided in electronic format 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

Page 1 of 2
• 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 GreenPoints projects. A qualified GreenPoint Rater (as specified in the narrative of this bulletin) has the tools necessary to prepare a project-specific GreenPoints checklist for submittals. For more information — including guidelines and a list of all GreenPoint measures — please see: www.builditgreen.org.

Single Page Submittal Templates (Recommended)

Pre-formatted templates are provided for single-sheet submittals applying LEED (example Attachment GS-2a in AB-093) and GreenPoint Rated (example Attachment GS-2b in AB-093). Acquire the appropriate submittal template from the AB-093 “More Info” page, cut and paste a checklist for the appropriate green building standard, and complete the summary of “Requirements” and “Verification” forms in AB-093.

Submittal Layouts

Submittals shall 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” forms

Prepare the submittal as appropriate. To be complete, a multi-page submittal must include completed versions of each of these three elements.

Tom C. Hui, S.E., C.B.O.
Director
Department of Building Inspection

Attachment: Interim Administrative Bulletin AB-093

This Information Sheet is subject to modification at any time. For the most current version, visit our website at http://www.sfdbi.org
INFORMATION SHEET/
INTERIM ADMINISTRATIVE BULLETIN

NUMBER: AB-093
DATE: Effective January 1, 2017
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, 2017.


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 2016 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

The date of applicability of these Green Building requirements is January 1, 2017. Application of the Green Building requirements is based on the date of submittal of a building permit application.

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 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 ordinance 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:
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>
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</thead>
<tbody>
<tr>
<td>San Francisco Green Building Code (2016)</td>
<td>January 1, 2017 through December 31, 2019</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.

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.

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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.
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.

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.

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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.
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 2016 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 under this ordinance 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.\(^6\)
  - 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.
  - Where % less than TDV 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 PERF-1C submitted for compliance may be utilized without modification. Optionally, the PERF-1-GBO (Appendix D) form may be used to adjust the TDV compliance margin by (a) accounting for on-site photovoltaic electric generation not otherwise included in Title 24 Part 6 analysis, (b) excluding systems subject to mandatory requirements in the California Energy Standards, and/or (c) similar circumstances where energy efficiency savings can readily be documented via compliance software but California Energy Commission compliance rules do not recognize these savings. California Energy Standards include mandatory requirements for certain systems in certain occupancies. California Energy Standards allow the substitution of designs that use less energy than the mandatory requirement, but the energy saved from such a substitution is excluded from performance-based compliance calculations, and does not affect % less than TDV calculation summarized in PERF-1C. PERF-1-GBO provides an option to calculate % less than TDV energy compliance margin based on the systems that are not subject to mandatory requirements. In other words, it allows one to calculate the compliance margin on the systems that contribute to performance-based code compliance. Variable Refrigerant Flow systems are an example of this circumstance.

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

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\(^6\) LEED BD&C (v4) and LEED CS (v4) minimum energy efficiency requirements are less strict than California 2013 and 2016 Title 24 Part 6 Energy Standards.
• 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 and, for example, the GPR-PERF-1 compliance certificate. As noted above, separate compliance and green building simulation runs will be accepted for projects incorporating Variable Refrigerant Flow systems, until such time as the CEC has approved methodologies for accounting for the energy efficiency benefits of VRF systems in analysis for compliance.

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: http://www.sfwater.org/index.aspx?page=235.

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/sgd.

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.\(^7\) Details are available online at: www.sfwater.org/landscape.

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.

\(^7\) 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.)
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. 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 2016 San Francisco Green Building Code recognized GreenPoint Rated v.7 and all LEED v4 rating systems (see SFGBRC 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&O, 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:
Tom Hui, C.B.O., S.E. Director
Department of Building Inspection
Date: January XX, 2016

Original version approved by the Building Inspection Commission on September 24, 2008.
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 table below labeled: "Applicability," to find the columns that best matches the occupancy and size of the project, and whether the project is new construction or alteration. The shaded rows identify the green building standard that must be met, base number of points required, substantial forms, and where to find additional details in Attachment B.

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<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</th>
<th>Large First-Time Commercial Interiors</th>
<th>Major Alterations to Commercial</th>
<th>All Other Additions &amp; Alterations to Commercial</th>
<th>All Other Additions &amp; Alterations to Residential</th>
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<td>Applicability (Occupancy, size, valuation, or square)</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Code Reference:**
- LEED Gold
- LEED Silver
- GreenPoint Rated

**Standard To Be Met:**
- LEED Gold
- GreenPoint Rated
- NA (CA Code)

**Base Number of Points Required:**
- LEED Gold
- GreenPoint Rated
- NA (CA Code)

**Submital Form Required to demonstrate compliance:**
- CID: LEED
- GS: Non-residential

**For details, see:**
- Attachment B Table 1
- Attachment B Table 2

---

1. When triggered, CalGreen requirements apply to the entire area of the project, and only to the area of the project, except water feature and lighting efficiency requirements set by California Code 1391.1.

2. Major alterations to residential occupancy that are more than 40% of the building's gross floor area may apply the GreenPoint Rated Building Multifamily Elements Rating System; in such cases, 49 points from the GreenPoint Rated Multifamily checklist must be achieved. When projects alter 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 requirement of 49 will be accepted. In other words, voluntarily seeking GreenPoint Rated certification of the entire building does not raise the minimum requirement to 76 GPR points.

3. See p.8 of this bulletin for additional information about "significant structural upgrades.

4. In order to meet the LEED Silver requirements, 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 2016 California Green Building Standards Code and stricter local requirements.
### 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><strong>If new density will be less than 3x current density:</strong></td>
<td>Obtain 6 additional LEED points</td>
<td>Obtain 10 additional LEED points</td>
</tr>
<tr>
<td><strong>OR: If new density is ≥3x current density:</strong></td>
<td>Obtain 5 additional LEED points</td>
<td>Obtain 17 additional LEED points</td>
</tr>
<tr>
<td></td>
<td>Obtain 20 additional GreenPoints</td>
<td>Obtain 25 additional GreenPoints</td>
</tr>
<tr>
<td>Significant Historical Architectural Feature</td>
<td>Percent Retained</td>
<td>Reduction in total required LEED points</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>------------------</td>
<td>----------------------------------------</td>
</tr>
<tr>
<td>Windows on Principal Façade(s)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>At least 50%</td>
<td>2</td>
<td>7</td>
</tr>
<tr>
<td>At least 75%</td>
<td>3</td>
<td>11</td>
</tr>
<tr>
<td>100%</td>
<td>4</td>
<td>15</td>
</tr>
<tr>
<td>Other windows</td>
<td></td>
<td></td>
</tr>
<tr>
<td>At least 50%</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<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>
</tr>
<tr>
<td>Siding or wall finish on principal façade(s)</td>
<td>80%</td>
<td>1</td>
</tr>
<tr>
<td>Trim &amp; Casing on Wall Openings on Principal Façade(s)</td>
<td>100%</td>
<td>1</td>
</tr>
<tr>
<td>Roof cornices or decorative eaves visible from right-of-way</td>
<td>100%</td>
<td>1</td>
</tr>
<tr>
<td>Sub-cornices, belt courses, water tables, and running trim visible from right-of-way</td>
<td>80%</td>
<td>1</td>
</tr>
<tr>
<td>Character-defining elements of significant interior spaces</td>
<td>At least 50%</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>100%</td>
<td>4</td>
</tr>
<tr>
<td>Other exterior ornamentation (e.g. cartouches, corbels, quils, etc.) visible from right-of-way</td>
<td>80%</td>
<td>1</td>
</tr>
</tbody>
</table>

