



## ADMINISTRATIVE BULLETIN

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**NUMBER:** AB-093  
**DATE:** Effective January 1, 2017. *Forms updated January 2018*  
**SUBJECT:** Administration and General Design  
**TITLE:** **Implementation of Green Building Regulations**

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**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.

**REFERENCE:** 2016 San Francisco Green Building Code; San Francisco Administrative Bulletin 005: Procedures for Approval of Local Equivalencies; 2016 California Green Building Standards Code; San Francisco Environment Code, Chapter 7.

**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:<sup>1</sup>
  - 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:

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<sup>1</sup> Attachments are provided for reference only. For complete details on any specific requirement, refer to San Francisco Green Building Code.

**Applicability of green building requirements based on date of application for building permit in San Francisco:**

<b>Green Building Requirements</b>	<b>Effective Dates</b>	<b>Administrative Bulletin 93 Version</b>
San Francisco Building Code 13C (2007)	November 3, 2008 through December 31, 2010	September 24, 2008
San Francisco Building Code 13C (2010)	January 1, 2011 through July 17, 2012	January 1, 2011
San Francisco Building Code 13C (2010)	July 18, 2012 through December 31, 2013	July 18, 2012
San Francisco Green Building Code (2013)	January 1, 2014 through December 31, 2016	January 1, 2014
San Francisco Green Building Code (2016)	January 1, 2017 through December 31, 2019	This bulletin

**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.<sup>2</sup> 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.

<sup>2</sup> 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<sup>3</sup> 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.<sup>4</sup> In such cases, the applicant may complete the green building submittal.<sup>5</sup> 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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<sup>3</sup> Municipal projects are projects authorized by any Department of the City and County of San Francisco, including leasehold improvements.

<sup>4</sup> 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.

<sup>5</sup> 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.<sup>6</sup>
  - 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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<sup>6</sup> 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/sdg](http://www.sfwater.org/sdg).

### **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.<sup>7</sup> Details are available online at: [www.sfwater.org/landscape](http://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.

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<sup>7</sup> 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 SFGBC 101.10), and allows the application of more recent versions of these rating systems. New residential projects of any size may therefore utilize LEED for Homes Midrise, LEED BD+C, or GreenPoint Rated without triggering the above process for confirming equivalency. Similarly, major alterations to residential may use LEED BD&C, GreenPoint Rated Multifamily New Home, or GreenPoint Rated Multifamily Existing Home to comply, provided applicable local requirements are met.

### **Project Completion: Verification that Green Building Requirements are Met**

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

- 1) If the project has been submitted for certification under LEED, project shall provide documentation that Green Building Certification Institute has certified the project.
- 2) If the project has been submitted to be GreenPoint Rated, project shall provide documentation that Build It Green has provided a GreenPoint Rated certificate to the project.
- 3) If the project is built to meet LEED or GreenPoint Rated standards but will not be certified, then Attachment E must be signed by the Green Building Compliance Professional of Record.
- 4) If the project is built to meet locally required measures, then Attachment E must be signed by the Green Building Compliance Professional of Record. For residential alteration and addition projects which increase total conditioned floor area of the building by no more than 1,000 square feet, the applicant may sign the green building submittal, and a Green Building Compliance Professional of Record is not required.
- 5) If the Director has approved use of an alternate rating system, or documentation of equivalency as approved by the Director. For buildings that propose to meet such alternate standards, then Attachment E must be signed by the Green Building Compliance Professional of Record.

### **Temporary Certificate of Occupancy**

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

### **Quality Assurance and Compliance Review**

All projects are subject to comprehensive review by the Department of Building Inspection or its agents; all project sponsors must maintain comprehensive records to allow verification that all requirements have been met; buildings




that receive certification through LEED or GreenPoint Rated will generally be accepted as being fully compliant. It is the intent of the Department of Building Inspection to undertake comprehensive review of a significant percentage of green building projects.

**Failure to Comply with Green Building Requirements**

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



Signed by:

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

Date: April 20, 2017

Original version approved by the Building Inspection Commission on September 24, 2008, revision approved February 15, 2017

**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

## Attachment A Table 1

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

Building Type	New Construction						Additions and Alterations					Municipal Projects
	New Large Commercial	All Other New Non-Residential	New High-Rise Residential	New Low-Rise Residential	Major Alterations to Residential <sup>2</sup>	Large First-Time Commercial Interiors	Major Alterations to Commercial	All Other Additions & Alterations to Commercial <sup>1</sup>	All Other Additions & Alterations to Residential <sup>1</sup>	New Construction, Addition or Alteration		
<b>Applicability</b> (Occupancy, size, valuation, or scope)	A, B, I, M, E ≥25,000 sq. ft.	F, H, L, S, U any size, or A, B, I, M, E <25,000 sq. ft.	R ≥4 occupied floors	R 1 - 3 occupied floors	R ≥25,000 sq. feet; AND significant structural upgrade; <sup>3</sup> AND mechanical, electrical or plumbing	B, M ≥25,000 sq. feet; AND significant structural upgrade, <sup>3</sup> AND mechanical, electrical or plumbing	A, B, I, M, E, F, H, L, S, U ≥1,000 sq ft addition or alteration of ≥\$200,000 value	R Addition of ≥1 square foot of conditioned area, volume, or size		All municipal projects ≥10,000 square feet, including leasehold improvements		
<b>Code Reference</b>	5.103.1	5.103.2	4.103.2	4.103.1	4.103.3	5.103.4	5.103.3	CA Title 24 Part 11	CA Title 24 Part 11	SF Green Building Code and Environment Code Chapter 7		
<b>Standard To Be Met</b>	LEED Gold	None	GreenPoint Rated OR: LEED Silver	GreenPoint Rated OR: LEED Silver	GreenPoint Rated <sup>2</sup> OR: LEED Gold	LEED Gold	LEED Gold	NA (CA Code)	NA (CA Code)	LEED Gold		
<b>Base Number of Points Required</b> Retention of historic features or demolition may adjust points required. See Attachment A, Tables 2 & 3	60 points	-	50 LEED points <sup>4</sup> OR: 75 GreenPoint Rated points	50 LEED points <sup>4</sup> OR: 75 GreenPoint Rated points	60 LEED points OR: 75 GPR points (if project area is <80% of gross floor area: 49 GPR points) <sup>2</sup>	60 points	60 points	-	-	60 points		
<b>Submittal Form</b> Required to summarize compliance	GS-2a: LEED Attachment B Table 1	GS-3: Non-residential Attachment B Table 3	GS-2a: LEED OR GS-2b: GreenPoint Rated	GS-2a: LEED OR GS-2b: GreenPoint Rated	GS-2a: LEED OR GS-2b: GreenPoint Rated	GS-2a: LEED Attachment B Table 1	GS-2a: LEED Attachment B Table 1	GS-3: Non-residential OR GS-4: Interior-only tenant improvements	GS-5: Residential additions and alterations	GS-6: Municipal projects		
<b>For details, see:</b>	Attachment B Table 1	Attachment B Table 3	Attachment B Table 1 for LEED OR Attachment B Table 2 for GPR	Attachment B Table 1 for LEED OR Attachment B Table 2 for GPR	Attachment B Table 1 for LEED OR Attachment B Table 2 for GPR	Attachment B Table 1	Attachment B Table 1	Attachment B Table 3	Attachment B Table 4	Submittal GS-6		

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

**See Attachment B for tables itemizing local requirements, including the 2016 California Green Building Standards Code and stricter local requirements.**



# San Francisco Green Building Code

## Table 2: Additional Requirements in Case of Demolition

### Attachment A Table 2

For new projects required to attain LEED certification or GreenPoint Rated	Demolished Building IS NOT a Historical Resource		Demolished Building IS a Historical Resource	
	LEED	GreenPoint Rated	LEED	GreenPoint Rated
If new density will be less than 3x current density:	Obtain 6 additional LEED points	Obtain 20 additional GreenPoints	Obtain 10 additional LEED points	Obtain 25 additional GreenPoints
	Obtain 5 additional LEED points	Obtain 17 additional GreenPoints		
OR: If new density is $\geq 3x$ current density:				



**San Francisco Green Building Code**

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

**Attachment A  
Table 3**

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

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

<sup>1</sup> 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.

<sup>2</sup> 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.



# San Francisco Green Building Code

## Table 1: Requirements for projects meeting a LEED Standard

(Sheet 1 of 2)

Attachment B  
Table 1

Where code references are provided below: "CALGreen" refers to California Green Building Standards Code 2016 (Title 24 Part 11), and "SFGBC" refers to San Francisco Green Building Code amendments. This summary is provided for convenience. See the San Francisco Green Building Code for details.

