



# SAN FRANCISCO PLANNING DEPARTMENT

## Compliance Checklist Greenhouse Gas Analysis

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### A. GENERAL PROJECT INFORMATION:

Case No: 2018.007883ENV

Project name/Address: Balboa Reservoir Project

Block/Lot: Block 3900 / Lot 190

**Brief Project description:** The proposed project would develop an approximately 17-acre site with mixed-income housing, open space, childcare facilities, a community room available for public use, retail space, on- and off-street parking, and new streets, utilities, and other infrastructure. The proposed project includes two different sets of options for the site's residential density to capture the range of possible development on the project site: The first is the Developer's Proposed Option (1,100 dwelling units), proposed by Reservoir Community Partners, LLC. The second is the Additional Housing Option (1,550 dwelling units), developed by the City to fulfill the objectives of the San Francisco General Plan (the general plan) to maximize affordable housing and housing in transit-rich neighborhoods. Development under each of the two options would entail the same land uses and street configurations, and similar site plans. Overall, the proposed project would construct up to approximately 1.8 million gross square feet of uses, including between approximately 1.3 and 1.5 million gross square feet of residential space (1,100 to 1,550 dwelling units plus residential amenities), approximately 10,000 gross square feet of community space (childcare and a community room for public use), approximately 7,500 gross square feet of retail, up to 550 residential parking spaces and 750 public parking spaces in the Developer's Proposed Option, and up to 650 residential parking spaces in the Additional Housing Option. The buildings would range in height from 25 to 78 feet in the Developer's Proposed Option and from 25 to 88 feet in the Additional Housing Option. The proposed project would also include approximately 4 acres of publicly accessible open space.

### B. COMPLIANCE CHECKLIST TABLE

Complete and attach to this form the appropriate compliance table by determining project compliance with the identified regulations and providing project-level details in the discussion column. Please note that Table 1 applies to Private Development Projects, Table 2 applies to Municipal Projects, and Table 3 is for plan-level analysis. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco's qualified GHG reduction strategy.

Compliance Checklist Table attached: ☒ Table 1. Private Development

☐ Table 2. Municipal Project

C. DETERMINATION OF COMPLIANCE WITH CITY'S GHG REDUCTION STRATEGY

☒ Project Complies with San Francisco's *Strategies to Address Greenhouse Gas Emissions*

Project Notes:

The project would meet all required regulations, as applicable, pertaining to transportation sector, energy efficiency sector, waste reduction sector, and environment/conservation sector, as indicated in the Compliance Checklist Table for Greenhouse Gas Analysis. Therefore, it would comply with San Francisco's *Strategies to Address Greenhouse Gas Emissions*.

☐ Project Does Not Comply

If Project does not comply, provide discussion of non-compliant features:

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Planner Name:

Date of Determination:

Jaime Paer

11/15/18



# SAN FRANCISCO PLANNING DEPARTMENT

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## Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

### A. GENERAL PROJECT INFORMATION:

Date: November 15, 2018

Project name: Balboa Reservoir Project Case No: 2018-007883ENV

Project address, block, and lot: Block 3900 / Lot 190

Standard to be met (Select one)<sup>1</sup>: LEED Gold

Compliance Checklist Prepared By: Reservoir Community Partners, LLC and ESA

Date: November 6, 2018

**Brief Project Description:** The proposed project would develop an approximately 17-acre site with mixed-income housing, open space, childcare facilities, a community room available for public use, retail space, on- and off-street parking, and new streets, utilities, and other infrastructure. The proposed project includes two different sets of options for the site's residential density to capture the range of possible development on the project site: The first is the Developer's Proposed Option (1,100 dwelling units), proposed by Reservoir Community Partners, LLC. The second is the Additional Housing Option (1,550 dwelling units), developed by the City to fulfill the objectives of the San Francisco General Plan (the general plan) to maximize affordable housing and housing in transit-rich neighborhoods. Development under each of the two options would entail the same land uses and street configurations, and similar site plans. Overall, the proposed project would construct up to approximately 1.8 million gross square feet of uses, including between approximately 1.3 and 1.5 million gross square feet of residential space (1,100 to 1,550 dwelling units plus residential amenities), approximately 10,000 gross square feet of community space (childcare and a community room for public use), approximately 7,500 gross square feet of retail, up to 550 residential parking spaces and 750 public parking spaces in the Developer's Proposed Option, and up to 650 residential parking spaces in the Additional Housing

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<sup>1</sup> Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.