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>Required LEED Measures</th>
<th>New Large Commercial</th>
<th>New Mid Rise Residential</th>
<th>New High Rise Residential ¹</th>
<th>Large First-Time Commercial Interior</th>
<th>Commercial Major Alteration</th>
<th>Residential Major Alteration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Waste Management - 75% Diversion AND comply with San Francisco Construction &amp; Demolition Debris Ordinance</td>
<td>LEEDv4 MRc1 (2 points)</td>
<td>SFGBCC 5.103.1.3</td>
<td>SFGBCC 4.103.2.3</td>
<td>SFGBCC 2.201.1.2</td>
<td>SFGBCC 2.201.1.2</td>
<td>SFGBCC 2.201.1.2</td>
</tr>
<tr>
<td>Energy Design Comply with Title 24 Part 6 (2016) and meet LEED energy prerequisites</td>
<td>LEEDv4 EA2p2</td>
<td>LEEDv4 EA2p2</td>
<td>GPR or LEED prerequisite</td>
<td>LEEDv4 EA2p2</td>
<td>GPR or LEED prerequisite</td>
<td></td>
</tr>
<tr>
<td>Enhanced Commissioning of Building Energy Systems</td>
<td>LEEDv4 EA1p2</td>
<td>SFGBCC 5.103.1.4</td>
<td>LEEDv4 EA1p2</td>
<td>SFGBCC 4.103.1.4</td>
<td>SFGBCC 4.103.1.4</td>
<td></td>
</tr>
<tr>
<td>Better Roofs - New buildings ≤ 10 stories must designate ≥ 10% of roof as Solar Ready, per 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 roof for solar energy systems. (Planning Code Sec. 148)</td>
<td>LEEDv4 EA5</td>
<td>SFGBCC 5.103.1.5</td>
<td>LEEDv4 EA5</td>
<td>SFGBCC 5.103.1.5</td>
<td>SFGBCC 5.103.1.5</td>
<td></td>
</tr>
<tr>
<td>Renewable Energy - New commercial buildings ≥ 11 stories must generate ≥1% of annual energy cost on-site with renewables (LEEDv4 EAC5, 5 pts). Or improve efficiency ≥ 10% beyond Title 24 Part 6 2016 OR Purchase Green-E renewable energy for ≥35% of electricity use (LEEDv4 EAC5).</td>
<td>LEEDv4 EA5</td>
<td>SFGBCC 5.103.1.2</td>
<td>CalGreen 4.303.1</td>
<td>LEEDv4 EA5</td>
<td>CalGreen 4.303.1</td>
<td></td>
</tr>
<tr>
<td>Indoor Water Efficiency - Reduce overall use of potable water within the building by specified percentage for showersheads, lavatories, kitchen faucets, wash basins, water closets, and urinals. Repair all leaks.</td>
<td>LEEDv4 WEc2 2 points</td>
<td>SFGBCC 4.303.1</td>
<td>LEEDv4 WEc2 2 points</td>
<td>SFGBCC 4.303.1</td>
<td>LEEDv4 WEc2 2 points</td>
<td></td>
</tr>
<tr>
<td>Water Efficient Irrigation - Projects with &gt; 1,000 square feet of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance.</td>
<td>LEEDv4 WEc1</td>
<td>SFGBCC 5.103.1.2</td>
<td>CalGreen 4.303.1</td>
<td>SFGBCC 5.103.1.2</td>
<td>CalGreen 4.303.1</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>LEEDv4 SS1p1</td>
<td>SFGBCC 5.103.1.8</td>
<td>CalGreen 4.303.1</td>
<td>SFGBCC 5.103.1.8</td>
<td>CalGreen 4.303.1</td>
<td></td>
</tr>
<tr>
<td>Enhanced Refrigerant Management - Do not install equipment that contains CFCs or HCFCs</td>
<td>LEEDv4 EA6</td>
<td>SFGBCC 5.103.1.2</td>
<td>LEEDv4 EA6</td>
<td>SFGBCC 5.103.1.2</td>
<td>SFGBCC 5.103.1.2</td>
<td></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 grills</td>
<td>LEEDv4 IEQ03</td>
<td>SFGBCC 5.103.1.8</td>
<td>CalGreen 4.304.1</td>
<td>SFGBCC 5.103.1.8</td>
<td>CalGreen 4.304.1</td>
<td></td>
</tr>
<tr>
<td>Low-Emitting Adhesives, Sealants, and Caulks - Adhesives and Sealants meet VOC materials meeting SCAQMD Rule 1115, aerosol adhesives meet Green Seal standard GS-38</td>
<td>LEEDv4 IEQ02, 3 points</td>
<td>SFGBCC 5.103.1.9</td>
<td>CalGreen 4.304.1</td>
<td>SFGBCC 5.103.1.9</td>
<td>CalGreen 4.304.1</td>
<td></td>
</tr>
<tr>
<td>Low-Emitting Paints and Coatings - Paints and coatings meet Green Seal GS-11 standard, and corrosive paints meet SC-05, and other coatings meet SCAQMD Rule 1113</td>
<td>LEEDv4 IEQ02, 3 points</td>
<td>SFGBCC 5.103.1.9</td>
<td>CalGreen 4.304.1</td>
<td>SFGBCC 5.103.1.9</td>
<td>CalGreen 4.304.1</td>
<td></td>
</tr>
<tr>
<td>Low-Emitting Composite Wood - Composite wood and agglomerate must contain no added formaldehyde resin, and most applicable CARB Air Toxics Control Measure.</td>
<td>SFGBCC 5.103.1.9</td>
<td>CalGreen 4.304.1</td>
<td>SFGBCC 5.103.1.9</td>
<td>CalGreen 4.304.1</td>
<td>SFGBCC 5.103.1.9</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</td>
<td>LEEDv4 MR2</td>
<td>SFBCC 103A.3.3 and CalGreen 5.410.1; (See DIB Administrative Bulletin 009 for details)</td>
<td>LEEDv4 MR2</td>
<td>SFBCC 103A.3.3 and CalGreen 5.410.1; (See DIB Administrative Bulletin 009 for details)</td>
<td>LEEDv4 MR2</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 2).