		New Large Commercial	New Mid Rise Residential	New High Rise Residential <sup>1</sup>	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Required LEED Measures	LEEDv4 Credit <sup>2</sup>	Code Reference					
<b>Construction Waste Management</b> – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance	LEEDv4 MRc1 (2 points)	SFGBC 5.103.1.3	Meet C&D ordinance only	SFGBC 4.103.2.3	Meet C&D ordinance only		
<b>Energy Design</b> – Comply with Title 24 Part 6 (2016) and meet LEED energy prerequisites	LEEDv4 EAp2	LEEDv4 EAp2	GPR or LEED prerequisite		LEEDv4 EAp2	GPR or LEED prerequisite	
<b>Enhanced Commissioning</b> of Building Energy Systems	LEEDv4 EA1	SFGBC 5.103.1.4	LEEDv4 H-MR EAp1.2	LEEDv4 EAp1			
<b>Better Roofs – New buildings ≤ 10 floors must</b> 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. (Planning Code Sec 149)	LEEDv4 EA5	SFGBC 5.201.1.2	SFGBC 4.201.2		SFGBC 5.201.1.2	-	-
<b>Renewable Energy – New commercial buildings ≥ 11 floors must</b> Generate ≥1% of annual energy cost on-site with renewables (LEEDv4 EA5), OR Improve efficiency ≥10% beyond Title 24 Part 6 2016, OR Purchase Green-E renewable energy for 50% of electricity use (LEEDv4 EA7).	LEEDv4 EA5 OR EA7 OR EA2	SFGBC 5.103.1.5	-	-	-	-	-
<b>Indoor Water Efficiency</b> – Reduce overall use of potable water within the building by specified percentage for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. Repair all leaks.	LEEDv4 WEc2 (2 points)	SFGBC 5.103.1.2 (30% reduction)	CalGreen 4.303.1	CalGreen 4.303.1	LEEDv4 WEp2 /CalGreen 5.303.2		LEED WEp2 /CalGreen 4.303.1
<b>Water Efficient Irrigation</b> – Projects with ≥ 1,000 square feet of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance.	LEEDv4 WE1	SF Admin Code 63 (See "Complying with San Francisco's Water Efficient Irrigation Requirements" at <a href="http://www.sfwater.org/landscape">www.sfwater.org/landscape</a> .)					
<b>Wiring for Electric Vehicle Chargers: Permit application January 2018 or after</b> - Construct all off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required.	Relates to LEEDv4 LTr8	SFGBC 5.103.3.3, 5.106.5.3	SFGBC 4.103.3.3, 4.106.4	SFGBC 4.103.3.3, 4.106.4	SFGBC 5.103.3.3, 5.106.5.3	SFGBC 5.103.3.3, 5.106.5.3	SFGBC 4.103.3.3, 4.106.4
<b>Wiring for Electric Vehicle Chargers: Permit application prior to January 2018</b> – Install electrical systems to provide power to EV chargers at number of spaces indicated by CalGreen. Installation of chargers is not required.	Relates to LEEDv4 LTr8	CalGreen 5.106.5.3	CalGreen 4.106.4	CalGreen 4.106.4	CalGreen 5.106.5.3	-	-
<b>Construction Site Runoff Pollution Prevention</b> – Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	LEEDv4 SSp1 <sup>1</sup>	SFGBC 5.103.1.6	CalGreen 4.103.1.2	SFGBC 4.103.2.4.1	-	NPDES Phase II General Permit and other regulations.	
<b>Enhanced Refrigerant Management</b> – Do not install equipment that contains CFCs or Halons	LEEDv4 EA6	CalGreen 5.508.1.2	-	-	CalGreen 5.508.1.2	CalGreen 5.508.1.2	-
<b>Indoor Air Quality Management During Construction</b> – Meet SMACNA Guidelines for Occupied Buildings Under Construction, protect materials from moisture damage, protect return air grills	LEEDv4 IEQc3	SFGBC 5.103.1.8	CalGreen 4.504.1		CalGreen 5.504.3		CalGreen 4.504.1
<b>Low-Emitting Adhesives, Sealants, and Caulks – Adhesives and Sealants meet</b> VOC materials meeting SCAQMD Rule 1168, aerosol adhesives meet Green Seal standard GS-36		SFGBC 5.103.1.9	CalGreen 4.504.2.1		SFGBC 5.103.3.2		SFGBC 4.103.3.2
<b>Low-Emitting Paints and Coatings</b> – Paints and coatings meet Green Seal GS-11 standard, anti-corrosive paints meet GC-03, and other coatings meet SCAQMD Rule 1113	LEEDv4 IEQc2, 3 points	SFGBC 5.103.1.9	CalGreen 4.504.2.2		SFGBC 5.103.3.2		SFGBC 4.103.3.2
<b>Low-Emitting Flooring, including Carpet</b> - Hard flooring must be Resilient Floor Covering Institute FloorScore certified; Carpet must meet Carpet and Rug Institute (CRI) Green Label Plus; Carpet Cushion must meet CRI Green Label.		SFGBC 5.103.1.9	CalGreen 4.504.3 and 4.504.4		SFGBC 5.103.3.2		SFGBC 4.103.3.2
<b>Low-Emitting Composite Wood</b> - Composite wood and agrifiber must contain no added urea-formaldehyde resins, and meet applicable CARB Air Toxics Control Measure.		SFGBC 5.103.1.9	CalGreen 4.504.5		SFGBC 5.103.3.2		CalGreen 4.504.4
<b>Recycling by Occupants</b> – Provide adequate space and equal access for storage, collection and loading of <b>compostable, recyclable and landfill materials</b> .	LEEDv4 MRp1	SFGBC 106A.3.3 and CalGreen 5.410.1; (See DBI Administrative Bulletin 088 for details)					

<sup>1</sup>New residential "high rise" projects may use LEED for Homes Mid Rise certification or LEED BD&C as appropriate. New residential projects of any size have the option of using GreenPoint Rated (see table B2).

<sup>2</sup>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.

**Attachment B Table 1 Continued: Requirements for projects meeting a LEED Standard**

(Sheet 2 of 2)

<b>Other Specific Local Requirements</b>		<b>New Large Commercial</b>	<b>New Mid Rise Residential</b>	<b>New High Rise Residential</b>	<b>Large First Time Commercial Interior</b>	<b>Commercial Major Alteration</b>	<b>Residential Major Alteration</b>
In some cases below, there is no corresponding LEED credit. In others, a requirement may correspond to a LEED credit which is stricter than the code provision, and the LEED credit is optional. Where a LEED credit is less strict, the stricter code-requirement must be met whether or not the LEED credit is achieved.							
<b>Bicycle Parking</b> – Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater.	LEEDv4 LTc6	CalGreen 5.106.4 & SF Planning Code 155	SF Planning Code Section 155		CalGreen 5.106.4 and SF Planning Code Section 155		SF Planning Code Sec 155
<b>Clean Air Vehicle Parking</b> – Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	LEEDv4 LTc6 and LTc8 are less strict.	CalGreen 5.106.5	-	-	CalGreen 5.106.5		-
<b>Light pollution reduction</b> – Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	LEEDv4 SSc6 is more strict.	CalGreen 5.106.8	-	-	CalGreen 5.106.8		-
<b>Stormwater Control Plan</b> – Projects disturbing ≥5,000 sq ft in combined or separate sewer areas, or replacing ≥250,000 square feet in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	LEEDv4 SSc4 is more strict.	SFGBC 5.103.1.6	SFGBC 4.103.2	SFGBC 4.103.2.4	-	SF Public Works Code 4.2 (SFPUC stormwater ordinance)	
<b>NonPotable Water</b> – New buildings ≥40,000 square feet must calculate a water budget. New buildings ≥250,000 square feet must use available rainwater, graywater, and foundation drainage for toilet and urinal flushing and irrigation	May contribute to LEEDv4 WEc1, WEc2, and SSc4	SF Health Code 12C	SF Health Code 12C	SF Health Code 12C	-	-	-
<b>Water Meters</b> – 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.	N/A	CalGreen 5.303.1	-	-	CalGreen 5.303.1 (first time)	CalGreen 5.303.1 (addition only)	-
<b>Air Filtration</b> – Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	LEED EQc5 is more strict.	CalGreen 5.504.5.3	-	-	CalGreen 5.504.1.3		-
<b>Air Filtration</b> – Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5).	LEED EQc5 is more strict.	-	SF Health Code Article 38 and SF Building Code 1203.5		-	-	SF Health Code Article 38 and SF Building Code 1203.5
<b>Acoustical Control</b> – Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	N/A	CalGreen 5.507.4	CBC 1207 applies <sup>3</sup>		CalGreen 5.507.4	-	CBC 1207 applies <sup>3</sup>
<b>Sprinklers</b> – Design and maintain landscape irrigation systems to prevent spray on structures.	N/A	CalGreen 5.407.2.1	LEED prerequisites	-	-	-	-
<b>Entries and openings</b> – Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings.	N/A	CalGreen 5.407.2.2	LEED-H prerequisite (IDp2.1 and IDp2.2)		CalGreen 5.407.2.2		-
<b>Other CALGREEN Requirements</b>		<b>New Large Commercial</b>	<b>New Mid Rise Residential</b>	<b>New High Rise Residential</b>	<b>Large First Time Commercial Interior</b>	<b>Commercial Major Alteration</b>	<b>Residential Major Alteration</b>
The following elements of the California Green Building Standards are superseded by stricter local requirements, or duplicate other state code as noted. To avoid duplication, no special documentation is required.							
<b>Multiple showerheads serving one shower</b> (CalGreen 5.303.2.1)	N/A	SF Housing Code Ch 12 SF Building Code Ch 13A prohibit more than one showerhead per valve.					
<b>Outdoor potable water use</b> – Submeter landscaping separately where landscaping covers 1,000-5,000 sq. ft. (over 5,000 sq. ft. already required.)	N/A	Met by compliance with Water Efficient Irrigation Ordinance (SFAC 63)					
<b>Irrigation controllers</b> – Provide weather or soil moisture based controllers that automatically adjust in response to plants' needs as weather conditions change.	N/A	Met by compliance with Water Efficient Irrigation Ordinance (SFAC 63)					
<b>Fireplaces and woodstoves</b> – Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits. (CalGreen 5.503.1)	N/A	If permission to install new woodburning fireplaces can be obtained, BAAQMD Regulation 6, Rule 3 applies and is equivalent.					
<b>Environmental tobacco smoke (ETS) control</b> – Prohibits smoking in buildings and outdoor areas for smoking within 25 feet of building entries, air intakes & operable windows.	LEEDv4 IEQp2	Required by San Francisco Health Code 19F and 19I.					
<b>Moisture control</b> – Comply with California Building Code, CCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls). (CalGreen 5.505.1)	N/A	Comply with cited code			-	-	-
<b>Carbon dioxide monitoring</b> – Buildings with demand control ventilation, install CO <sub>2</sub> sensors and ventilation controls in accord with Energy Code. CalGreen 5.506.2	N/A	Comply with cited code			-	-	-

