



## ADMINISTRATIVE BULLETIN

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**AB-093**

**DATE :** Effective January 1, 2011  
(Updated July 18, 2012. Supersedes prior versions based on code changes)

**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 Chapter 13C of the San Francisco Building Code effective January 1, 2011, as well as the application of California Building Code Title 24 Part 11, Division 5.7, effective July 1, 2012.

**REFERENCE :** 2010 San Francisco Building Code; San Francisco Administrative Bulletin 005: Procedures for Approval of Local Equivalencies, Chapter 13C; California Title 24 Part 11.

**DISCUSSION :** Approved construction documents, and completed projects must conform to the Green Building code requirements that are established in Chapter 13C of the San Francisco Building Code, which combines all mandatory elements of the 2010 California Green Building Standards Code (CALGreen) and stricter local requirements.

Herein, "specific locally required measures" refers to prescriptive measures required as a consequence of adopting the California Green Building Standards Code, with local amendments.

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 Chapter 13C of the San Francisco 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. 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**

Green building requirements of Chapter 13C apply to all new construction in San Francisco, as well as certain major alterations and first time tenant improvements. To identify the specific green building requirements which apply to a project:

- Attachment A Table 1 of this bulletin summarizes the overall green building standard (LEED, GreenPoint Rated, or ‘Specific Locally Required Measures Only’) that applies based on occupancy, project size, and whether the project is new construction or alteration. Table 1 also identifies the submittal required in order to confirm compliance with local requirements.
- Attachment B consists of three tables that itemize 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: Specific Local Requirements for all other projects

### **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 Specific 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, 2011. 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. Neither addenda to site permits nor revisions to permit applications received before the effective date of the ordinance will be required to meet the green building requirements, unless such site permit addendum or revisions change the scope of the project such that a project that would have been previously exempt from green building requirements would be covered.

However, San Francisco Building Code 13C (2008) is applicable to project applications received between November 3, 2008 and January 1, 2011. For details, see the September 4, 2008 version of Administrative Bulletin 93: “Implementation of Green Building Regulations.”

## **PROJECT SUBMITTAL REQUIREMENTS**

### **Screening of Building Permit Applications for Applicability**

Department of Building Inspection staff will screen all building permit applications to determine which Green Building regulations apply, as summarized in Attachment A, Table 1. Every application for Site Permit subject to these regulations must include a copy of Attachment C-2 (“Green Building: Site Permit Submittal.”) Permit applications will not be accepted for processing without this form.

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<sup>1</sup> Attachments are provided for reference only. For complete details on any specific requirement, refer to San Francisco Building Code Chapter 13C.

At the time of the first architectural or superstructure addendum, whichever comes first, the submittal for all applicable projects must include a checklist incorporated into the project plans indicating the required green building measures. This checklist must reference, as appropriate, location of green building features in the submittal documents. The Green Building Submittal (Attachment C-3, C-4, or C-5) shall include this checklist, shall detail the specific 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 submittal requirements of Chapter 13C, Green Building Requirements, may be met in any of the following ways:**

1. Registration and submittal for certification under LEED. For buildings that propose to meet LEED standards, the permit applicant must provide submittal documentation showing that the project will meet the appropriate LEED standards. 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 to meet GreenPoint Rated standards, the permit applicant must submit documentation showing that the project will meet the appropriate GreenPoint Rated standards.
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 Specific Locally Required Measures in effect at the time of permit submittal, as indicated.

### **Green Building Compliance Professional of Record**

For options 3, 4, and 5 above, the owner or owner’s agent must employ a Green Building Compliance Professional of Record who personally reviews and/or verifies, or directly supervises, persons who provide on site review or verification of compliance with San Francisco Building Code 13C requirements.

For compliance options 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.

The Department of Building Inspection may request verification of such training or experience and may make an administrative determination as to the qualification of a person to act as such a Green Building Compliance Professional of Record.