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.
<table>
<thead>
<tr>
<th>Other Local Requirements</th>
<th>New Large Commercial</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>Bicycle Parking - Provide short-term and long-term bicycle parking for 2% of total number of parking spaces. As an alternative, CalGreen and SF Planning Code Section 155 may be used.</td>
<td>LEEDEv4 LTb</td>
<td>CalGreen 5.100.4 and SF Planning Code Section 155</td>
<td>SF Planning Code Section 155</td>
<td>CalGreen 5.100.4 and SF Planning Code Section 155</td>
<td>SF Planning Code Section 155</td>
<td>SF Planning Code Sec 155</td>
</tr>
<tr>
<td>Green Air Vehicle Parking - Mark 2% of total parking spaces for low-emitting, fuel-efficient, and carpool/pick-up areas.</td>
<td>LEEDEv4 LTb and LTsb are less strict.</td>
<td>CalGreen 5.100.5</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Wiring for Electric Vehicle Charging - Install electrical systems to provide power to EV chargers at number of spaces indicated. Installation of chargers is not required. See CalGreen 4.108.4 or 5.106.5 for detailed requirements.</td>
<td>See CalGreen 4.108.4 or 5.106.5 for detailed requirements.</td>
<td>CalGreen 5.106.5.3</td>
<td>CalGreen 4.106.4</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Light pollution reduction - Meet California Energy Code maximum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.</td>
<td>LEEDEv4 65/65 is more strict.</td>
<td>CalGreen 5.106.8</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Stormwater Control Plan - Projects discharging 50,000 sq ft to combined or separate sewer areas, or capturing 25,000 impervious sq ft in separate sewer areas, must implement a Stormwater Control Plan meeting SFPCD Stormwater Management Requirements.</td>
<td>SFPCD 604 is more strict.</td>
<td>SFGBC 5.103.1.8</td>
<td>SFGBC 4.103.2</td>
<td>SFGBC 4.103.2.4</td>
<td>SFPCD Stormwater Ordinance</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 alternative waste water sources for toilet and urinal flushing and irrigation.</td>
<td>SF Health Code 12C</td>
<td>SF Health Code 12C</td>
<td>SF Health Code 12C</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Water Meters - Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in buildings ≥ 50,000 sq ft.</td>
<td>N/A</td>
<td>CalGreen 5.303.1</td>
<td>-</td>
<td>CalGreen 5.303.1</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Air Filtration - Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.</td>
<td>LEEDEvQ EQIS is more strict.</td>
<td>CalGreen 5.504.1.3</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Acoustical Ceilings - Design acoustic ceilings to reduce noise levels.</td>
<td>LEEDEvQ EQIS is more strict.</td>
<td>SF Health Code Article 58 and SF Building Code 1207.5</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Fireplaces and Woodstoves - Install fire-resistant or sealed combustion appliances.</td>
<td>N/A</td>
<td>CalGreen 5.507.4</td>
<td>CBC 1207 applies</td>
<td>CalGreen 5.507.4</td>
<td>CBC 1207 applies</td>
<td>-</td>
</tr>
<tr>
<td>Rainwater harvesting - Design and implement rainwater harvesting systems to supplement potable water supply.</td>
<td>LEEDEvQ prerequisites (TDP2.1 and TDP2.2)</td>
<td>CalGreen 5.407.2</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Multiple showersheads serving one shower (CalGreen 5.303.2.1)</td>
<td>N/A</td>
<td>SF Housing Code Ch 12 SF Building Code Ch 13A prohibit more than one shower head per valve.</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Outdoor water use - Submeter landscaping separately where landscaping covers ≥ 500 and 2,500 sq ft.</td>
<td>N/A</td>
<td>Met by compliance with Water Efficient Irrigation Ordinance (SFAC 63)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Irrigation controllers - Provide weather-based controllers that automatically adjust to changes in watering needs due to weather conditions.</td>
<td>N/A</td>
<td>Met by compliance with Water Efficient Irrigation Ordinance (SFAC 63)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Environmental tobacco smoke (ETS) control - Hoods shall be installed to reduce indoor ETS.</td>
<td>N/A</td>
<td>If permitted to install new woodburning fireplaces, these can be obtained, RACOG Regulation 8, Rule 3 applies and is equivalent.</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Environmental tobacco smoke (ETS) control - Hoods shall be installed to reduce indoor ETS.</td>
<td>LEEDEv4 EQIS</td>
<td>RACOG Regulation 8, Rule 3 applies and is equivalent.</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Moisture control - Comply with California Building Code, CCP, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls), CalGreen 5.520.1.</td>
<td>N/A</td>
<td>Comply with cited code</td>
<td>-</td>
<td>-</td>
<td>-</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 85).

2. LEED v4 does not assign numbers to credits. For convenience, in this checklist 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