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

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

# San Francisco Green Building Code

**Attachment B  
Table 2**

**Table 2: Requirements for projects meeting a GreenPoint Rated standard<sup>1</sup>**

(Sheet 1 of 2)

This table is a summary provided for convenience. See the San Francisco Green Building Code for details. Where code references are provided below:

"CalGreen" refers to California Green Building Standards Code 2016 (Title 24 Part 11)

"SFGBC" refers to San Francisco Green Building Code amendments

Specific Locally Required Measures	Code Reference
Measures that are mandatory in San Francisco but may be different or not required elsewhere	
<b>Construction Waste Management</b> – 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling. Projects of 4 or more occupied floors must divert at least 75% of total debris.	SF Construction and Demolition Debris Diversion Ordinance (Ord. No.27-06) and SFGBC 4.103.2.3
<b>Recycling by Occupants</b> – Provide adequate space and equal access for storage, collection and loading of <b>compostable, recyclable and landfill</b> materials.	SFBC 106A.3.3 (See DBI Administrative Bulletin 088 for details)
<b>Energy Design</b> – Select and meet one of the four GreenPoint Rated v7 energy prerequisite paths. In homes with electric-only heating and water heating, installation of photovoltaics in compliance with Better Roofs requirements (below) in combination with high efficiency electric space conditioning, domestic hot water, and cooking appliances may fulfill the GreenPoint Rated All Electric Path.	GreenPoint Rated requirement
<b>Better Roofs – New buildings ≤ 10 floors must</b> designate 15% of roof as Solar Ready (or 250 sq ft for single family homes), 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.	SF Planning Code Section 149 SFGBC 4.201.2
<b>Wiring for Electric Vehicle Chargers: Permit application January 2018 or after</b> - Construct all off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required	SFGBC 4.103.3.3, 4.106.4
<b>Wiring for Electric Vehicle Chargers: Permit application prior to January 2018</b> – Install electrical systems to provide power to EV chargers at number of spaces indicated by CalGreen. Installation of chargers is not required.	CalGreen 4.106.4
<b>Construction Site Runoff Pollution Prevention</b> – Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	SFGBC 4.103.1.2 and 4.103.2.4, NPDES Phase II General Permit, and other local regulations.
<b>Stormwater Control Plan</b> – Projects disturbing ≥5,000 sq ft in combined or separate sewer areas, or replacing ≥2,500 impervious sq ft in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	SFGBC 4.103.1.2 and 4.103.2.4
<b>NonPotable Water</b> – New buildings ≥40,000 square feet must calculate a water budget. New buildings ≥250,000 square feet must use available rainwater, graywater, and foundation drainage for toilet and urinal flushing and irrigation	SF Health Code Chapter 12C (See <i>Nonpotable Water Program</i> at <a href="http://www.sfwater.org">www.sfwater.org</a> )
<b>Water Efficient Irrigation</b> – Projects that include 1,000 square feet or more of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance.	SF Admin Code 63 (See the guide, <i>Complying with San Francisco's Water Efficient Irrigation Requirements</i> at <a href="http://www.sfwater.org/landscape">www.sfwater.org/landscape</a> .)
<b>Additional Required Measures</b>	
All CALGreen requirements for new residential construction (listed below) are required, and must be verified by the Rater whether or not GreenPoint Rated certification will be obtained.	
<b>Indoor Air Quality Management During Construction</b> – Duct openings and other air distribution component openings must be covered during construction.	CalGreen 4.504.1
<b>Smart Irrigation Controller</b>	CalGreen 4.304.1
<b>All roofing has 3-year subcontractor warranty and 20-year Manufacturer Warranty</b>	GreenPoint Rated requirement for multifamily
<b>Indoor Water Efficiency</b> – Reduce indoor water use via efficient showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	CalGreen 4.301 through 4.302
<b>Mechanical Ventilation</b> - Comply with ASHRAE 62.2 (as adopted in Title 24 Part 6)	GreenPoint Rated / Title 24 Part 6 requirement for multifamily
<b>Bathroom fans</b> - ENERGY STAR and on timer or humidistat	CalGreen 4.506.1
<b>Low-VOC Interior Wall/Ceiling Paints</b> (<50 grams per liter VOCs regardless of sheen)	CalGreen 4.504.2.2 through 4.504.2.4
<b>Low-VOC coatings</b> - Meet SCAQMD Rule 1113	CalGreen 4.504.2.2 through 4.504.2.4
<b>Low VOC Caulks, Construction adhesives, and Sealants</b> - Meet SCAQMD Rule 1168	CalGreen 4.504.2.1
<b>Low-emitting Composite Wood</b> - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood	CalGreen 4.504.5
<b>Low-emitting flooring:</b> All carpet systems, carpet cushion, carpet adhesive, and at least 50% of resilient flooring must be low-emitting	CalGreen 4.504.3 and CalGreen 4.504.4
<b>Incorporate GreenPoint Rated Checklist in Blueprints</b>	GreenPoint Rated requirement
<b>Operations and Maintenance Manuals and Training</b> - Provide O&M Manual to Building Maintenance Staff	CalGreen 4.410.1

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



**Attachment B Table 2 Continued: Requirements for projects meeting a GreenPoint Rated standard**

(Sheet 2 of 2)

<p><b>Additional Required Measures</b>                      All CALGreen requirements for new residential construction (listed below) are required, and must be verified by the Rater whether or not GreenPoint Rated certification will be obtained.</p>	
<p><b>Design and Install HVAC System to ACCA Manual J, D, and S</b></p>	<p>CalGreen 4.507.2</p>
<p><b>Surface Drainage:</b> Construction plans shall indicate how the site grading or drainage system will manage surface water flows.</p>	<p>CalGreen 4.106.3</p>
<p><b>Pest Protection</b> - Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against rodents.</p>	<p>CalGreen 4.406.1</p>
<p><b>Fireplaces and woodstoves</b> - Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits.</p>	<p>CalGreen 4.503.1. If permission to install new woodburning fireplaces can be obtained, BAAQMD Regulation 6, Rule 3 applies and is equivalent.</p>
<p><b>Capillary break for concrete slab on grade</b> - Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break.</p>	<p>CalGreen 4.505.2.1</p>
<p><b>Moisture content of building materials</b> - 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.</p>	<p>CalGreen 4.505.3</p>
<p><b>HVAC Installer Qualifications</b> - 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.</p>	<p>CalGreen 4.702.1</p>



**San Francisco Green Building Code**

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

( Sheet 1 of 2 )