A Green Building Compliance Professional of Record is responsible for providing verification to the Department of Building Inspection that all Green Building design and construction requirements are met. Where a Green Building Compliance Professional of Record is responsible for verifying compliance with the requirements of Chapter 13C, 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**

San Francisco Building Code 13C requires building permit submittals to show that they meet and exceed by at least 15% the California Building Energy Efficiency Standards in effect at the time of permit submittal. The following guidelines explain when additional calculations and documentation, in addition to standard Title 24 Part 6 submittals, are required.

Any building meeting a LEED standard under this ordinance must demonstrate energy compliance using one of the following methods:

1. Perform the standard 2008 Title 24 Part 6 performance analysis and submit documentation to demonstrate that the proposed building uses at least 15% less TDV energy than the standard design, excluding exterior lighting, process and receptacle loads in the %-less-TDV energy calculation. LEED-equivalent energy points for this calculation method are listed in Table 1. Attachment D, Supplementary Energy Compliance Documentation (PERF-1-GBO) is an example form that may optionally be used to document that the building uses 15% less TDV energy than the standard design after excluding any loads that are not used in calculating compliance.<sup>2</sup>

OR

2. Using the published LEED 2009 rules, submit documentation to demonstrate that the proposed building has an annual energy cost at least 15% less than a LEED baseline building (2008 Title 24 Part 6 or ASHRAE 90.1-2007.) This analysis must include a detailed accounting of all on-site building energy use, including all exterior and security lighting, elevators, all process loads and receptacle loads. Documentation to be retained in the records of the project must include the full set of information required for Green Building Certification Institute LEED certification.

In each case, demonstration of compliance must include submittal of standard Title 24 Part 6 performance documentation to confirm compliance with California standards using software from the California Energy Commission *List of Approved Computer Programs for the 2008 Building Energy Efficiency Standards*.

### **Compliance Guidelines: On-site Renewable Energy**

The methodology used to calculate solar photovoltaic credit shall be the California Energy Commission PV Calculator or an SB 1 compliant calculator. Installation of solar PV systems shall meet all requirements specified in the "Guidelines for California's Solar Electric Incentive Programs Pursuant to Senate Bill 1" available at [www.gosolarcalifornia.org](http://www.gosolarcalifornia.org).

### **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 minimum - prepare an erosion and sediment control plan (LEED prerequisite

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<sup>2</sup> The PERF-1-GBO form may be useful for occupancies where the California energy standards do not allow specific systems to be considered in performance-based compliance calculations. In such cases, for fairness, the applicant may optionally calculate the required 15% TDV energy compliance margin based only on the systems that contribute to performance-based code compliance. For example, in multifamily high-rise, residential unit interior lighting power density may also be excluded from the calculation of the additional 15% TDV compliance margin.

SSp1). However, more stringent local requirements may apply to any project, whether or not LEED is to be applied, such as a stormwater soil loss prevention plan or a Stormwater Pollution Prevention Plan (SWPPP). To confirm the construction site runoff pollution prevention requirements applicable to your project, please contact the SFPUC: [www.sfwater.org/CleanBay](http://www.sfwater.org/CleanBay).

### **Compliance Guidelines: Design for Post-Construction Stormwater Management**

Projects that disturb 5,000 square feet or more of ground surface must meet local stormwater control requirements, which reference the two relevant LEED credits (SS c6.1 and SS c6.2) as applicable. Such projects must submit a Stormwater Control Plan to the San Francisco Public Utilities Commission for approval. The SFPUC has developed San Francisco Stormwater 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 1,000 square feet or more of new or modified landscape are subject to the San Francisco Water Efficient Irrigation Ordinance.<sup>3</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 Sections 13C.5.103.3 or 13C.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 25,000 gross square feet or more in a Group B, M or R occupancy. For the purpose of enforcement of Chapter 13C, a significant structural upgrade shall be determined to take place when a structural alteration takes place in thirty percent or more of the area of proposed construction. Areas to be counted toward the thirty percent include areas tributary to the vertical load carrying components (joists, beams, columns, walls and other structural components) that have been or will be removed, added or altered.

The application of Section 13C.5.103.1 to New Large Commercial Interiors requires that the first time tenant improvement work in an area over 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.

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

For purposes of applying the specific provisions of Chapter 13C 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 Ordinance.