<table>
<thead>
<tr>
<th>GreenPoint Single Family Measure Number</th>
<th>GreenPoint Multifamily Measure Number</th>
<th>Code Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Specific Locally Required Measures</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction Waste Management - 100% of mixed debris must be transported by a registered hauler to a registered facility and processed for recycling. Projects of 4 or more-units must divert at least 75% of total debris.</td>
<td>SF Construction and Demolition Debris Diversion Ordinance (Ord. No. 27-06) and SFGR 4.103.2.3</td>
<td></td>
</tr>
<tr>
<td>Recycling by Occupants - Provide adequate space and equal access for storage, collection and loading of recyclable, reusable and compostable materials.</td>
<td>SFRC 1064.9.9</td>
<td>(See ZBI Administrative Bulletin 608 for details)</td>
</tr>
<tr>
<td>Energy Design - Select and install a combination of four GreenPoint Rated v7 energy prerequisite points. No points are awarded for electric-only heating and water heating, installation of photovoltaics in compliance with better roofs requirements (below) may fulfill the GreenPoint Rated 1.1 Better Roofs Path.</td>
<td>GreenPoint rated requirement</td>
<td></td>
</tr>
<tr>
<td>Better Roofs - New buildings ≤ 10 stories must designate 15% of roof as Solar Ready (or 150 sq ft per single family home), per Title 24, Part 6. Install photovoltaic systems in this area. With Planning Department approval, projects subject to SFPPC Stormwater Requirements may substitute living roof or solar panels for solar energy systems.</td>
<td>SF Planning Code Section 149</td>
<td>SFPC 4.291.2</td>
</tr>
<tr>
<td>Stormwater Control Plan - Projects disturbing ≥5,000 ft² in combined or separate sanitary areas, or expanding ≥5,000 impervious sq ft in separate sanitary areas, must implement a Stormwater Control Plan meeting SFPPC Stormwater Management Requirements.</td>
<td>SFPC 4.103.1.2 and 4.103.2.4, NFDES Phase II General Permit, and other local regulations.</td>
<td>SFPC 4.103.1.2 and 4.103.2.4</td>
</tr>
<tr>
<td>NonPotable Water - New buildings ≥40,000 square feet must calculate a water budget. New buildings ≥30,000 square feet must use available alternate water sources for toilet flushing and irrigation.</td>
<td></td>
<td>SF Health Code Chapter 12C</td>
</tr>
<tr>
<td>Water Efficient Irrigation - Projects that include ≥1,000 square feet of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance.</td>
<td></td>
<td>SF Admin Code 69 (See the guide, Complying with San Francisco's Water Efficient Irrigation Requirements at <a href="http://www.sfwater.org">www.sfwater.org</a>)</td>
</tr>
</tbody>
</table>

### Additional Required Measures

- All CA/Green requirements for non-residential construction (listed below) are required, and must be verified by the Rate whether or not GreenPoint Rated Certification will be obtained.
- **Wiring for Electric Vehicle Charging** - Install electrical systems to provide power to EV chargers at number of spaces indicated. Installation of chargers is not required.
- **Indoor Air Quality Management during Construction** - Dust openings and other air distribution component openings must be covered during construction.
- **Smart Irrigation Controller**
- **All roofing has 3-year subcontractor warranty and 20-year Manufacturer Warranty**
- **Indoor Water Efficiency** - Reduce indoor water usage via efficient showerheads, kitchens faucets, wash fountains, water clothes, and urinals.
- **Mechanical Ventilation - Comply with ASHRAE 62.2 (as adopted in Title 24 Part 6)**
- **Bulbous fans - ENERGY STAR and on timer or humidistat**
- **Low-VOC Interior Wall/Coating Paints (<10% grams per liter VOCs regardless of sheen)**
- **Low-VOC coatings - Meet SCAQMD Rule 1113**
- **Low VOC Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168**
- **Low-emitting Composite Wood - Meet California Air Resources Board (CARB) Toxic Control Measures Formaldehyde limits for composite wood**
- **Low-emitting Bamboo - All bamboo systems, carpet cushion, carpet adhesive, and at least 20% of all wall and floor finishes must be low-emitting**
- **Incorporate GreenPoint Rated Checklist in Blueprints**
- **Operations and Maintenance Manuals and Training - Provide O&M Manual to Building Maintenance Staff**
- **Design and Install HVAC System to ACCA Manual J, D, and B**
- **Surface Drains:** Construction plans shall indicate how the slab grading or drainage system will handle surface water flow.
- **Past Protection - Ammonium spaces around pipes, electrical conduits, and other openings in place at exterior walls shall be provided against rodents.**
- **Pipes and waterstows - Install only directvent or sealed combustion appliances comply with US EPA Phase 5 limits.**
- **Capillary break for concrete slab on grade - Concrete slab on grade must be required to have a vapor retarder, and must also have a capillary break.**
- **Moisture content of building materials - Very well and floor heating does not exceed 15% moisture content prior to installation. Materials with visible signs of moisture damage shall not be installed.**

**Note:** This table is a summary provided for convenience. See the San Francisco Green Building Code for details. Where code references are provided below, "SFGR" refers to California Green Building Standards Code 2016 (Title 24 Part 11). "SFPC" refers to San Francisco Green Building Code amendments.
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.

CalGreen 4.702.1

1 GreenPoint Rated is the default standard to be met by new residential projects of 3 occupied Stories 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.
### San Francisco Green Building Code

#### Table 3: Requirements for all non-residential projects that are not required to meet a LEED standard

- **Local Requirements**
  - Measures that are mandatory in San Francisco but may be different or not required elsewhere.
  - All "Other" New Non-Residential Additions & Alterations

<table>
<thead>
<tr>
<th>Requirement</th>
<th>SF Construction and Demolition Debris Diversion Ordinance (Ord. No. 27-06)</th>
<th>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>)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Better Roofs - New buildings ≤ 10 floors must designate 15% of roof as Solar Ready, per Title 24 rules.</td>
<td>SFGCC 5.201.1.2 Planning Code Section 149</td>
<td>n/a</td>
</tr>
<tr>
<td>Stormwater Management Control Plan - Projects disturbing 2,500 sq ft or combined or separate sewer areas, or replacing 2,500 Impervious sq ft in separate sewer area, must implement a Stormwater Management Control Plan meeting 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/a</td>
<td>n/a</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, <a href="http://www.sfwater.org">www.sfwater.org</a>)</td>
<td>n/a</td>
</tr>
</tbody>
</table>