Option. The buildings would range in height from 25 to 78 feet in the Developer’s Proposed Option and from 25 to 88 feet in the Additional Housing Option. The proposed project would also include approximately 4 acres of publicly accessible open space.

**B. COMPLIANCE CHECKLIST TABLE:**

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the “Remarks” column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco’s Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (See next page)



# SAN FRANCISCO PLANNING DEPARTMENT

**Table 1. Regulations Applicable to Private Development Projects**

Regulation	Requirements	Project Compliance	Remarks
<b>Transportation Sector</b>			
Commuter Benefits Ordinance (San Francisco Environment Code, section 427)	<p>All employers of 20 or more employees nationwide must provide at least one of the following benefit programs:</p> <p>(1) A pre-tax election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or</p> <p>(2) Employer paid benefit whereby the employer supplies a transit or vanpool subsidy for each covered employee. The subsidy must be at least equal in value to the current cost of the Muni and BART monthly pass, or</p> <p>(3) Employer provided transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.</p>	<input checked="" type="checkbox"/> Project Complies  <input type="checkbox"/> Not Applicable  <input type="checkbox"/> Project Does Not Comply	If the proposed retail or childcare facilities employ 20 or more employees, the employer would comply.
Transportation Management Programs (San Francisco Planning Code, section 163)	Requires new buildings or additions over a specified size (buildings greater than 25,000 square feet or 100,000 square feet depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the city's eastern neighborhoods and south of market) to implement a transportation management program and provide on-site transportation management brokerage services for the life of the building.	<input type="checkbox"/> Project Complies  <input checked="" type="checkbox"/> Not Applicable  <input type="checkbox"/> Project Does Not Comply	<p>The proposed project is not located in one of the use districts governed by Planning Code Section 163. Therefore, this requirement is not applicable to the project.</p> <p>The proposed project would nevertheless meet the intent of this requirement and implement a Transportation Demand Management (TDM) Plan intended to manage transportation demands and to encourage sustainable transportation choices, consistent with the City of San Francisco's Transit First, Better Streets, Climate Action, and Transportation Sustainability Plans and Policies.</p>
Transportation Sustainability	Establishes citywide fees for all new development. Fees based on a proportion of the	<input checked="" type="checkbox"/> Project	The project sponsor would pay all applicable

Regulation	Requirements	Project Compliance	Remarks
Fee (San Francisco Planning Code, section 411A)	<p>gross area of the project based on the type of use. The Transportation Sustainability Fee applies to the following development projects that result in:</p> <ul style="list-style-type: none"> <li>(1) More than 20 new dwelling units</li> <li>(2) New group housing facilities, or additions of 800 gross square feet or more to existing group housing</li> <li>(3) New construction of a non-residential use greater than 800 gross square feet, or additions greater than 800 gross square feet to an existing Non-Residential use</li> <li>(4) New construction of a PDR use greater than 1,500 gross square feet, or additions of greater than 1,500 gross square feet to an existing PDR</li> <li>(5) Change or replacement of use, such that the rate charged for the new use is higher than the rate charged for the existing use</li> <li>(6) Change or replacement of use from a hospital or a health service to any other use</li> </ul> <p>Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency and regional providers to improve transit services.</p>	<p>Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>Transportation Sustainability Fees as specified in section 411A when they are due. Therefore, the project (both options) would comply with this requirement.</p>
Jobs-Housing Linkage Program (San Francisco Planning Code, section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the city who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>The proposed project (both options) would comply and pay the Jobs-Housing Linkage Fee on the proposed retail space as required by Planning Code section 413.</p>