Projects that 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

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<sup>3</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.)

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 Chapter 13C 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 Title 24 Part 11 Green Building Standards Code, 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 alternative must be separately presented.
2. Requests must be accompanied by a complete analysis of the Green Building 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 San Francisco Building Code 13C (2010) recognized GreenPoint Rated v.2009-11 and all LEED v.2009 rating systems (see 13C.101.10), and allows the application of more recent versions of these rating systems. Therefore new residential projects of 4 stories and greater may 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 or GreenPoint Rated to comply with SFBC 13C, 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 filled out in any of the following ways:

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 specific locally required measures, then Attachment E must be signed by the Green Building Compliance Professional of Record.
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.

Originally Signed by:  
Vivian L. Day, C.B.O., Acting Director  
Department of Building Inspection  
Date: September 25, 2008

Revision by:

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

7/25/2012  
Date

Approved by the Building Inspection Commission on September 24, 2008; revision approved on July 8, 2012

Attachment A, Table 1, Green Building Ordinance: Summary of Performance Standards and Timelines  
Attachment A, Table 2, Additional Requirement if a Building has been Demolished  
Attachment A, Table 3, Retention of Significant Historical Architectural Features  
Attachment B, Table 1, Specific Local Requirements for projects meeting a LEED standard  
Attachment B, Table 2, Specific Local Requirements for projects meeting the GreenPoint Rated standard  
Attachment B, Table 3, Specific Local Requirements for all other projects  
Attachment C-1, Green Building Submittal - Instructions  
Attachment C-2, Green Building Submittal sample – LEED  
Attachment C-3, Green Building Submittal sample – GreenPoint Rated  
Attachment C-4, Green Building Submittal Sample – Specific locally required measures only  
Attachment D, Supplementary Energy Compliance Documentation  
Attachment E, Final Compliance Verification  
Attachment F, Recommended Project Implementation Procedures  
Attachment G, Selected Green Building Resources



**Green Building Ordinance: Summary of Requirements**  
**Table 1: Summary of Green Building Requirements**

Attachment A  
Table 1

Building Type	New Construction				Interiors, Additions, and Alterations			
	New Large Commercial	All Other New Non-Residential	New High-Rise Residential	All Other New Residential	Major Alterations to Residential	Large First-Time Commercial Interiors	Major Alterations to Commercial	All Other Additions & Alterations to Commercial*
<b>Occupancy and Size</b>	A, B, I, M ≥25,000 sq. ft.	E, F, H, L, S, U any size, or A, B, I, M <25,000 sq. ft.	R 5+ units and ≥ 75' height to highest occupied floor	R 1+ units and < 75' height to highest occupied floor	R ≥25,000 sq. ft.	A, B, I, M ≥ 25,000 sq. ft.	B, M ≥25,000 sq. ft.	A,B,I,M,E,F,H,L,S,U ≥2,000 sq ft addition or alteration of ≥\$500,000 value*
<b>Code Reference</b>	13C.5.103.1	13C.5.103.2	13C.4.103.2	13C.4.103.1	13C.4.103.3	13C.5.103.4	13C.5.103.3	CA Title 24 Part 11, Sec 5.701
<b>Recommended Submittal Form</b> Template required to summarize compliance with requirements	"LEED"	"Specific Local Measures Only"	"LEED" or "GPR"	"GPR" (Projects >3 occupied floors may use "LEED")	"LEED" or "GPR"	"LEED"	"LEED"	"Specific Local Measures Only"
<b>Standard To Be Met</b>	2011: LEED Silver 2012: LEED Gold	None	LEED Silver OR: GreenPoint Rated	GreenPoint Rated (OR: LEED Silver)	2011: LEED Silver 2012: LEED Gold OR: GreenPoint Rated	2011: LEED Silver 2012: LEED Gold	2011: LEED Silver 2012: LEED Gold	None
<b>Base Number of Points Required</b> Retention of historic features or demolition may adjust points required. See Attachment A, Tables 2 & 3	2011: 50 points 2012: 60 points	-	50 LEED points OR: 75 GPR points	GreenPoint Rated 75 points (or LEED Silver)	2011: 50 LEED points 2012: 60 LEED points OR: 75 GPR points	2011: 50 points 2012: 60 points	2011: 50 points 2012: 60 points	-

\* CA Title 24 Part 11 (aka CalGreen) Section 5.7 requirements for additions or alterations apply to applications for site permit received on or after July 1, 2012, and are in addition to any requirements that may apply due to SFBC 13C.4.103.3, or 13C.5.103.