#### CalGreen Requirements

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

<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>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 155.3, whichever is greater.</td>
<td>CalGreen 5.106.2</td>
<td>CalGreen 5.106.4 - Applicable if 10 more parking stalls are added, CalGreen 5.106.2 - Applicable if more than 50 more parking stalls are added.</td>
</tr>
<tr>
<td>Fuel efficient vehicle and cargo parking - Mark 6% of total parking stalls for low-emitting, fuel efficient, and cargo vans and pedal vehicles.</td>
<td>CalGreen 5.106.2</td>
<td>n/a</td>
</tr>
<tr>
<td>Wiring for Electric Vehicle Charging - Install electrical systems to provide power to EV chargers at 6% of estimated capacity.</td>
<td>CalGreen 5.106.5.3 through 5.106.5.3.6</td>
<td>n/a</td>
</tr>
<tr>
<td>Light pollution reduction - Meet California Energy Code minimum requirements for Lighting Zones 1 through 4, with Backlighting/Lighting glare meeting CalGreen Table 5.106.b</td>
<td>CalGreen 5.106.8</td>
<td>n/a</td>
</tr>
<tr>
<td>Water meters - In new buildings and additions, provide submeters for each tenant to consume more than 1,000 gallon/day. New buildings &gt;10,000 square feet, and additional over 20,000 square feet, provide submeter for 100 gallon/day.</td>
<td>CalGreen 5.308.1</td>
<td>CalGreen 5.308.1 (additions only)</td>
</tr>
<tr>
<td>Water conserving fixtures and fittings - Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash basins, water closets, and urinals.</td>
<td>CalGreen 5.308.2 through 5.308.6</td>
<td>CalGreen 5.308.2 through 5.308.6 See also SFBC Sec 13A.</td>
</tr>
<tr>
<td>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.</td>
<td>CalGreen 5.410.2 for new buildings &gt;10,000 square feet, CalGreen 5.410.4 for buildings ≤ 10,000 square feet</td>
<td>CalGreen 5.410.4, for buildings ≤ 10,000 square feet and for systems that serve additions and alterations.</td>
</tr>
<tr>
<td>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 materials and equipment installation.</td>
<td>CalGreen 5.504.1.3 and 5.504.3</td>
<td>CalGreen 5.504.1.3 and 5.504.3</td>
</tr>
<tr>
<td>Paints and coatings - Comply with VOC limits in Title 17 of California Code of Regulations, Title 17 for aerosol paints.</td>
<td>CalGreen 5.504.3, 5.504.3.1</td>
<td>CalGreen 5.504.3, 5.504.3.1</td>
</tr>
<tr>
<td>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 (Spec 1350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certification Systems Sustainable Choice GOR</td>
<td>CalGreen 5.504.4.4 through 5.504.4.4.2</td>
<td>CalGreen 5.504.4.4 through 5.504.4.4.2</td>
</tr>
<tr>
<td>Composite wood - 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>Resilient flooring systems - For 80% of floor area exceeding resilient flooring, resilient floorings complying with: 1. Certified under the Resilient Floor Covering Institute (RFCl) FloorScore program, 2. Compliant with the VOC emission levels 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) Ed2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Green Building Schools Program by 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>Air Filtration - Provide at least MERV-8 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 through 5.504.5.3.1</td>
<td>CalGreen 5.504.5 through 5.504.5.3.1</td>
</tr>
</tbody>
</table>

**Exciting equipment is exempt**
### CalGreen Required Measures

The California Green Building Standards Code (Title 24 Part 1) requires:

<table>
<thead>
<tr>
<th>Measure</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>Acoustical control - Wall and roof-ceilings STC 40, exterior windows STC 30, party walls and floor-ceilings STC 40.</td>
<td>CalGreen 5.507.4</td>
<td>CalGreen 5.504.5.3 (Applies to addition, or alteration to envelope)</td>
</tr>
<tr>
<td>GFCIs and fountains - Do not install equipment that contains GFCIs or Fountains.</td>
<td>CalGreen 5.508.1</td>
<td>CalGreen 5.508.1</td>
</tr>
<tr>
<td>Sprinklers - Design and maintain landscape irrigation systems to prevent spray on structures.</td>
<td>CalGreen 5.467.2.1</td>
<td>CalGreen 5.467.2.1</td>
</tr>
<tr>
<td>Grading and Paving - Construction plans must indicate how site grading or drainage will manage all surface water flows to keep water from entering buildings.</td>
<td>CalGreen 5.108.10</td>
<td></td>
</tr>
<tr>
<td>Entries and openings - Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings.</td>
<td>CalGreen 5.467.2.2</td>
<td>CalGreen 5.467.2.2</td>
</tr>
<tr>
<td>Supermarket refrigerant leak reduction - 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 foot or more conditioned area utilizing either refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units.</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 1) are superseded by identical local requirements, or duplicate other state code as noted. To avoid duplication, CalGreen 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>Multiple showerheads serving one shower (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 2.0 gpm.</td>
<td></td>
</tr>
<tr>
<td>Wastewater reduction - Reduce generation of wastewater by 20% through installation of water-conserving fixtures</td>
<td>Comply with water efficiency requirements of CalGreen 5.303.4. or CBC Part 11 Section 5.712.3.2</td>
<td></td>
</tr>
<tr>
<td>Outdoor portable water use - Subtract 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>Irrigation controllers - 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>Fireplaces and woodstoves - Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits.</td>
<td>If permission to install new woodburning fireplaces can be obtained, BAAQMD Regulation 6, Rule 3 applies and is equivalent.</td>
<td></td>
</tr>
<tr>
<td>Environmental tobacco smoke (ETS) control - Prohibits smoking in buildings, and prohibits outdoor areas provided for smoking within 25 feet of building entries, outdoor air intakes and operable windows.</td>
<td>Required by San Francisco Health Code 19F and 19G.</td>
<td></td>
</tr>
<tr>
<td>Moisture control - Comply with California Building Code, OCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls), (CalGreen 5.506.1)</td>
<td>Comply with cited code</td>
<td></td>
</tr>
<tr>
<td>Carbon dioxide monitoring - 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>
</tbody>
</table>
## Table 4: Requirements for residential additions, and alterations

### Specific Locally Required Measures

<table>
<thead>
<tr>
<th>Measures that are mandatory in San Francisco but may be different or not required elsewhere</th>
<th>All &quot;Other&quot; Residential Additions &amp; Alterations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Construction and demolition debris diversion</strong> - 100% of mixed debris must be transported by a registered haulor to a registered facility and be processed for recycling.</td>
<td>SF Construction and Demolition Debris Diversion Ordinance (No. 27-06)</td>
</tr>
<tr>
<td><strong>Recycling by occupants</strong> - Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.</td>
<td>SFBC 106A.3.3 and other local regulations (See DBI Administrative Bulletin 088)</td>
</tr>
<tr>
<td><strong>Energy design</strong> - Comply with California Energy Standards</td>
<td>Title 24 Part 6 (2016)</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>CalGreen 4.106.2, NPDES Phase II General Permit and other local regulations.</td>
</tr>
<tr>
<td><strong>Stormwater Control Plan</strong> - 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>
</tr>
<tr>
<td><strong>NonPotable Water</strong> - New buildings ≥40,000 square feet must calculate a water budget. New buildings ≥25,000 square feet must use available alternate water sources for toilet and urinal flushing and irrigation</td>
<td>N/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 93 (See Complying with San Francisco's Water Efficient Irrigation Requirements at <a href="http://www.sfwater.org">www.sfwater.org</a>)</td>
</tr>
</tbody>
</table>