Regulation	Requirements	Project Compliance	Remarks
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, sections 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to sections 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: must meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term [secure] bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	<p>The Developer's Proposed Option would provide class 1 (936) and class 2 (75) bicycle parking spaces. The Additional Housing Option would provide class 1 (1,100) and class 2 (80) bicycle parking spaces. Both options would provide the same or greater amount of bicycle parking than required by Planning Code section 155.2. The design standards and guidelines would include bicycle parking standards that are developed for the project to reflect the requirements of Planning Code section 155.1.</p> <p>The proposed project does not include uses that exceed minimum shower facility and locker requirements as defined by Planning Code section 155.4. Therefore this regulation does not apply.</p>
Bicycle parking in parking garages (San Francisco Planning Code, section 155.2)	Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies (see above).	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	<p>The Developer's Proposed Option would provide a 750-space parking garage. Class 1 bicycle parking spaces would be provided in secure rooms located either on the ground floor of each building or in the first sub-grade level of each building.</p> <p>This requirement is not applicable to the Additional Housing Option because a garage with more than 500 automobile spaces</p>

Regulation	Requirements	Project Compliance	Remarks
			is not proposed.
Bicycle parking in Residential Buildings (San Francisco Planning Code, section 155.2)	<p><b>Class 1 Bicycle Parking Spaces:</b></p> <p>For dwelling units on lots with 3 units of less, no Class 1 racks are required. Project sponsor must provide secure, weather protected space, one per unit, easily accessible to residents and not otherwise used for automobile parking.</p> <p>For dwelling units on lots with more than 3 units, one Class 1 space is required for each dwelling unit. For buildings containing more than 100 dwelling units, 100 Class 1 spaces plus one Class 1 space for every four dwelling units over 100. Dwelling units that are also considered student housing must provide 50 percent more spaces than would otherwise be required.</p> <p><b>Class 2 Bicycle Parking Spaces:</b></p> <p>For dwelling units on lots with 3 units or less, no Class 2 spaces are required.</p> <p>For dwelling units on lots with more than 3 units, 1 Class 2 space is required for every 20 dwelling units. Dwelling units that are also considered student housing shall provide 50 percent more spaces than would otherwise be required.</p>	<input checked="" type="checkbox"/> Project Complies  <input type="checkbox"/> Not Applicable  <input type="checkbox"/> Project Does Not Comply	The Developer's Proposed Option would provide class 1 (936) and class 2 (75) bicycle parking. The Additional Housing Option would provide class 1 (1,100) and class 2 (80) bicycle parking. Both options would provide class 1 bicycle parking spaces in secure rooms located either on the ground floor of each building or in the first sub-grade level of each building. Both options would provide class 2 bicycle parking spaces in the right-of-way adjacent to each building or in the publicly accessible open spaces.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (CalGreen sections 5.106.5 and 5.710.6.3)	Requires new large commercial projects, new high-rise residential projects and commercial interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8 percent of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site. (Refer to Table 5.106.5.2).	<input checked="" type="checkbox"/> Project Complies  <input type="checkbox"/> Not Applicable  <input type="checkbox"/> Project Does Not Comply	The proposed project (both options) would comply with the San Francisco Green Building Requirements for designated parking as required.
Car Sharing Requirements (San Francisco Planning Code, section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the city's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input checked="" type="checkbox"/> Project Complies  <input type="checkbox"/> Not Applicable  <input type="checkbox"/> Project Does Not	The proposed project (both options) would provide the same or a greater number of car share spaces than required by Planning Code section 166. Consequently, at least seven and 12 spaces would be provided for