**See Table B1 for additional specific local requirements, including 2010 California Green Building Standards Code measures and stricter local requirements.**



**Green Building Ordinance: Summary of Requirements**  
**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
OR: If new density is >3x current density:	Obtain 5 additional LEED points	Obtain 17 additional GreenPoints		

Updated: November 7, 2012



**Green Building Ordinance: Summary of Requirements**

**Attachment A  
Table 3**

**Table 3: Retention of Significant Historical Architectural Features**

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)	At least 50%	2	7
	At least 75%	3	11
	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)	80%	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	80%	1	3
Character-defining elements of significant interior spaces	At least 50%	2	7
	100%	4	15
Other exterior ornamentation (e.g. cartouches, corbels, quins, etc.) visible from right-of-way	80%	1	3

<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.



# Green Building Ordinance: Specific Local Requirements

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

(Sheet 1 of 2)

**Attachment B**  
**Table 1**

This table is a summary, provided for reference. See San Francisco Building Code 13C for details.

		New Large Commercial	New Mid Rise Residential <sup>1</sup>	New High Rise Residential <sup>1</sup>	Commercial Interior	Commercial Alteration	Residential Alteration
Locally Required LEED Measures	LEED Credit	Code Reference					
<b>Construction Waste Management</b> – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance	LEED MR c2 (2 points)	13C.5.103.1.2	Meet C&D ordinance only	13C.4.103.2.3	Meet C&D ordinance only		
<b>15% Energy Reduction Compared to Title-24 2008</b> (or ASHRAE 90.1-2007)	LEED EA c1 (3 points)	13C.5.103.1.7	13C.4.201.1.1	13C.4.201.1.1	LEED prerequisite (EAp2 Minimum energy performance)		
<b>Enhanced Commissioning</b> of Building Energy Systems	LEED EA c3	13C.5.103.1.3	LEED prerequisite (EAp1.2 Testing & Verification)	LEED prerequisite (EAp1 Fundamental Commissioning)			
<b>Renewable Energy</b> - Effective Jan 1, 2012, permit applicants must either: generate 1% of energy on-site with renewables, OR purchase renewable power, OR achieve an additional 10% beyond Title 24 2008.	LEED EA c2 OR EA c6 OR EA c1	13C.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.	LEED WE c3	13C.5.103.1.2 (30% reduction)	-	13C.4.103.2.2 (30% reduction)	LEED WE prerequisite1 (20% reduction below UPC/IPC 2006, et al)		
<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.	LEED SS c6.1/ SS c6.2	13C.5.103.1.6	13C.4.103.1.2	13C.4.103.2.4	-	SF Public Works Code 4.2 (SFPUC stormwater ordinance)	
<b>Construction Site Runoff Pollution Prevention</b> - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	LEED SS p1 <sup>1</sup>	13C.5.103.1.6	13C.4.103.1.2	13C.4.103.2.4.1	-	NPDES Phase II General Permit and other regulations.	
<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.	LEED WE c1	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>Enhanced Refrigerant Management</b> - Do not install equipment that contains CFCs or Halons	LEED EA c4	13C.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	LEED EQ c3.1	13C.5.103.1.8	-	-	-	-	-
<b>Low-Emitting Adhesives, Sealants, and Caulks - Adhesives and Sealants meet VOC materials meeting SCAQMD Rule 1168, aerosol adhesives meet Green Seal standard GS-36</b>	LEED EQ c4.1	13C.5.103.1.9	-	-	13C.5.103.4.2	13C.5.103.3.2	13C.4.103.2.2
<b>Low-Emitting Paints and Coatings</b> - Architectural paints and coatings meet Green Seal GS-11 standard, anti-corrosive paints meet GC-03, and other coatings meet VOC limits of SCAQMD Rule 1113	LEED EQ c4.2	13C.5.103.1.9	-	-	13C.5.103.4.2	13C.5.103.3.2	13C.4.103.2.2
<b>Low-Emitting Flooring, including Carpet</b> - Hard surface flooring (vinyl, linoleum, laminate, wood, ceramic, and/or rubber) must be Resilient Floor Covering Institute (RFCI) FloorScore certified; Carpet must meet Carpet and Rug Institute (CRI) Green Label Plus; Carpet Cushion must meet CRI Green Label; Carpet Adhesive must meet LEED EQc4.1.	LEED EQ c4.3	13C.5.103.1.9	-	-	13C.5.103.4.2	13C.5.103.3.2	13C.4.103.2.2
<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.	LEED EQ c4.4	13C.5.103.1.9	-	-	13C.5.103.4.2	13C.5.103.3.2	13C.4.103.2.2
<b>Recycling by Occupants:</b> Provide adequate space and equal access for storage, collection and loading of <b>compostable, recyclable and landfill materials.</b> Exceeds requirements of LEED MR prerequisite 1.	LEED MRp1	SFBC 106A.3.3 and 13C.5.410.1; (See DBI Administrative Bulletin 088 for details)					
<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.	LEED SSC4.2	13C.5.106.4 and SF Planning Code Sec 155	SF Planning Code Sec 155	SF Planning Code Sec 155			