### CalGreen Required Measures

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

<table>
<thead>
<tr>
<th>All &quot;Other&quot; Residential Additions &amp; Alterations</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Indoor Air Quality Management During Construction</strong> - 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>
</tr>
<tr>
<td><strong>Smart Irrigation Controller</strong> - 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>
</tr>
<tr>
<td><strong>Indoor Water Efficiency</strong> - Plumbing fixtures and fittings shall comply with the following: Water closets ≤1.28 gal/flush; urinals ≤0.5 gal/flush, showerheads ≤2.0 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 @ 80 psi (temporary increase to 2.2 gpm allowed, but must default to ≤1.8 gpm).</td>
</tr>
<tr>
<td><strong>Wiring for Electric Vehicle Charging</strong> - Install electrical systems to provide power to EV chargers at indicated percentage of spaces. Installation of chargers is not required.</td>
</tr>
<tr>
<td><strong>Bathroom exhaust fans</strong> - 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 85%. Humidity control may be a separate component from the exhaust fan.</td>
</tr>
<tr>
<td><strong>Low-VOCS Interior Wall/Ceiling Paints</strong> - CARB VOC limits (CalGreen Table 4.504.3)</td>
</tr>
<tr>
<td><strong>Low-VOCS aerosol paints and coatings</strong> - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for ROC. (CCR Title 17, Section 94520)</td>
</tr>
<tr>
<td><strong>Low VOC Caulks, Construction adhesives, and Sealants</strong> - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2.</td>
</tr>
<tr>
<td><strong>Low-emitting Composite Wood</strong> - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</td>
</tr>
<tr>
<td><strong>Low-emitting flooring</strong> - All carpet systems, carpet cushion, carpet adhesive, and at least 80% of resilient flooring must be low-emitting</td>
</tr>
<tr>
<td><strong>Operations and Maintenance Manuals and Training</strong> - Provide O&amp;M Manual to Building Maintenance Staff. Due at time of final inspection.</td>
</tr>
<tr>
<td><strong>Design and Install HVAC System to ACCA Manual J, D, and S</strong></td>
</tr>
<tr>
<td><strong>Surface Drainage</strong> - Construction plans shall indicate how the site grading or drainage system will manage surface water flows.</td>
</tr>
<tr>
<td>CalGreen Required Measures</td>
</tr>
<tr>
<td>---------------------------</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>
</tr>
<tr>
<td><strong>Fireplaces and woodstoves</strong> - Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits.</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>
</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>
</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>
</tr>
</tbody>
</table>
Green Building: Site Permit Submittal

BASIC INFORMATION:
These facts, plus the primary occupancy, determine which requirements apply. See details, see AB 090 Attachment Table 1.

ALL PROJECTS, AS APPLICABLE

Construction activity eliminates pollution prevention and site runoff strategies; provide a construction site Barriers on Pollution Prevention Plan and implement BPA management Plan, if applicable.

Stormwater Management Plan: Projects displacing 2,600 square feet or more, or any part of such areas, shall provide a stormwater control plan under Section 3450.8 of the Water Code.

Vegetative Water Harvesting facilities shall consist of at least 1,000 square feet, with a minimum depth of 12 inches, or any part of such areas, shall provide a stormwater control plan under Section 3450.8 of the Water Code.

Wetlands: Stormwater management facilities shall have at least 1,000 square feet, with a minimum depth of 12 inches, or any part of such areas, shall provide a stormwater control plan under Section 3450.8 of the Water Code.

Provision for removal of polluted stormwater from the site.

ALL PROJECTS, AS APPLICABLE

Adjunctive Treatment Systems: Stormwater management facilities shall consist of at least 1,000 square feet, with a minimum depth of 12 inches, or any part of such areas, shall provide a stormwater control plan under Section 3450.8 of the Water Code.

Provision for removal of polluted stormwater from the site.

LEED PROJECTS

Type of Project Proposed (Indicate if applicable)

Overall Requirements:

Type of LEED certification level (includes prerequisites): GOLD SILVER GOLD GOLD GOLD

Total number of public spaces:

Final number of required public spaces:

Category 1: Base/Building

Category 2: Site

Final number of required public spaces:

Adjunctive Treatment Systems: Stormwater management facilities shall consist of at least 1,000 square feet, with a minimum depth of 12 inches, or any part of such areas, shall provide a stormwater control plan under Section 3450.8 of the Water Code.

Provision for removal of polluted stormwater from the site.

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Type of Project Proposed (Check if applicable)

Energy: Comply with California Energy Code (Title 24, Part 6). Noncompliance at any time may result in substantial fines.

Water: Compliance with the State Department of Water Resources (For projects subject to Section 107.1.4 of the Building Code).

Waste: Compliance with the State Department of Resources (For projects subject to Section 107.1.4 of the Building Code).

Health: Compliance with the State Department of Health Services (For projects subject to Section 107.1.4 of the Building Code).

Green Building: Site Permit Submittal

Instructions:

As part of an application for site permit, this form acknowledges the specific green building requirements that apply to a project under the San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment G52, G53, G54, or G55 will be due with the applicable submittal. To use the form:

(a) Provide basic information about the project in the box at left. This information determines which green building requirements apply.

AND

(b) Indicate one of the columns below which type of project is proposed. If applicable, fill in the blank to identify the number of points by which the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit applications but, using such tools as early as possible is strongly recommended. Solid circles or check boxes indicate measures required by state and local codes. For projects applying LEED or GreenPoint Rating, prerequisites of these systems are mandatory. See relevant codes for details.
San Francisco Green Building Submittal: LEED Projects

**LEED Scorecard**

**REQUIREMENTS**

**Summary of Green Building Requirements:**

<table>
<thead>
<tr>
<th>LEED Requirement</th>
<th>Total Points</th>
<th>Credits Earned</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Credits:</strong></td>
<td>110</td>
<td>110</td>
</tr>
</tbody>
</table>

**Relevant Requirements:**

- **LEED Certification Date:** [Insert Date]
- **Completion Date:** [Insert Date]
- **Construction Start Date:** [Insert Date]

**Relevant Tables:**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Credit</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Verification:**

**Option 1:** Verification of compliance for this project will be provided via USGBC/GBCI certification under the LEED Rating System, No Green Building Compliance Professional of Record is required.

**Option 2:** Verification of compliance will be provided by the Green Building Compliance Professional of Record.

**Architectural or Engineering License:**

**License Number:** [Insert Number]

**Projects:**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>License Number</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Other Requirements:**

- **Energy Management System:**
- **Water Conservation:**
- **Materials and Resources:**
- **Indoor Environmental Quality:**

**Contact Information:**

**Project Manager:** [Insert Name]

**Supervision:**

**Supervisor:** [Insert Name]

**Supervision:**

**Supervisor:** [Insert Name]

**Architect:** [Insert Name]

**Engineer:** [Insert Name]

**Contractor:** [Insert Name]

**Integrator:** [Insert Name]

**Consultant:** [Insert Name]

**Installer:** [Insert Name]

**Other:** [Insert Name]

**Notation:**

[Insert Notation]

**Submission Date:** [Insert Date]
# INDOOR WATER EFFICIENCY

Each fixture must not exceed the maximum flow rate as specified in California Title 20.