**Attachment B  
Table 3**

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

<b>Local Requirements</b> Measures that are mandatory in San Francisco but may be different or not required elsewhere	<b>All "Other" New Non-Residential</b>	<b>All "Other" Non-Residential Additions &amp; Alterations</b>
<b>Construction and demolition debris diversion</b> – 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling.	SF Construction and Demolition Debris Diversion Ordinance (Ord. No.27-06)	
<b>Recycling by occupants</b> – Provide adequate space and equal access for storage, collection and loading of <b>compostable, recyclable and landfill</b> materials.	SFBC 106A.3.3 and other local regulations (See DBI Administrative Bulletin 088 for details)	
<b>Energy design</b> – Comply with California Energy Standards	Title 24 Part 6 2016	
<b>Better Roofs</b> – 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.	SFGBC 5.201.1.2 Planning Code Section 149	n/r
<b>Renewable Energy – New commercial buildings ≥ 11 floors must</b> Generate ≥1% of annual energy cost on-site with renewables (LEEDv4 EAc5), OR Improve efficiency ≥10% beyond Title 24 Part 6 2016, OR Purchase Green-E renewable energy for 50% of electricity use (LEEDv4 EAc7).	SFGBC 5.201.1.3	n/r
<b>Wiring for Electric Vehicle Chargers: Permit application January 2018 or after</b> – Construct all off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location.	SFGBC 5.103.3.3, 5.106.5.3	n/r
<b>Wiring for Electric Vehicle Chargers: Permit application before January 2018</b> – Install electrical systems to provide power to EV chargers at 6% of spaces. Installation of chargers is not required.	CalGreen 5.106.5.3 through 5.106.5.3.5	n/r
<b>Construction site runoff pollution prevention</b> – Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	CalGreen 5.106.1, as well as NPDES Phase II General Permit and other local regulations.	
<b>Stormwater Control Plan</b> – Projects disturbing ≥5,000 sq ft in combined or separate sewer areas, or replacing ≥2,500 impervious sq ft in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements.	SF Public Works Code Article 4.2, Sec. 147 (See <i>Stormwater Management Requirements and Design Guidelines</i> , www.sfwater.org)	
<b>NonPotable Water</b> – New buildings ≥40,000 square feet must calculate a water budget. New buildings ≥250,000 square feet must use available rainwater, graywater, and foundation drainage for toilet and urinal flushing and irrigation	SF Health Code Chapter 12C	n/r
<b>Water efficient irrigation</b> – Projects that include 1,000 square feet or more of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance.	SF Admin Code 63 (See <i>Complying with San Francisco's Water Efficient Irrigation Requirements</i> , www.sfwater.org)	
<b>CalGreen Requirements</b> California Green Building Standards Code (Title 24 Part 11) requires:	<b>All "Other" New Non-Residential</b>	<b>All "Other" Non-Residential Additions &amp; Alterations</b>
<b>Bicycle parking</b> - Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater.	CalGreen 5.106.4	CalGreen 5.106.4 - Applicable if 10 more more parking stalls are added.
<b>Fuel efficient vehicle and carpool parking</b> - Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	CalGreen 5.106.2	CalGreen 5.106.2 - Applicable if 10 more more parking stalls are added.
<b>Wiring for Electric Vehicle Charging</b> – Install electrical systems to provide power to EV chargers at 6% of spaces. Installation of chargers is not required.	CalGreen 5.106.5.3 through 5.106.5.3.5	n/r
<b>Light pollution reduction</b> - Meet California Energy Code minimum requirements for Lighting Zones 1-4, with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8. Exemptions of California Energy Code Section 147 apply. Emergency lighting exempt.	CalGreen 5.106.8	n/r
<b>Water meters</b> - In new buildings and additions, provide submeters for each tenant projected to consume more than 1,000 gal/day. In new buildings >50,000 sq ft and additions over 50,000 sq ft, provide submeter for each individual tenant space projected to consume more than 100 gal/day.	CalGreen 5.303.1	CalGreen 5.303.1 (additions only)
<b>Water Conserving Fixtures and Fittings</b> - Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	CalGreen 5.303.2 through 5.303.6	CalGreen 5.303.2 through 5.303.6 See also SFBC 13A.
<b>Commissioning</b> - 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. <b>OR</b> for buildings less than 10,000 square feet, as well as newly installed equipment in additions or alterations, testing and adjusting is required.	CalGreen 5.410.2 for new buildings >10,000 square feet Calgreen 5.410.4 for buildings ≤ 10,000 square feet	Calgreen 5.410.4 for buildings ≤ 10,000 square feet, and for systems that serve additions and alterations.
<b>Ventilation system protection during construction</b> - Protect openings and mechanical equipment from dust and pollutants during construction. Do not use permanent HVAC equipment except to maintain required temperature range for material and equipment installation.	CalGreen 5.504.1.3 and 5.504.3	CalGreen 5.504.1.3 and 5.504.3
<b>Adhesives, sealants, and caulks</b> - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	CalGreen 5.504.4.1	CalGreen 5.504.4.1
<b>Paints and coatings</b> - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	CalGreen 5.504.4.3.1	CalGreen 5.504.4.3.1
<b>Carpet</b> - All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 7.0 and 7.1 <b>AND carpet cushion</b> must meet Carpet and Rug Institute Green Label, <b>AND indoor carpet adhesive &amp; carpet pad adhesive</b> must not exceed 50 g/L VOC content.	CalGreen 5.504.4.4 through 5.504.4.4.2	CalGreen 5.504.4.4 through 5.504.4.4.2
<b>Composite wood</b> -Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.	CalGreen 5.504.4.5	CalGreen 5.504.4.5

**Attachment B Table 3 Continued: Requirements All Other New Non-Residential Occupancies**

(Sheet 2 of 2)

<b>CalGreen Required Measures</b> The California Green Building Standards Code (Title 24 Part 11) requires:	<b>All "Other" New Non-Residential</b>	<b>All "Other" Non-Residential Additions &amp; Alterations</b>
<b>Resilient flooring systems</b> - For 80% of floor area receiving resilient flooring, install resilient flooring complying with: 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria.	CalGreen 5.404.4.4. and 5.504.4.6	CalGreen 5.404.4.4. and 5.504.4.6
<b>Air Filtration</b> - 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.	CalGreen 5.504.5.3 through 5.504.5.3.1	CalGreen 5.504.5.3 through 5.504.5.3.1 Existing equipment is exempt
<b>Acoustical control</b> - Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	CalGreen 5.507.4	CalGreen 5.504.5.3 (Applies to addition, or alteration to envelope)
<b>CFCs and halons</b> - Do not install equipment that contains CFCs or Halons.	CalGreen 5.508.1	CalGreen 5.508.1
<b>Sprinklers</b> - Design and maintain landscape irrigation systems to prevent spray on structures.	CalGreen 5.407.2.1	CalGreen 5.407.2.1
<b>Grading and Paving</b> - Construction plans must indicate how site grading or drainage will manage all surface water flows to keep water from entering buildings.	CalGreen 5.106.10	-
<b>Entries and openings</b> - Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings.	CalGreen 5.407.2.2	CalGreen 5.407.2.2
<b>Supermarket refrigerant leak reduction</b> - Applies to new commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, when installed in food stores with 8,000 square feet or more conditioned area utilizing either refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units. Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig. See 5.508.2 for details.	CalGreen 5.508.2	CalGreen 5.508.2
<b>Other CALGreen Requirements</b> The following elements of the California Green Building Standards Code (Title 24 Part 11) are superseded by stricter local requirements, or duplicate other state code as noted. To avoid duplication, no special green building documentation is required.	<b>All "Other" New Non-Residential</b>	<b>All "Other" Non-Residential Additions &amp; Alterations</b>
<b>Multiple showerheads serving one shower</b> (CalGreen 5.303.3.3.2)	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.	
<b>Wastewater reduction</b> - Reduce generation of wastewater by 20% through installation of water-conserving fixtures	Comply with water efficiency requirements of CalGreen 5.303.4. or CBC Part 11 Section 5.712.3.2	
<b>Outdoor potable water use</b> - Submeter landscaping separately where landscaping covers 1,000-5,000 sq. ft. (over 5,000 sq. ft. already required.)	Comply with Water Efficient Irrigation Ordinance (SFAC 63)	
<b>Irrigation controllers</b> - Provide weather or soil moisture based controllers that automatically adjust in response to plants' needs as weather conditions change.	Comply with Water Efficient Irrigation Ordinance (SFAC 63)	
<b>Fireplaces and woodstoves</b> - Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits.	If permission to install new woodburning fireplaces can be obtained, BAAQMD Regulation 6, Rule 3 applies and is equivalent.	
<b>Environmental tobacco smoke (ETS) control</b> - Prohibits smoking in buildings, and prohibits outdoor areas provided for smoking within 25 feet of building entries, outdoor air intakes and operable windows.	Required by San Francisco Health Code 19F and 19I.	
<b>Moisture control</b> - Comply with California Building Code, CCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls). (CalGreen 5.505.1)	Comply with cited code	
<b>Carbon dioxide monitoring</b> 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)	Comply with cited code	



# San Francisco Green Building Code

## Table 4: Requirements for residential additions, and alterations

( Sheet 1 of 2)

### Attachment B Table 4

The following itemizes requirements for additions to residential buildings, as well as alterations which increase the building's floor area, volume, or size. Except where noted, requirements apply only to areas and systems within the scope of the project. This summary is provided for convenience; see the San Francisco Green Building Code for details.