<sup>1</sup> New residential projects of 75' or greater to the highest occupied floor must use the "New Residential High Rise" column. New residential projects with 4 or more occupied floors which are less than 75 feet to the highest occupied floor may use GreenPoint Rated (see table B2) or the LEED for Homes Mid Rise Rating System (see "New Mid Rise Residential" column in this table.)

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

(Sheet 2 of 2)

<b>Other Specific Local Requirements</b> In some cases below, there is no corresponding LEED credit. In others, a requirement below may correspond to a LEED credit which is stricter than the code provision - in which case 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>New Large Commercial</b>	<b>New Mid Rise Residential<sup>1</sup></b>	<b>New High Rise Residential<sup>1</sup></b>	<b>Commercial Interior</b>	<b>Commercial Alteration</b>	<b>Residential Alteration</b>
<b>Designated parking:</b> Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	LEED SSC4.3 and SSC4.4 are less strict.	13C.5.106.5	-	-	13C.5.106.5	-	-
<b>Light pollution reduction:</b> Contain lighting within each source. No more than .01 horizontal footcandles 15 feet beyond site.	LEED SSC8 is more strict.	13C.5.106.8	-	-	13C.5.106.8	-	-
<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	13C.5.303.1	-	-	13C.5.303.1	-	-
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	LEED EQc5 is more strict.	13C.5.504.5.3	-	-	13C.5.504.5.3	-	-
<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		-	-	-
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	N/A	13C.5.507.4	CBC 1207 applies <sup>3</sup>		13C.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	13C.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	13C.5.407.2.2	LEED prerequisite (IDp2.1 and IDp2.2)	-	-	-	-
<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>New Large Commercial</b>	<b>New Mid Rise Residential<sup>1</sup></b>	<b>New High Rise Residential<sup>1</sup></b>	<b>Commercial Interior</b>	<b>Commercial Alteration</b>	<b>Residential Alteration</b>
<b>Multiple showerheads serving one shower</b> (13C.5.303.2.1)	N/A	SF Housing Code Ch 12 SF Building Code Ch 13A prohibit more than one showerhead per valve and 13C.5.303.2 limits showerhead flow rate.					
<b>Wastewater reduction</b> - Reduce generation of wastewater by 20% through installation of water-conserving fixtures (13C.5.303.4)	N/A	Met via the water use efficiency requirements of 13C.5.303.2.					
<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.)	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. (13C.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 prohibits outdoor areas provided for smoking within 25 feet of building entries, outdoor air intakes and operable windows.	LEED EQp2 (equivalent and required)	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). (13C.5.505.1)	N/A	Comply with cited code			-	-	-
<b>Carbon dioxide monitoring</b> For buildings with demand control ventilation, install carbon dioxide sensors and ventilation controls in accord with California Energy Code. (13C.5.506.2)	LEED EQc1 (LEED measure is more strict and not mandatory)	Comply with cited code			-	-	-