**Fixture Type** | Maximum Permitted Flow Rate | 
--- | --- |
Commercial | 7 gpm | 
Industrial | 6 gpm | 
Public Restrooms | 5 gpm | 
Other | 3 gpm | 

**Wasting Racks**

- **Front Loading**
  - Maximum Wasting Rack Flow Rate: 1.2 gpm
  - Maximum Wasting Rack Flow Rate: 1.0 gpm

- **Top Loading**
  - Maximum Wasting Rack Flow Rate: 1.0 gpm
  - Maximum Wasting Rack Flow Rate: 1.0 gpm

### EXISTING NONCOMPLIANT FIXTURES

- Excessive use, or fixtures that exceed the maximum flow rate for the fixture type and are not compliant with California Title 20.
- Any fixture not meeting California Title 20 requirements will be replaced.

### REQUIREMENTS

**Type of Project** | **Other New Non-Residential Construction** | **Reference**
--- | --- | ---
Low Flow Fixtures | Yes | California Title 20 (Part 20000 Section 3.15)

**Other Requirements**

- **Construction Waste Management:** 10% or more of waste must be recycled or diverted for re-use.
- **Water Efficiency:** Design and installation of water-efficient fixtures and systems.
- **Energy Efficiency:** Compliance with California Energy Code.
- **Peak Demand:** Reduction of peak demand.
- **Energy Savings:** Calculation and documentation of energy savings.

**VERIFICATION**

- The project must be verified by a certified Green Building Professional.
- The Green Building Compliance Professional of Record must sign the verification.

---

**Project Name:**

**Architectural or Engineering License:**

- I am a LEED Accredited Professional
- I am a GreenPoint Rater
- I am an ICC Certified Code Inspector

I have been retained by the project sponsor to assure that approved construction documents and construction fully comply with the requirements of the San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Building Department if the project will, for any reason, not substantially comply with these requirements, and if I am no longer the Green Building Compliance Professional of Record for the project.

**Licensed Professional:**

**Affiliated stamp:**
## Project Description

**City and County of San Francisco Green Building Submittal:**
**For Interior Commercial Tenant Improvement**

### INDOOR WATER EFFICIENCY

- **Showers:** 2 gpm or 5 LPM
- **Toilets:** 1.28 gallons or 5 LPM
- **WaterSense-labeled faucets:**
  - Kitchen: 1.5 gallons or 5.8 LPM
  - Lavatory: 1.5 gallons or 5.8 LPM
- **Water-efficient towelettes:**
  - Kitchen: 0.56 gallons or 2.1 LPM
  - Lavatory: 0.56 gallons or 2.1 LPM

**Existing Noncompliant Fixtures:**
- Any fixtures manufactured for use more than 1.5 gallons of water per flush.
- Any faucets manufactured for use more than 2.0 gallons of water per minute.
- Any interior fixtures that use more than 2.0 gallons of water per minute.

**Existing Noncompliant Fixtures**
- Any fixtures manufactured for use more than 1.5 gallons of water per flush.
- Any faucets manufactured for use more than 2.0 gallons of water per minute.
- Any interior fixtures that use more than 2.0 gallons of water per minute.

### Mechanical, Electrical, Plumbing

**Required Measures**

<table>
<thead>
<tr>
<th>Measure</th>
<th>Interior Alteration</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy Efficiency: Indoor lighting - fixtures</td>
<td>2,000 mm²</td>
<td>1</td>
</tr>
<tr>
<td><strong>Testing and Acceptance:</strong> 5.5.1.1</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td><strong>Preferred Method:</strong> Inspection and testing of equipment, including fixtures, including but not limited to:**</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Electrical fixtures life support. Testing and acceptance.</td>
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City and County of San Francisco Green Building Submittal: Residential Additions and Alterations

REQUIREMENTS

The following requirements are intended to assure that new and existing buildings be constructed, operated, and maintained in an environmentally responsible manner. The requirements are intended to provide a framework for the development of green building practices that are not only environmentally sound but also economically viable. These requirements are designed to encourage the use of materials, products, and technologies that reduce the environmental impact of buildings and promote sustainable development.

1. The City and County of San Francisco is committed to promoting green building practices in residential additions and alterations. This commitment is reflected in the requirements outlined below.

2. All residential additions and alterations must comply with the following requirements in order to be considered for green building certification.

3. The requirements are intended to provide a framework for the development of green building practices that are not only environmentally sound but also economically viable. These requirements are designed to encourage the use of materials, products, and technologies that reduce the environmental impact of buildings and promote sustainable development.

VERIFICATION

Verification of compliance with the requirements in the submittal will be conducted by an independent third party. The verification process will include on-site inspections, laboratory analyses, and other methods as deemed necessary to ensure compliance.

GS-5: Residential Additions and Alterations

Insert Project Name / Titleblock here

WATER EFFICIENCY

EXISTING NONCOMPLIANT PLUMBING FIXTURES

An inspector will be required to verify that all plumbing fixtures are non-compliant with the Water Conservation Ordinance. This includes all fixtures located within the project area. The inspector will verify that all fixtures are compliant with the Water Conservation Ordinance. Non-compliant fixtures will be replaced with compliant fixtures as determined by the inspector. The inspector will also verify that the water supply is adequate for the new fixtures.

Existing non-compliant fixtures must be replaced with compliant fixtures as determined by the inspector. The inspector will also verify that the water supply is adequate for the new fixtures.