Regulation	Requirements	Project Compliance	Remarks
		Comply	the Developer's Proposed Option and Additional Housing Option, respectively.
<b>Energy Efficiency Sector (includes water use reduction regulations)</b>			
Alternate water sources for non-potable applications (San Francisco Health Code, article 12C)	<p>Requires large development projects (a single building, or multiple buildings on one or more parcels of 250,000 square feet or more of gross floor area) to be constructed, operated, and maintained using available alternate water sources for toilet and urinal flushing and irrigation.</p> <p>Requires small development projects (a single building, or construction of multiple buildings on one or more parcels of 40,000 square feet or more of gross floor area) prepare water budget calculations; and that subdivision approval requirements include compliance with article 12C.</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The proposed project (both options) would be required by law to comply with the San Francisco Health Code, article 12C. Therefore, the proposed project would comply with this requirement.
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code, sections 4.101, 4.103, 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2016) energy standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> <li>• GreenPoint Rated: demonstrate a 10 percent compliance margin</li> <li>• LEED for Homes (including midrise): demonstrate a 10 percent compliance margin</li> <li>• LEED BD+C 2009: No compliance margin requirement.</li> </ul> <p>Wherever reference is made to the LEED or GreenPoint Rated systems, a comparable equivalent rating system may be used if approved by the Director. LEED prerequisites or credits references are to LEED v4 BD+C.</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	<p>The proposed project (both options) would be required by law to comply with the Green Building Code. Therefore, the project would comply with this requirement.</p> <p>The project (both options) would meet or exceed the minimum LEED requirement (Gold).</p>
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (San Francisco Green Building Code, sections 5.103.1.4, CalGreen 5.410.2 and	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> <li>• New non-residential projects greater than or equal to 25,000 square feet: complete enhanced commissioning of building energy systems (meeting LEED EAc3 – SFGBC</li> </ul>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The proposed project includes no new non-residential buildings or alterations to non-residential buildings. Therefore, these requirements are not applicable to the proposed project.

Regulation	Requirements	Project Compliance	Remarks
5.410.4)	<p>5.103.1.4 and CalGreen 5.410.)</p> <ul style="list-style-type: none"> <li>• Non-residential new buildings and alterations less than 25,000 square feet and greater than or equal to 10,000 square feet: commission all energy systems</li> <li>• Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems.</li> <li>• New residential high rise, new commercial interior, and major alterations to residential buildings must each commission building energy systems, meeting the LEED prerequisite EAp1 (fundamental commissioning of building energy systems).</li> </ul>		
San Francisco Stormwater Management Ordinance (Public Works Code, article 4.2)	All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.	<input checked="" type="checkbox"/> Project Complies  <input type="checkbox"/> Not Applicable  <input type="checkbox"/> Project Does Not Comply	The proposed project (both options) would be required by law to comply with the Public Works Code by providing a Stormwater Control Plan for review and approval prior to issuance of the site or building permit. Therefore, the project (both options) would comply with this requirement.
San Francisco Green Building Requirements for Water Use Reduction (San Francisco Green Building Code, sections 4.103.2.2 and 5.103.1.2, CalGreen sections 4.303.1 and 5.303.2-5.303.6)	<p>All new buildings must comply with current California water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current California and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> <li>• New large commercial and high-rise residential projects must verify that project meets maximum fixture flow rates in accordance with the CA Plumbing Code. Projects must also achieve the LEED WE Prerequisite Indoor Water Use Reduction (WEp2) and a minimum 30% reduction in the use of indoor potable water, to meet the LEED WE credit Indoor Water Use Reduction (WEc2).</li> </ul>	<input checked="" type="checkbox"/> Project Complies  <input type="checkbox"/> Not Applicable  <input type="checkbox"/> Project Does Not Comply	The proposed project (both options) would be required by law to comply with the Green Building Code to meet current California water fixture and fitting efficiency requirements and incorporate fixtures and fittings that would cut water consumption by a total of 30 percent compared to baseline usage. Therefore, the project (both options) would comply with this requirement.