1) New residential projects of 75' or greater to the highest occupied floor must use the "New Residential High Rise" column. New residential projects with 4 or more occupied floors which are less than 75 feet to the highest occupied floor may use GreenPoint Rated (see table B2) or the LEED for Homes Mid Rise Rating System (see "New Mid Rise Residential" column in this table.) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

2) For projects required to meet a LEED standard, all LEED Prerequisites are required. Prerequisites corresponding to a CalGreen requirement are also included above.

3) Residential buildings must meet acoustical requirements of California Building Code Section 1207



**Green Building Ordinance: Specific Local Requirements**

**Table 2: Requirements for projects meeting a GreenPoint Rated standard**  
(Sheet 1 of 1)

**Attachment B**  
**Table 2**

This table is a summary, provided for reference. See San Francisco Building Code 13C for details.

	<b>GreenPoint Single Family Measure Number</b>	<b>GreenPoint Multifamily Measure Number</b>	<b>Requirements for new residential &lt;75 feet to highest occupied floor and 1 or more units<sup>1</sup></b>
<b>Specific Locally Required Measures</b> Measures that are mandatory in San Francisco but may be different or not required elsewhere			<b>Code Reference</b>
<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.	A. 2.a	A. 2.a	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.	May meet M.4.a, and M.4.b	M.3.	SFBC 106A.3.3 (See DBI Administrative Bulletin 088 for details)
<b>15% Energy Reduction Compared to Title-24 2008</b>	J. 2	J. 1.a.	13C.4.201.1.1
<b>Construction Site Runoff Pollution Prevention</b> - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	Q. 1.	Q. 1.	13C.4.103.1.2, 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.	Depending upon project design, stormwater and irrigation requirements may qualify for various GPR points.		13C.4.103.1.2
<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) have been integrated in the GreenPoint Rated system, and are required.			
<b>Indoor Air Quality Management During Construction</b> -Duct openings and other air distribution component openings must be covered during construction.	A. 5.a	A.3.a.	13C.4.504.1
<b>Smart Irrigation Controller</b>	C. 6.b	B.1.e.ii	13C.4.304.1
<b>All roofing has 3-year subcontractor warranty and 20-year Manufacturer Warranty</b>	N/A	E. 2.a.	GreenPoint Rated requirement for multifamily
<b>Indoor Water Efficiency</b> - Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	G.2-3	G. 1.a.i, G. 1.a.ii (if applicable), G. 1.b.i, G. 1.c, G. 1.d.i, G. 1.d.ii, G. 1.d.iv	13C.4.103.2.2 (20% reduction below UPC/IPC 2006, et al) and 13C.4.303.2 / SF Housing Code Ch 12 (Prohibits multiple showerheads per valve)
<b>Whole House Fan, with insulated covers or louvers</b> (R-4.2 or greater)	H. 9.b (if applicable)	H.3.b.ii (if applicable)	13C.4.507.1
<b>Mechanical Ventilation</b> - Comply with ASHRAE 62.2 (as adopted in Title 24 Part 6)	N/A	H. 4.a	GreenPoint Rated / Title 24 Part 6 requirement for multifamily
<b>Bathroom fans</b> - ENERGY STAR and on timer or humidistat	H. 8	H. 4.d.	13C.4.506.1
<b>Low-VOC Interior Wall/Ceiling Paints</b> (<50 grams per liter VOCs regardless of sheen)	K.2-3	K. 3.a.i and K.3.a.ii	13C.4.504.2.2 through 13C.4.504.2.4
<b>Low-VOC coatings</b> - Meet SCAQMD Rule 1113	K.2-3	K.3.c.	13C.4.504.2.2 through 13C.4.504.2.4
<b>Low VOC Caulks, Construction adhesives, and Sealants</b> - Meet SCAQMD Rule 1168	K. 4	K.4.	13C.4.504.2.1
<b>Low-emitting Composite Wood</b> - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood	K. 7	K. 6.	13C.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	L.3 and L.4	L.3	13C.4.504.3 and 13C.4.504.4
<b>Incorporate GreenPoint Rated Checklist in Blueprints</b>	N.1.	N.1.	GreenPoint Rated requirement
<b>Operations and Maintenance Manuals and Training</b> - Provide O&M Manual to Building Maintenance Staff	N. 4.a.	N. 3.a.	13C.4.410.1
<b>Design and Install HVAC System to ACCA Manual J, D, and S</b>	H. 1.a.	H. 1.a.	13C.4.507.2
<b>Surface Drainage:</b> Construction plans shall indicate how the site grading or drainage system will manage surface water flows.	Q. 2	Q. 2	13C.4.106.3
<b>Water Efficiency (Performance Method)</b> - As an alternative to prescriptive compliance, a 20% reduction in baseline water use may be demonstrated through calculation.	Q. 3	Q. 3	13C.4.303.1
<b>Pest Protection</b> - Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against rodents.	Q.4	Q. 4	13C.4.406.1
<b>Fireplaces and woodstoves</b> - Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits.	Q. 5	Q. 5	13C.4.503.1. If permission to install new woodburning fireplaces can be obtained, BAAQMD Regulation 6, Rule 3 applies and is equivalent.
<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.	Q. 6	Q. 6	13C.4.505.2.1
<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.	Q. 7	Q. 7	13C.4.505.3
<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.	Q. 8	Q.8	13C.4.702.1