<b>Specific Locally Required Measures</b> Measures that are mandatory in San Francisco but may be different or not required elsewhere	<b>All "Other" Residential Additions &amp; Alterations</b>
<b>Construction and demolition debris diversion</b> – 100% of mixed debris must be transported by a registered hauler to a registered facility and be processed for recycling.	SF Construction and Demolition Debris Diversion Ordinance (No. 27-06)
<b>Recycling by occupants</b> – Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	SFBC 106A.3.3 and other local regulations (See DBI Administrative Bulletin 088)
<b>Energy design</b> – Comply with California Energy Standards	Title 24 Part 6 (2016)
<b>Construction site runoff pollution prevention</b> - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	CalGreen 4.106.2, NPDES Phase II General Permit and other local regulations.
<b>Stormwater Control Plan</b> – Projects disturbing ≥5,000 square feet of ground surface must implement a Stormwater Control Plan meeting SFPUC stormwater design guidelines.	SF Public Works Code Article 4.2, Section. 147
<b>NonPotable Water</b> – New buildings ≥40,000 square feet must calculate a water budget. New buildings ≥250,000 square feet must use available rainwater, graywater, and foundation drainage for toilet and urinal flushing and irrigation	N/A
<b>Water efficient irrigation</b> – Projects that include 1,000 square feet or more of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance.	SF Admin Code 63 (See <i>Complying with San Francisco's Water Efficient Irrigation Requirements</i> at <a href="http://www.sfwater.org">www.sfwater.org</a> )
<b>CalGreen Required Measures</b> The California Green Building Standards Code (Title 24 Part 11) requires:	<b>All "Other" Residential Additions &amp; Alterations</b>
<b>Indoor Air Quality Management During Construction</b> -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.	CalGreen 4.504.1
<b>Smart Irrigation Controller</b> - 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.	CalGreen 4.304.1
<b>Indoor Water Efficiency</b> - 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 @60 psi (temporary increase to 2.2 gpm allowed, but must default to ≤1.8 gpm).	CalGreen 4.303 (all sections)
<b>Wiring for Electric Vehicle Charging</b> – Install electrical systems to provide power to EV chargers at indicated percentage of spaces. Installation of chargers is not required.	N/A
<b>Bathroom exhaust fans</b> - Must be ENERGY STAR compliant, ducted to terminate outside the building, and controlled by humidistat capable of adjustment between relative humidity of less than 50% to maximum of 80%. Humidity control may be a separate component from the exhaust fan.	Calgreen 4.506.1
<b>Low-VOC Interior Wall/Ceiling Paints</b> - CARB VOC limits (CalGreen Table 4.504.3)	CalGreen 4.504.2.2
<b>Low-VOC aerosol paints and coatings</b> - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for ROC. (CCR Title 17, Section 94520)	CalGreen 4.504.2.3
<b>Low VOC Caulks, Construction adhesives, and Sealants</b> - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2.	CalGreen 4.504.2.1
<b>Low-emitting Composite Wood</b> - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5	CalGreen 4.504.5
<b>Low-emitting flooring:</b> All carpet systems, carpet cushion, carpet adhesive, and at least 80% of resilient flooring must be low-emitting	CalGreen 4.504.3 through 4.504.4
<b>Operations and Maintenance Manuals and Training</b> - Provide O&M Manual to Building Maintenance Staff. Due at the time of final inspection.	CalGreen 4.410.1
<b>Design and Install HVAC System to ACCA Manual J, D, and S</b>	CalGreen 4.507.2
<b>Surface Drainage:</b> Construction plans shall indicate how the site grading or drainage system will manage surface water flows.	CalGreen 4.106.3

**Attachment B Table 4 Continued: Requirements for residential additions, and alterations**

(Sheet 2 of 2)

<p><b>CalGreen Required Measures</b> The California Green Building Standards Code (Title 24 Part 11) requires:</p>	<p><b>Residential Additions &amp; Alterations</b></p>
<p><b>Pest Protection</b> - 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.</p>	<p>CalGreen 4.406.1</p>
<p><b>Fireplaces and woodstoves</b> - Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits.</p>	<p>CalGreen 4.503.1</p>
<p><b>Capillary break for concrete slab on grade</b> - 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.</p>	<p>CalGreen 4.505.2.</p>
<p><b>Moisture content of building materials</b> - 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</p>	<p>CalGreen 4.505.3</p>
<p><b>HVAC Installer Qualifications</b> - 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</p>	<p>CalGreen 702.1</p>



# 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](http://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.

# GS1: San Francisco Green Building Site Permit Submittal Form

PROJECT INFO	NEW CONSTRUCTION		ALTERATIONS + ADDITIONS	
	LOW-RISE RESIDENTIAL	HIGH-RISE RESIDENTIAL	RESIDENTIAL ALTERATIONS + ADDITIONS	OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS
<b>INSTRUCTIONS:</b> 1. Select one (1) column to identify requirements for the addition and alteration projects. Specific applicability of specific requirements may depend upon project scope. 2. Provide the project information in the box at the right. 3. Provide the project information in the box at the right with the site permit application, but using such tools as early as possible to inform the design. 4. To ensure legibility of DBI activities, submittal must be a minimum of 24" x 36". Alternative GS2, GS3, GS4, GS5 or GS6 will be allowed with the applicable submittal. A separate FINAL COMPLIANCE submittal is required for GS2, GS3, GS4, GS5 or GS6. For GS2, GS3, GS4, GS5 or GS6, requirements may apply, see GS8. For Municipal projects, additional Environment Code Chapter 7 requirements may apply, see GS8.	<b>CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT</b>	OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS	OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS	
<b>TITLE</b>	<b>DESCRIPTION OF REQUIREMENT</b>	RESIDENTIAL ALTERATIONS + ADDITIONS	OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS	OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS
REQUIRED LEED OF GPR CERTIFICATION LEVEL	Project is required to achieve sustainability certification listed at right.	LEED GOLD (80+) or GPR (75+) CERTIFIED	LEED GOLD (80+) or GPR (75+) CERTIFIED	LEED GOLD (80+) or GPR (75+) CERTIFIED
LOW-EMITTING MATERIALS	Enter any applicable point adjustments in box at right.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
INDOOR WATER REDUCTION	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
NON-PORTABLE WATER REUSE	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
WATER-EFFICIENT IRRIGATION	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
WATER METERING	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
ENERGY EFFICIENCY	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
BETTER ROOFS	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
RENEWABLE ENERGY	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
COMMISSIONING (CM)	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
BICYCLE PARKING	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
DESIGNATED PARKING	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
WIRING FOR EV CHARGERS	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
RECYCLING BY OCCUPANTS	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
HVAC INSTALLER QUALS	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
HVAC DESIGN	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
REFRIGERANT MANAGEMENT	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
LIGHT POLLUTION REDUCTION	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
BIRD-SAFE BUILDINGS	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
TORRADO SMOKE CONTROL	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
STORMWATER CONTROL PLAN	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
CONSTRUCTION SITE RUNOFF CONTROLS	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
ACOUSTICAL CONTROL	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
AIR FILTRATION (HVAC SYSTEMS)	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
CONSTRUCTION IAQ MANAGEMENT PLAN	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
GRADING & PAVING	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
FLOODED PROOFING	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
FIBERGLASS & WOOD/GUAGES	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
CAPILLARY BREAK-SLAB ON GRADE	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
MOISTURE CONTENT	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED
BATHROOM EXHAUST	Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems in at least the requirements for GPR Measures K2, K3 and L2 of LEED EQC2, as applicable.	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED	LEED SILVER (60+) or GPR (55+) CERTIFIED

PROJECT INFO	ALTERATIONS + ADDITIONS	ALTERATIONS + ADDITIONS
PROJECT NAME	RESIDENTIAL ALTERATIONS + ADDITIONS	OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS
BLOCK/LOT	RESIDENTIAL ALTERATIONS + ADDITIONS	OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS
ADDRESS	RESIDENTIAL ALTERATIONS + ADDITIONS	OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS
PRIMARY OCCUPANCY	RESIDENTIAL ALTERATIONS + ADDITIONS	OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS
GROSS BUILDING AREA	RESIDENTIAL ALTERATIONS + ADDITIONS	OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS
DESIGN PROFESSIONAL APPLICANT (997 & 998)	RESIDENTIAL ALTERATIONS + ADDITIONS	OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS





# GS3: San Francisco Green Building Submittal Form for Other Non-Residential Alterations, Additions & New Construction

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

INSTRUCTIONS:		CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT		REFERENCES	VERIFICATION
<p>1. Select one (1) column to the right. For each applicable requirement in the column, indicate evidence of fulfillment in the References column. For items that are not applicable, indicate "N/A".</p> <p>2. Provide project information in the Verification box at the right.</p> <p>3. This form is to be submitted with the permit application.</p> <p>4. This form is to be submitted by January 2017 through December 2019. The prior version may be submitted until January 1, 2018.</p>				ALTERATIONS + ADDITIONS	VERIFICATION
TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	NEW CONSTRUCTION	ALTERATIONS + ADDITIONS	
MATERIALS	LOW-EMITTING MATERIALS	Use products that comply with the applicable peak requirements of 4.169.0.1.5, 4.169.4.1.6 for adhesives, sealants, paints, coatings, carpet systems, including outdoors and side seats, resilient flooring (80% of area), and composite wood products.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	PROJECT NAME BLOCK/LOT ADDRESS PRIMARY OCCUPANCY GROSS BUILDING AREA
WATER	INDOOR WATER USE REDUCTION	Meet the following requirements for toilets (1.29gpf/wat, 0.5gpf/flush), showers/baths (2.0gpm), lavatories (1.29gpm), bidets (1.29gpm), urinals (0.6gpm), kitchen faucets (1.0gpm), metering faucets (0.75gpc), food waste disposers (1.0gpm), and dishwashers (1.5gpm).	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	more than 10% of 320,000 sq. ft.
	WATER-EFFICIENT IRRIGATION	Large non-residential alteration and addition projects must upgrade all non-compliant features per SF Building Code ch. 13A. New construction projects with aggregated landscape area ≥ 2,000 sq. ft. must install a water-efficient irrigation system. Landscape Ordinance restrictions by calculated EAFV ≥ 45% or by prescriptive compliance for projects with ≤ 2,000 sq. ft. of landscape area.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	if applicable
	WATER METERING	Provide submeters for spaces projected to consume > 1,000 gal/day (or > 110 gal/day) in buildings > 40,000 sq. ft.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	
ENERGY	ENERGY EFFICIENCY	Comply with all provisions of the CA Energy Code.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	Green Building Compliance Professional of Record will verify compliance.
	BETTER ROOFS	New buildings with ≥ 10 floors and ≥ 20,000 sq. ft. must designate 15% of roof Solar Ready per Table 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SF PUC Stormwater Requirements may substitute a long term for solar energy systems.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	NAME
	RENEWABLE ENERGY	New buildings of ≥ 11 floors must acquire renewable on-site energy, purchase green energy credits or achieve 10% reduction below 2016 CA Energy Code.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	FIRM
	COMMISSIONING (Cx)	For projects ≥ 10,000 sq. ft., include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations and additions with new HVAC equipment must be at and adjust all equipment.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	ARCHITECTURAL OR ENGINEERING LICENSE
PARKING	BICYCLE PARKING	Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec. 156.1.2, whichever is greater.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	<input type="checkbox"/> I am a LEED Accredited Professional <input type="checkbox"/> I am a GreenPoint Rater <input type="checkbox"/> I am an ICC Certified CALGreen Inspector
	DESIGNATED PARKING	Comply with Table 5.106.5.2. (699px): 8% of total spaces.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	To the best of my knowledge, if is my professional opinion, the green building requirements of the City of San Francisco will be met. I will provide evidence of compliance with the requirements of the project approval to review all submittal documents and verify that approved construction documents and construction properly follow the requirements of the Green Building Code. I will notify the Department of Building Inspection if I believe I am not in compliance with the requirements of the Green Building Code or if I am no longer the Green Building Compliance Professional of Record for this project.
	WIRING FOR EV CHARGING	Permit application January 2018 or after: Construct all off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panels/wiring sufficient to provide 208 or 240V to EV chargers at 20% of total parking spaces. For projects with zero off-street parking, EVSE installation of chargers is not required. Projects with zero off-street parking, except: See SF CBC 5.106.5.3 for details. For projects with zero off-street parking, EVSE installation of chargers is not required. Projects with zero off-street parking, except: See SF CBC 5.106.5.3 for details. EVSE installation of chargers is not required. Projects with zero off-street parking, except: See SF CBC 5.106.5.3 for details. All permit application dates. Installation of chargers is not required. Projects with zero off-street parking exempt.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	LICENSED PROFESSIONAL (sign & date)
WASTE DIVERSION	RECYCLING BY OCCUPANTS	Provide adequate space and equal access for storage, collection, and handling of compostable, recyclable and landfill materials.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	AFFIX STAMP BELOW:
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 85% diversion rate.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	
HVAC	REFRIGERANT MANAGEMENT	Use no halons or CFCs in HVAC.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlighting/Uplight/Glare.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	
	BIRD-SAFE BUILDINGS	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	
	TOBACCO SMOKE CONTROL	Prohibit smoking within 25 feet of building entries, air intakes, and operable windows.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	
POLLUTION	STORMWATER CONTROL PLAN	Projects disturbing ≥ 5,000 sq. ft. in combined or separate sewer areas, or replacing ≥ 2,500 impervious sq. ft. in separate sewer areas must implement a Stormwater Control Plan meeting SF PUC Stormwater Management Requirements.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	
	CONSTRUCTION SITE RUNOFF	Provide a construction site Stormwater Pollution Prevention Plan and implement SF PUC Best Management Practices.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	
	ACOUSTICAL CONTROL	Comply with sound transmission limits (STC-50 exterior near freeway/waterport, STC-45 exterior if 65db Leq at any time, STC-40 interior wall-to-air-coupling between rooms).	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	Seal permanent HVAC duct/equipment stored inside before installation.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	
	AIR FILTRATION (OPERATIONS)	Provide MERV8 filters on HVAC for regularly occupied, actively ventilated spaces.	<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> ALTERATIONS + ADDITIONS	

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

Form version: October 5, 2017. For permit applications January 2017 - December 2019.

INSTRUCTIONS:		REFERENCES		NON-RESIDENTIAL INTERIOR-ONLY ALTERATION		VERIFICATION	
<p>1. Select one (1) column to the right. For each applicable requirement in the column, indicate evidence of compliance in the references column. For items that are not applicable, indicate "N/A".</p> <p>2. Submittal must be a minimum of 24" x 36".</p> <p>3. Submittal must be submitted January 2017 through December 2018. The prior version may be submitted until January 1, 2018.</p>		<p>MARK WHICH SCORES ARE INCLUDED IN THIS SUBMITTAL</p> <p>↑</p>		<p>ABE/FPL/MSU (greater than \$500,000)</p> <p>ARCHITECTURE MECHANICAL PLUMBING</p>		<p>PROJECT NAME</p> <p>BLOCK/LOT</p> <p>ADDRESS</p> <p>PRIMARY OCCUPANCY</p> <p>GROSS BUILDING AREA</p> <p><b>Green Building Compliance Professional of Record</b></p> <p>I, _____, am a duly licensed Professional Engineer in the State of California. I am providing my professional seal and signature to verify that I approved this submittal. I will notify the Department of Building Inspection if the project is not in compliance with the requirements of the Green Building Code. If I am not a duly licensed Professional Engineer in the State of California, I will notify the Department of Building Inspection if the project is not in compliance with the requirements of the Green Building Code. I am not to be the Green Building Compliance Professional of Record for the project.</p>	
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 5.504.4.1-6	Use products that comply with the emission limit requirements of 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems (including cushions and backings), resilient flooring (95% of area), and composite wood products.	<input type="checkbox"/>			
WATER	INDOOR WATER USE REDUCTION	CA Energy Code ch. 18B, SF Building Code ch. 13A	Meet flush-flow requirements for toilets (1.28gpf), urinals (0.125gpf/wall, 0.5gpf/floor), showerheads (2.0gpm), lavatories (1.2gpm) (unless subject to public comment), kitchen faucets (1.0gpm), metering faucets (0.2gpc) / two waste disposers (large non-residential interior projects must upgrade all non-compliant fixtures per SF Building Code ch.13A).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume > 1,000 gallons/day (or > 100 gallons/day in buildings > \$50,000 sq ft).	<input type="checkbox"/>			
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	<input type="checkbox"/>			
	COMMISSIONING	CALGreen 5.410.4	All new HVAC equipment must be tested and adjusted.	<input type="checkbox"/>			
WASTE DIVERSION	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials.	<input type="checkbox"/>			
	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	Environment Code ch.14, SF Building Code ch.18B	For 100% of mixed C&D debris use registered transporems and registered processing facilities with a minimum of 65% diversion rate.	<input type="checkbox"/>			
HYAC	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	<input type="checkbox"/>			
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 5.504.1-3	Seal permanent HVAC duct/equipment closed onsite before installation.	<input type="checkbox"/>			
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3	Projects must provide MERV-8 filters on HVAC (or regularly occupied, actively-ventilated spaces).	<input type="checkbox"/>			

### FOR YOUR INFORMATION

#### Indoor Water Efficiency

Each fixture must meet or exceed CALGreen 5.302 maximum flow rates

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads	2.0 gpm @ 80 psi
Lavatory Faucets (non-essential)	0.5 gpm @ 80 psi
Kitchen Faucets	1.8 gpm @ 80 psi default
Wash Fountains	1.8 gpm / 20 (per space nodes) @ 80 psi
Metering Faucets	20 gallons per cycle
Metering Faucets - wash basins	20 gallons per cycle / 20 (per space nodes) @ 80 psi
Tank-type water closets	1.28 gallons / flush
Flushometer valve water closets	1.28 gallons / flush
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

NOTES:

- Adjusted flush volume is defined as the composite average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and ASME A112.19.14 High Efficiency Toilet Specifications - 1.28 gal (4 ltr).
- The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to be in operation at a maximum of 2.0 gallons per minute (CALGreen 5.303.2.1).

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

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fixtures that are compliant with the ordinance referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at: [SEFB.org](http://SEFB.org).

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

- Any toilet manufactured to use more than 1.6 gallons/flush
- Any urinal manufactured to use more than 1 gallon/flush
- Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
- Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would affect the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

# GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

From version October 11, 2017. For permit applications January 2017 - December 2019.