Regulation	Requirements	Project Compliance	Remarks
Commercial Water Conservation Ordinance (San Francisco Building Code, chapter 13A)	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> <li>1. If showerheads have a maximum flow greater than 2.5 gallons per minute (gpm), replace with less than or equal to 2.0 gpm.</li> <li>2. All showers have no more than one showerhead per valve</li> <li>3. If faucets and faucet aerators have a maximum flow rate greater than 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> <li>• Non-residential lavatory: less than or equal to 0.4 gpm</li> <li>• Kitchen faucet: less than or equal to 0.8 gpm</li> <li>• Metering faucet: less than or equal to 0.2 gal/cycle</li> </ul> </li> <li>4. If toilets have a maximum rated water consumption greater than 1.6 gallons per flush (gpf), replace with less than or equal to 1.28 gpf toilet</li> <li>5. If urinals have a maximum flow rate greater than 1.0 gpf, replace with less than or equal to 0.5 gpf unit</li> <li>6. Repair all water leaks.</li> </ol>	<input type="checkbox"/> Project Complies  <input checked="" type="checkbox"/> Not Applicable  <input type="checkbox"/> Project Does Not Comply	The proposed project includes no alterations to existing commercial properties. Therefore, this ordinance is not applicable.
Residential Water Conservation Ordinance (San Francisco Housing Code, chapter 12A)	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> <li>1. If showerheads have a maximum flow greater than 2.5 gallons per minute (gpm), replace with less than or equal to 2.0 gpm.</li> <li>2. All showers have no more than one showerhead per valve</li> <li>3. If faucets and faucet aerators have a maximum flow rate greater than 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> <li>• Non-residential lavatory: less than or equal to 0.4 gpm</li> <li>• Residential lavatory: less than or equal to 1.5 gpm</li> <li>• Kitchen faucet: less than or equal to 0.8 gpm</li> <li>• Metering faucet: less than or equal to 0.2 gal/cycle</li> </ul> </li> <li>4. If toilets have a maximum rated water consumption greater than 1.6 gallons per flush (gpf), replace with less than or equal to 1.28 gpf toilet</li> <li>5. If urinals have a maximum flow rate greater than 1.0 gpf, replace with less than or equal to 0.5 gpf unit</li> </ol>	<input checked="" type="checkbox"/> Project Complies  <input type="checkbox"/> Not Applicable  <input type="checkbox"/> Project Does Not Comply	The proposed project (both options) would comply with the Residential Water Conservation Ordinance. To reduce potable water demand, high-efficiency fixtures and appliances would be installed in new buildings.

Regulation	Requirements	Project Compliance	Remarks
	<p>6. Repair all water leaks.</p> <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>		
San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code, chapter 63)	<p>Projects that include 500 square feet or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: All commercial and residential landscape rehabilitation projects equal to or greater than 1,000 square feet and less than 2,500 square feet</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 square feet or; (B) the project's modified landscape area is greater than or equal to 2,500 square feet. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC website for exemptions to this requirement.</p>	<input checked="" type="checkbox"/> Project Complies  <input type="checkbox"/> Not Applicable  <input type="checkbox"/> Project Does Not Comply	The proposed project (both options) would be subject to Tier 2 requirements because it includes 500 square feet or more of new landscaped areas. The proposed project (both options) would comply with all standards in the Residential Water Conservation Ordinance by meeting at least the minimum standards specified in the Ordinance as applicable.
Residential Energy Conservation Ordinance (San Francisco Housing Code, chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> <li>Attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner.</li> <li>Maximum required expenditure: \$1300 for one to two unit dwellings, and for buildings</li> </ul>	<input type="checkbox"/> Project Complies  <input checked="" type="checkbox"/> Not Applicable  <input type="checkbox"/> Project Does Not Comply	These requirements apply to existing residential buildings and are therefore not applicable to the proposed project.