EXISTING NONCOMPLIANT PLUMBING FIXTURES

Fixtures

Fixtures

exist

Fixture Type

Existing Noncompliant Flow Rate

Lavatory fixtures - residential

1.5 gpm or higher

Toilet

1.0 gpm or higher

Shower head

2.5 gpm or higher

Bathtub faucet

2.5 gpm or higher

Sprinkler system

1.0 gpm or higher

Fixtures

New Fixture Replacement Flow Rate

Lavatory fixtures - residential

0.5 gpm or lower

Toilet

0.125 gpm or lower

Shower head

1.0 gpm or lower

Bathtub faucet

1.0 gpm or lower

Sprinkler system

0.5 gpm or lower

Projects that increase total conditioned floor area by 25,000 square feet:

The Green Building Compliance Professional of Record for this project is:

Green Building Compliance Professional - Name: John Doe

Green Building Compliance Professional - Phone: 123-456-7890

Green Building Compliance Professional - Sign & Date: John Doe

Projects that increase total conditioned floor area by 25,001 square feet or more:

The Green Building Compliance Professional of Record for this project is:

Green Building Compliance Professional - Name: Jane Smith

Green Building Compliance Professional - Phone: 987-654-3210

Green Building Compliance Professional - Sign & Date: Jane Smith

Projects that increase total conditioned floor area by 25,000 square feet or more vary by project location and are subject to review by the Green Building Compliance Program. For more information, please contact the Green Building Compliance Program at 123-456-7890.
Green Building Submittal GS-6 for
San Francisco Municipal Government LEED Projects Is Under Revision.
Contact the Municipal Green Building Coordinator for Questions
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 GreenPoints projects. A qualified GreenPoint Rater (as specified in the narrative of this bulletin) has the tools necessary to prepare a project-specific GreenPoints checklist for submittals. For more information — including guidelines and a list of all GreenPoint measures - please see: www.builditgreen.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.
Special Energy Compliance Form

This attachment is reserved for a form that in prior code cycles was used to demonstrate compliance with local energy efficiency requirements using the Title 24 performance approach in cases where California energy standards do not allow specific systems to be considered in performance-based compliance calculations. As of January 1, 2017, it is not necessary to prepare a separate form to document compliance with San Francisco Green Building Code 2016 energy requirements.

The energy requirements of the San Francisco Green Building Code 2016 are limited to the solar photovoltaic or solar thermal compliance options under San Francisco Better Roofs requirements, and minimum energy prerequisites of GreenPoint Rated and LEED for Homes. Credit for photovoltaic systems is addressed by the PV Compliance credit in existing Title 24 rules. Similarly, GreenPoint Rated and LEED for Homes each provide guidance on how to document compliance, so
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), but is not yet certified. 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:

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
6. Construction
7. Rough Inspection (pre-drywall) by GreenPoint Rater
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
- SF Environment Green Building Program – www.sfenvironment.org/greenbuilding
- SF Public Utilities Commission – for information on water-related policies such as:
  - Stormwater Management Ordinance and Stormwater Design Guidelines www.sfwater.org/sdq
  - Water Efficient Irrigation Ordinance www.sfwater.org/landscape
  - Construction site runoff requirements www.sfwater.org/index.aspx?page=235
  - Commercial water conservation www.sfwater.org/conservation
  - Voluntary onsite use of alternative water sources for nonpotable applications, such as rainwater www.sfwater.org/np
- US Green Building Council (LEED Rating System) – Numerous resources, including Reference Guides to the LEED Rating System(s), and workshops. www.usgbc.org
- Green Building Certification Institute – The site to register for LEED certification, as well as the LEED Accreditation Exam. www.gbcin.org
- Build It Green – Learn the GreenPoint Rated System, identify opportunities to network, learn more about green building, obtain the Residential Guidelines referenced by GreenPoint Rated, and identify local Certified GreenPoint Raters
  - www.builditgreen.org / www.greenpointrated.org
# Review of Energy Requirements

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>Project Type</th>
<th>Date of Application for Building Permit</th>
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<tbody>
<tr>
<td>New Large Commercial</td>
<td>+15% Reduction compared to Title 24 Part 6 (2008) or ASHRAE 90.1 (2007) AND 1% onsite renewable energy generation OR 10% additional energy efficiency or purchase renewable power</td>
</tr>
<tr>
<td>New Commercial 5,000 to 25,000 square feet</td>
<td>+15% Reduction compared to Title 24 Part 6 (2008)</td>
</tr>
<tr>
<td>All Other New Nonresidential</td>
<td>+15% Reduction compared to Title 24 Part 6 (2008)</td>
</tr>
<tr>
<td>New Residential</td>
<td>Meet prerequisite of rating system chosen for the entire project:</td>
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<tr>
<td>New High-Rise Residential (≥24 occupied floors)</td>
<td>+15% Reduction compared to Title 24 Part 6 (2008)</td>
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<tr>
<td>+15% Reduction compared to Title 24 Part 6 (2008)</td>
<td>Meet prerequisite of rating system chosen for the entire project: • GreenPoint Rated – 15% Reduction compared to Title 24 Part 6 (2008) OR • LEED for Homes – 15% Reduction compared to Title 24 Part 6 (2008)</td>
<td>Meet prerequisite of rating system chosen for the entire project: • GreenPoint Rated – 10% Reduction compared to Title 24 Part 6 (2013) OR • LEED for Homes – 10% Reduction compared to Title 24 Part 6 (2013)</td>
<td>Meet prerequisite of rating system chosen for the entire project: • GreenPoint Rated (any energy path) OR • LEED for Homes AND • Better Roofs or Renewables (see below)</td>
<td></td>
</tr>
</tbody>
</table>

### Additions and Alterations

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

### Major Alteration to Commercial or Residential

| Meet prerequisite of rating system chosen for the entire project: • LEED BD+C 2009 – Demonstrate compliance with T24 Part 6 (2008) OR • GreenPoint Rated – 15% Reduction compared to Title 24 Part 6 (2008) | Meet prerequisite of rating system chosen for the entire project: • GreenPoint Rated – 15% Reduction compared to Title 24 Part 6 (2008) OR • LEED BD+C 2009 – Demonstrate compliance with T24 Part 6 (2008) OR • LEED for Homes (including MidRise) – 15% Reduction compared to Title 24 Part 6 (2008) | Meet prerequisite of rating system chosen for the entire project: • GreenPoint Rated – 10% Reduction compared to Title 24 Part 6 (2013) OR • LEED BD+C 2009 – Demonstrate compliance with T24 Part 6 (2013) OR • LEED for Homes (including MidRise) – 10% Reduction compared to Title 24 Part 6 (2013) | Meet prerequisite of rating system chosen for the entire project: • GreenPoint Rated (any energy path) OR • LEEDv4 for Homes (Including MidRise) • LEEDv4 BD+C –OR |

### All Other Additions & Alterations, Commercial or Residential


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**Better Roofs** — New buildings ≤ 10 floors must designate 15% of roof as Solar Ready, per 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.

**Renewable Energy** — New commercial buildings ≥ 11 floors must either: Generate ≥1% of annual energy cost on-site with renewables (LEEDv4 EA c5, 5 pts), OR Improve efficiency ≥10% beyond Title 24 Part 6 2016, OR Purchase Green-E renewable energy for 35% of electricity use (LEEDv4 EA c7).