INSTRUCTIONS:	DESCRIPTION OF REQUIREMENT	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	VERIFICATION
1. Fill out the project information in the Verification box at the right. 2. Submit in cut to a minimum of 11" x 17". 3. This form for permit applications submitted January 2017 through December 2019. The prior version may be submitted until January 1, 2016.		adds any amount of conditioned area, volume, or size if applicable	Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professionals are sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion
	<b>SOURCE OF REQUIREMENT</b>		
	<b>TITLE</b>		
	GRADING & PAVING	CALGreen 4.106.3	
	RODENT PROOFING	CALGreen 4.406.1	
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	
	MOISTURE CONTENT	CALGreen 4.505.3	
	BATHROOM EXHAUST	CALGreen 4.506.1	
	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	
	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	
	ENERGY EFFICIENCY	CA Energy Code	
	BICYCLE PARKING	Planning Code sec.155.1-2	
	RECYCLING BY OCCUPANTS CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SF Building Code AB-088	
	HVAC	CALGreen 4.702.1, CALGreen 4.507.2	
	GOOD NEIGHBOR	Health Code art.19F	
	POLLUTION	Public Works Code art.4.2 sec.147, Public Works Code art.4.2 sec.148	
	INDOOR WATER EFFICIENCY:	CALGreen 4.504.1	

**PROJECT NAME**  
**BLOCK/LOT**  
**ADDRESS**  
**PRIMARY OCCUPANCY**  
**GROSS BUILDING AREA**  
**INCREASE IN CONDITIONED FLOOR AREA**  
*I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of 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 Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements. If I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.*  
**LICENSED PROFESSIONAL (sign & date)**  
*May be signed by applicant when <1,000 sq. ft. is added.*  
**AFFIX STAMP BELOW:**

**GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #)**  
**FIRM**  
 I am a LEED Accredited Professional  
 I am a GreenPoint Rater  
 I am an ICC Certified CALGreen Inspector

**Projects that increase total conditioned floor area by ≥1,000 sq.ft.:** Green Building Compliance Professional of Record will verify compliance.  
**GREEN BUILDING COMPLIANCE PROFESSIONAL (sign & date)**  
*Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design, and/or inspection, this section may be completed by the applicant. Applicant will verify applicable green building requirements are met.*

**Water Efficiency of Existing Non-Compliant Fixtures**  
*All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFPD.org.*

**NON-COMPLIANT PLUMBING FIXTURES INCLUDE:**  
1. Any toilet manufactured to use more than 1.6 gallons/flush  
2. Any urinal manufactured to use more than 1 gallon/flush  
3. Any showerhead manufactured to have a flow capacity of more than 2.5 gpm  
4. Any interior faucet that emits more than 2.2 gpm  
*Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.*

**NOTES:**  
1. For dual flush toilets, effective flush volume shall be 1.2 gpm @ 60 psi and one full volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification - 1.28 gal (4.8L)  
2. The combined flow rate of all showerheads in one shower stall shall not exceed the flow rate of one showerhead. The shower stall shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

INDOOR WATER EFFICIENCY:	INDOOR WATER EFFICIENCY	INDOOR WATER EFFICIENCY
Showerheads	2 gpm @ 60 psi	2 gpm @ 60 psi
Lavatory Faucets	1.2 gpm @ 60 psi	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi (debut)	1.8 gpm @ 60 psi (debut)
Wash Sinks	1.8 gpm @ 60 psi (debut)	1.8 gpm @ 60 psi (debut)
Mating Faucets	20 gallons per cycle	20 gallons per cycle
Trickle-Flow Water Closets	1.2 gpm (flush) and EPA WaterSense Certified	1.2 gpm (flush) and EPA WaterSense Certified
Flushometer valve water closets	1.2 gpm (flush)	1.2 gpm (flush)
Urinals	Wall mount: 0.125 gallons/flush Floor mount: 0.5 gallons/flush	Wall mount: 0.125 gallons/flush Floor mount: 0.5 gallons/flush

**ESPECIALLY FOR WATER EFFICIENCY:**  
1. For dual flush toilets, effective flush volume shall be 1.2 gpm @ 60 psi and one full volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification - 1.28 gal (4.8L)  
2. The combined flow rate of all showerheads in one shower stall shall not exceed the flow rate of one showerhead. The shower stall shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

# GS6: San Francisco Green Building Submittal Form for Municipal Projects

INSTRUCTIONS:		MUNICIPAL	REFERENCES	VERIFICATION
1. Select one (1) column in the column, indicate evidence of fulfillment in the References column. 2. For each requirement in the column, fill out the project information in the Verification box at the right. 3. Attach LEED Scorecard on separate, subsequent sheet. 4. Attach LEED Scorecard on separate, subsequent sheet. 5. Submittal must be a minimum of 24" x 36".				
LEED	LEED PROJECT REQUIREMENT	NEW CONSTRUCTION & MAJOR RENOVATION	COMMERCIAL INTERIORS	EXISTING BUILDING PROJECTS
	DESCRIPTION OF REQUIREMENT	10,000 sq ft or greater	10,000 sq ft or greater	less than 10,000 sq ft, or LEED MRPs
LEED	Required LEED Certification Level	Environment Code sec. 706		DRAWING OR SPECIFICATION # (not applicable, indicate "NA")
LEED	LEED Point Allocation for Retention/Reduction of Historic Features/Building or Current Asset	SFBC 5.194		
LEED	LEED Scorecard Submittals	Environment Code sec. 706		
MATERIALS	LOW-EMITTING MATERIALS	Environment Code sec. 708 CALGreen 5.504.1-1.6	LEED EQ2 (3 pts)	LEED EQ2 (3 pts)
MATERIALS	PVC ELIMINATION	Environment Code sec. 711		
MATERIALS	LEAD ELIMINATION	Environment Code ch. 8		
MATERIALS	INDOOR AIR QUALITY & VENTILATION	Environment Code sec. 707 CALGreen 5.303.3	LEED EQ2 (3 pts)	LEED EQ2 (3 pts)
WATER	INDOOR WATER USE REDUCTION	Administrative Code ch.8 CALGreen 5.303.1	LEED EQ2 (3 pts)	LEED EQ2 (3 pts)
WATER	NON-POTABLE WATER REUSE	Environment Code sec. 708		
WATER	WATER-EFFICIENT IRRIGATION	Environment Code ch.8 CALGreen 5.303.1		
WATER	WATER METERING	Environment Code sec. 708		
ENERGY	ENERGY EFFICIENCY	Environment Code sec. 708 CALGreen 5.303.3	LEED EQ2 (3 pts)	LEED EQ2 (3 pts)
ENERGY	ENERGY TARGET	Environment Code sec. 708		
ENERGY	ZERO NET ENERGY FEASIBILITY	Environment Code sec. 708		
ENERGY	PV ENERGY STORAGE BENEFIT/COST ANALYSIS	Environment Code sec. 708		
ENERGY	BETTER ROOFS	Environment Code sec. 149 SFBC 5.106.5.2		
ENERGY	RENEWABLE ENERGY	Environment Code sec. 708 CALGreen 5.410.2.5.4.10.4.5.1	LEED EA1 (1 pt) LEED EA1 (1 pt)	LEED EA1 (1 pt) LEED EA1 (1 pt)
ENERGY	COMMISSIONING (CX)	Environment Code sec. 708		
PARKING	BICYCLE PARKING	Planning Code sec. 156.1.3 CALGreen 5.108.4		
PARKING	DESIGNATED PARKING	Environment Code sec. 708 CALGreen 5.108.5.2		
PARKING	WIRING FOR E.V. CHARGING	Environment Code sec. 708 CALGreen 5.108.5.3		
WASTE	RECYCLING BY OCCUPANTS	Environment Code sec. 707		
WASTE	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	Environment Code sec. 706, sec. 708 & ch. 14		
HVAC	REFRIGERANT MANAGEMENT	Environment Code sec. 708 CALGreen 5.508.1		
HVAC	LIGHT POLLUTION REDUCTION	Environment Code sec. 708 CALGreen 5.108.5.3		
HVAC	BIRD-SAFE BUILDINGS	Environment Code sec. 109		
HVAC	TOBACCO SMOKE CONTROL	Health Code art. 109.4 art. 109.4 CALGreen 5.204.1		
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	Environment Code sec. 708 CALGreen 5.507.4.1-3		
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (CONSTRUCTION)	Environment Code sec. 708 CALGreen 5.504.1-3		
INDOOR ENVIRONMENTAL QUALITY	AIR FILTRATION (OPERATIONS)	Environment Code sec. 708 CALGreen 5.504.5.3		
INDOOR ENVIRONMENTAL QUALITY	ENHANCED IAQ STRATEGIES	Environment Code sec. 708		
INDOOR ENVIRONMENTAL QUALITY	CONSTRUCTION IAQ MANAGEMENT PLAN	Environment Code sec. 708		
INDOOR ENVIRONMENTAL QUALITY	IAQ ASSESSMENT	Environment Code sec. 708		

**THAT BEST DESCRIBES YOUR PROJECT**

**LEED PROJECTS**

Projects  $\geq 10,000$  square feet

*I understand "Environment Code Chapter 7" requires all applicable projects  $\geq 10,000$  square feet to be LEED certified. I am certifying that this project complies with the requirements of the San Francisco Green Building Code (SFGBC/GBC). No Green Building Compliance Professionals of Record is required.*

PROJECT MANAGER (name)

PROJECT MANAGER (sign & date)

PROJECT MANAGER AGENCY

**NON-LEED PROJECTS**

Projects  $< 10,000$  square feet, not receiving a waiver or not receiving LEED MRPs

*This project is not required to obtain LEED certification. I am certifying that this project complies with the requirements of the San Francisco Green Building Code. If it is my responsibility to obtain LEED certification, I will do so. I am certifying that this project complies with the requirements of the San Francisco Green Building Code (SFGBC/GBC). No Green Building Compliance Professionals of Record is required.*

PROJECT MANAGER (name)

PROJECT MANAGER (sign & date)