Regulation	Requirements	Project Compliance	Remarks
	<p>with three or more units, one percent of the assessed value or purchase price as applicable.</p> <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>		
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment, Code chapter 20)	Owners of nonresidential buildings in San Francisco with greater than or equal to 10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met. (Refer to section 2008 for exceptions).	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	These requirements apply to existing nonresidential buildings and are therefore not applicable to the proposed project (both options).
Light pollution reduction (CalGreen, section 5.106.8)	For nonresidential projects, comply with lighting power requirements in California Energy Code, CCR Part 6. Meet California Energy Code minimum for lighting zones 1 through 4 with backlight/uplight/glare ratings meeting CalGreen Table 5.106.8 requirements.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	These requirements apply to nonresidential buildings and are therefore not applicable to the proposed project (both options).
<b>Renewable Energy (includes on-site renewable energy generation regulations)</b>			
San Francisco Green Building Requirements for Renewable Energy (San Francisco Green Building Code, section 4.201.2 and San Francisco Planning Code, section 149)	<p>Newly constructed residential and non-residential buildings of 10 occupied floors or less shall install solar photovoltaic systems and/or solar thermal systems in the solar zone required by California Code of Regulations, Title 24, Part 6 section 110.10, i.e., the 15 percent of roof area designated as Solar Ready Area.</p> <p>With Planning Department approval, projects subject to SFPUC stormwater requirements may substitute living roof for all or a portion of solar energy systems.</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The proposed project (both options) would include residential buildings of less than 10 occupied floors and as such would provide Renewable Energy as required by photovoltaic coverage or use of living roofs.
San Francisco Green Building Requirements for Renewable Energy (San Francisco Green Building	New commercial buildings of greater than or equal to 25,000 square feet must either generate 1 percent of energy on-site with renewables (LEED EAc2), or purchase renewable energy credits equal to 35 percent of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10 percent	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable	The commercial component of the project would not exceed 25,000 square feet; therefore, the project would not be subject to

Regulation	Requirements	Project Compliance	Remarks
Code, section 5.103.1.5)	compliance margin beyond Title 24 (2016).	<input type="checkbox"/> Project Does Not Comply	this requirement.
<b>Waste Reduction Sector</b>			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, chapter 19 and CalGreen section 5.410.1)	<p>All persons in San Francisco are required to separate their refuse into recyclables, compostables, and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse.</p> <p>All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building.</p>	<input checked="" type="checkbox"/> Project Complies  <input type="checkbox"/> Not Applicable  <input type="checkbox"/> Project Does Not Comply	Under the proposed project (both options), each individual building would provide separate containers for recyclables, compostables, and trash. The proposed project (both options) would comply with San Francisco's Green Building Requirements by providing for recycling, compost, and solid waste collection and loading that is convenient for all users.
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, chapter 14, San Francisco Building Code, chapter 13B, and San Francisco Health Code, section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100 percent of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department of Environment and the plan must provide for a minimum of 65 percent diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input checked="" type="checkbox"/> Project Complies  <input type="checkbox"/> Not Applicable  <input type="checkbox"/> Project Does Not Comply	The proposed project (both options) would comply with San Francisco Green Building Requirements for construction and demolition debris recovery in connection with the proposed demolition by submitting a waste diversion plan to the Director of the Environment. The project also aims to recycle the demolished asphalt and concrete onsite. Therefore, the project (both options) would comply with this requirement.
San Francisco Construction and Demolition Debris Recycling Requirements (San Francisco Green Building Code, sections	In addition to complying with the Construction and Demolition Debris Recovery Ordinance, new commercial buildings of greater than 25,000 square feet and new residential buildings of four or more occupied floors must develop a plan to divert a minimum of 75 percent of construction and demolition debris from landfill, and meet LEED v4 MRc1 (building life-cycle	<input checked="" type="checkbox"/> Project Complies  <input type="checkbox"/> Not Applicable  <input type="checkbox"/> Project	The ordinance applies to the proposed project (both options) because it would include new residential buildings of 4 or more occupied floors. The proposed project (both options) would comply with San