PROJECT MANAGER AGENCY

**Green Building Compliance Professional of Record**

*I have been selected by the project sponsor to review all submittal documents and verify compliance with the requirements of the San Francisco Green Building Code. It is my responsibility to ensure that the project complies with the requirements of the San Francisco Green Building Code (SFGBC/GBC). I am certifying that this project complies with the requirements of the San Francisco Green Building Code (SFGBC/GBC). No Green Building Compliance Professionals of Record is required.*

PROJECT MANAGER (name)

PROJECT MANAGER (sign & date)

PROJECT MANAGER AGENCY

**LICENSED PROFESSIONAL**

(sign & date)

**AFFIX STAMP BELOW:**



# Supplementary Energy Compliance Documentation

**Attachment D**

## **Special Energy Compliance Form**

**PERF-1-GBO**

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](http://www.usgbc.org), [www.builditgreen.org](http://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](http://www.sfdbi.org)
- **SF Environment Green Building Program** – [www.sfenvironment.org/greenbuilding](http://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/sdg](http://www.sfwater.org/sdg)
  - Water Efficient Irrigation Ordinance [www.sfwater.org/landscape](http://www.sfwater.org/landscape)
  - Construction site runoff requirements [www.sfwater.org/index.aspx?page=235](http://www.sfwater.org/index.aspx?page=235)
  - Recycled Water [www.sfwater.org/index.aspx?page=687](http://www.sfwater.org/index.aspx?page=687)
  - Commercial water conservation [www.sfwater.org/conservation](http://www.sfwater.org/conservation)
  - Voluntary onsite use of alternative water sources for nonpotable applications, such as rainwater [www.sfwater.org/np](http://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](http://www.usgbc.org)
- **US Green Building Council Northern California Chapter** – Network with local green building professionals. [www.usgbc-ncc.org](http://www.usgbc-ncc.org)
- **Green Building Certification Institute** – The site to register for LEED certification, as well as the LEED Accreditation Exam. [www.gbci.org](http://www.gbci.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](http://www.builditgreen.org) / [www.greenpointrated.org](http://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).

Project Type	Date of Application for Building Permit			
	January 1, 2011 – December 31, 2013	January 1, 2014 – June 30, 2014	July 1, 2014 – December 31, 2016	On or after January 1, 2017
<b>New Commercial</b>				
<b>New Large Commercial</b>	<b>+15% Reduction</b> compared to Title 24 Part 6 (2008) or ASHRAE 90.1 (2007) <b>AND</b> 1% onsite renewable energy generation OR 10% additional energy efficiency or purchase renewable power	<b>Comply with Title 24 (2008)</b> <b>AND</b> 1% onsite renewable energy generation OR 10% additional energy efficiency OR purchase renewable power	<b>Comply with Title 24 (2013)</b> <b>AND</b> 1% onsite renewable energy generation OR 10% additional energy efficiency OR purchase renewable power	<b>Comply with Title 24 (2016)</b> <b>AND</b> <b>Better Roofs or Renewables</b> (see below)
<b>New Commercial 5,000 to 25,000 square feet</b>	<b>+15% Reduction</b> compared to Title 24 Part 6 (2008)	<b>Comply with Title 24 Part 6 (2008)</b> <b>AND</b> 1% onsite renewable energy generation OR 10% additional energy efficiency OR purchase renewable power	<b>Comply with Title 24 Part 6 (2008)</b> <b>AND</b> 1% onsite renewable energy generation OR 10% additional energy efficiency OR purchase renewable power	Recategorized as 'All Other New Nonresidential' below
<b>All Other New Nonresidential</b>	<b>+15% Reduction</b> compared to Title 24 Part 6 (2008)	<b>Comply with Title 24 Part 6 (2008)</b>	<b>Comply with Title 24 Part 6 (2013)</b>	<b>Comply with Title 24 (2016)</b> <b>AND</b> <b>Better Roofs or Renewables</b> (see below)
<b>New Residential</b>				
<b>New High-Rise Residential (≥4 occupied floors)</b>	<b>+15% Reduction</b> compared to Title 24 Part 6 (2008)	<b>Meet prerequisite of rating system chosen for the entire project:</b> <ul style="list-style-type: none"> <li>• <b>GreenPoint Rated – 15% Reduction</b> compared to Title 24 Part 6 (2008) OR</li> <li>• <b>LEED BD+C 2009 – Demonstrate compliance with T24 Part 6 (2008) OR</b></li> <li>• <b>LEED for Homes (including MidRise) – 15% Reduction</b> compared to Title 24 Part 6 (2008)</li> </ul>	<b>Meet prerequisite of rating system chosen for the entire project:</b> <ul style="list-style-type: none"> <li>• <b>GreenPoint Rated – 10% Reduction</b> compared to Title 24 Part 6 (2013) OR</li> <li>• <b>LEED BD+C 2009 – Demonstrate compliance with T24 Part 6 (2013) OR</b></li> <li>• <b>LEED for Homes (including MidRise) – 10% Reduction</b> compared to Title 24 Part 6 (2013)</li> </ul>	<b>Meet prerequisite of rating system chosen for the entire project:</b> <ul style="list-style-type: none"> <li>• <b>GreenPoint Rated</b> (any energy path) OR</li> <li>• <b>LEEDv4 BD+C 2009 OR</b></li> <li>• <b>LEED for Homesv4 (including MidRise)</b></li> </ul> <b>AND</b> <b>Better Roofs or Renewables</b> (see below)

New Residential, continued				
	January 1, 2011 – December 31, 2013	January 1, 2014 – June 30, 2014	On or after July 1, 2014	On or after January 1, 2017
<b>New Low-Rise Residential</b> (1-3 occupied floors)	+15% Reduction compared to Title 24 Part 6 (2008)	<b>Meet prerequisite of rating system chosen for the entire project:</b> <ul style="list-style-type: none"> <li>• <b>GreenPoint Rated</b> – 15% Reduction compared to Title 24 Part 6 (2008) OR</li> <li>• <b>LEED for Homes</b> – 15% Reduction compared to Title 24 Part 6 (2008)</li> </ul>	<b>Meet prerequisite of rating system chosen for the entire project:</b> <ul style="list-style-type: none"> <li>• <b>GreenPoint Rated</b> – 10% Reduction compared to Title 24 Part 6 (2013) OR</li> <li>• <b>LEED for Homes</b> – 10% Reduction compared to Title 24 Part 6 (2013)</li> </ul>	<b>Meet prerequisite of rating system chosen for the entire project:</b> <ul style="list-style-type: none"> <li>• <b>GreenPoint Rated</b> (any energy path) OR</li> <li>• <b>LEED for Homes</b></li> </ul> <b>AND</b> <ul style="list-style-type: none"> <li>• <b>Better Roofs or Renewables</b> (see below)</li> </ul>
Additions and Alterations				
<b>Large First-Time Commercial Interiors</b>	+15% Reduction compared to Title 24 Part 6 (2008)	<b>Meet prerequisite of rating system (LEED BD+C 2009 EAp2), demonstrate compliance with T24 Part 6 (2008)</b>	<b>Meet prerequisite of rating system (LEED BD+C 2009 EAp2), demonstrate compliance with T24 Part 6 (2013)</b>	<b>Meet prerequisite of rating system (LEEDv4 BD+C)</b>
<b>Major Alteration to Commercial or Residential</b>	<b>Meet prerequisite of rating system chosen for the entire project:</b> <ul style="list-style-type: none"> <li>• <b>LEED BD+C 2009</b> – Demonstrate compliance with T24 Part 6 (2008) OR</li> <li>• <b>GreenPoint Rated</b> – 15% Reduction compared to Title 24 Part 6 (2008)</li> </ul>	<b>Meet prerequisite of rating system chosen for the entire project:</b> <ul style="list-style-type: none"> <li>• <b>GreenPoint Rated</b> – 15% Reduction compared to Title 24 Part 6 (2008) OR</li> <li>• <b>LEED BD+C 2009</b> – Demonstrate compliance with T24 Part 6 (2008) OR</li> <li>• <b>LEED for Homes (including MidRise)</b> – 15% Reduction compared to Title 24 Part 6 (2008)</li> </ul>	<b>Meet prerequisite of rating system chosen for the entire project:</b> <ul style="list-style-type: none"> <li>• <b>GreenPoint Rated</b> – 10% Reduction compared to Title 24 Part 6 (2013) OR</li> <li>• <b>LEED BD+C 2009</b> – Demonstrate compliance with T24 Part 6 (2013) OR</li> <li>• <b>LEED for Homes (including MidRise)</b> – 10% Reduction compared to Title 24 Part 6 (2013)</li> </ul>	<b>Meet prerequisite of rating system chosen for the entire project:</b> <ul style="list-style-type: none"> <li>• <b>GreenPoint Rated</b> (any energy path) OR</li> <li>• <b>LEEDv4 for Homes (including MidRise)</b></li> <li>• <b>LEEDv4 BD+C</b> –OR</li> </ul>
<b>All Other Additions &amp; Alterations, Commercial or Residential</b>	Comply with Title 24 (2008)	Comply with Title 24 (2008)	Comply with Title 24 (2013)	Comply with Title 24 (2016)

**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 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 EAc7).