Regulation	Requirements	Project Compliance	Remarks
5.103.1.3 and 4.103.2.3, Environment Code, chapter 14, Building Code, chapter 13B)	impact reduction).	Does Not Comply	Francisco Green Building Requirements for construction and demolition debris recycling by submitting a plan to divert a minimum of 75 percent of construction and demolition debris from landfill and meeting LEED Materials & Resources Credit 2.
<b>Environment/Conservation Sector</b>			
Street Tree Planting Requirements (San Francisco Public Works Code, section 806(d))	Public Works Code section 806(d) requires projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The proposed project (both options) would comply with Public Works Code Section 806(d) by placing new street trees along street frontages, provide sidewalk landscaping, and/or paying in-lieu fees as appropriate given the project's site constraints and objectives. The design standards and guidelines would require street trees to be planted in appropriate locations with grasses and other plantings to create a new landscape compatible with the proposed project (both options).
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code, article 4.2)	<p>Construction site runoff pollution prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems.</p> <p>Any project disturbing greater than or equal to 5,000 square feet of ground surface is required to submit and receive approval of an erosion and sediment control plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMPs to prevent illicit discharge into</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The proposed project (both options) would require more than 5,000 square feet of soil disturbance. Accordingly, erosion and sediment control best management practices (BMP) would be implemented for the project construction occurring during the wet season. Additional BMPs for wind and rain would be implemented as applicable. The project (both options)

Regulation	Requirements	Project Compliance	Remarks
	the sewer system. San Francisco's construction site runoff pollution requirements.		would comply with all Construction Site Runoff Pollution Prevention requirements and BMPs.
Enhanced Refrigerant Management (CalGreen, sections 5.508.1.2 and 5.508.2)	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with global warming potential of 150 times that of carbon dioxide or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<input checked="" type="checkbox"/> Project Complies  <input type="checkbox"/> Not Applicable  <input type="checkbox"/> Project Does Not Comply	The commercial component of the proposed project (both options) would be required by law to comply with the California Green Building Code to not install equipment that contains chlorofluorocarbons (CFCs) or halons. Any commercial refrigeration systems would meet the specified requirements. Therefore, the project (both options) would comply with this requirement.
Low-emitting adhesives, sealants, caulks, paints, coatings, composite wood, and flooring (CalGreen section 4.504) <sup>2</sup>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (Refer to CalGreen tables 4.504.1 and 4.504.2).</p> <p>Paints and coatings -. Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (Refer to CalGreen Table 4.504.3 for details).</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> <li>1. Carpet and Rug Institute Green Label Plus Program,</li> <li>2. California Department of Public Health Standard Practice for the testing of VOCs</li> </ol>	<input checked="" type="checkbox"/> Project Complies  <input type="checkbox"/> Not Applicable  <input type="checkbox"/> Project Does Not Comply	The proposed project (both options) would be required by law to comply with the California Green Building Code to use low VOC-emitting adhesives, sealants, caulks, paints, coatings, composite wood, and flooring. Therefore, the project (both options) would comply with this requirement.

<sup>2</sup> While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.



Regulation	Requirements	Project Compliance	Remarks
	<p>(Specification 01350),</p> <p>3. NSF/ANSI 140 at the Gold level,</p> <p>4. Scientific Certifications Systems Sustainable Choice, OR California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database</p> <p>Carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive &amp; carpet pad adhesive must not exceed 50 g/L VOC content. (Refer to Table 4.504.1).</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80 percent of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> <li>1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore Program,</li> <li>2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1,</li> <li>3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR</li> <li>4. Certified under the Greenguard Children &amp; Schools Program to comply with California Department of Public Health criteria.</li> </ol>		
Wood Burning Rule (Bay Area Air District Regulation 6, Rule 3: Wood-Burning Devices)	Bans the construction of wood-burning devices in new buildings constructed in the Bay Area since November 1, 2016. Gas-fueled fireplaces and logs, gas inserts, and electrical fireplaces are acceptable.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The proposed project (both options) would not construct wood-burning devices. The townhomes under both options may be constructed with natural gas fireplaces. Therefore, the project (both options) would comply with this requirement.