<sup>1</sup> GreenPoint Rated is the default standard to be met by new residential projects >75' to the highest occupied floor. However, any new residential building of more than 3 occupied floors may choose to instead apply LEED. In such cases, refer to the requirements summarized in Attachment B Table 1.



**Green Building Ordinance: Specific Local Requirements**  
**Table 3: Other New Non-Residential Occupancies, Additions, and Alterations** ( Sheet 1 of 2)

**Attachment B**  
**Table 3**

This table is a summary, provided for reference. See San Francisco Building Code 13C for details. The following summarizes 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 ≥2,000 sq ft or alterations of ≥\$500,000 value required by CBC Part 11 Division 5.7. Applicability of measures to additions and alterations may depend on the presence of the regulated system, as well as additional criteria identified in CBC Part 11 Division 5.7.

<b>Specific Locally Required Measures</b>	<b>Other New Non-Residential</b>	<b>Non-Residential Additions &amp; Alterations<sup>1</sup></b>
The following measures are mandatory in San Francisco, but may be different or not required elsewhere		
<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>15% Energy reduction compared to Title-24 2008</b>	13C.5.201.1.1	N/A
<b>Construction site runoff pollution prevention</b> - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	13C.5.106.1 or CBC Part 11 Section 5.710.6, as well as 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, Sec. 147	
<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>		
The following California Green Building Standards Code (Title 24 Part 11) requirements for new construction have been integrated into San Francisco Building Code 13C.		
<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.	13C.5.106.4	CBC Part 11 Section 5.710.6.2 - 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.	13C.5.106.5	CBC Part 11 Section 5.710.6.3 - If 10 more more parking stalls are added
<b>Light pollution reduction</b> - Contain lighting within each source. No more than .01 horizontal footcandles 15 feet beyond site.	13C.5.106.8	N/A
<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 building over 50,000 sq. ft.	13C.5.303.1	CBC Part 11 Section 5.712.3.1
<b>Indoor water efficiency</b> - Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	13C.5.303.2	CBC Part 11 Section 5.712.3.1. See also SFBC 13A Commercial Water Conservation Requirements.
<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, testing and adjusting of systems is required.	13C.5.410.2 for buildings >10,000 square feet 13C.5.410.4 for buildings ≤ 10,000 square feet	CBC Part 11 Section 5.713.10.4
<b>Ventilation system protection during construction</b> - Protect openings and mechanical equipment from dust and pollutants during construction	13C.5.504.3	CBC Part 11 Section 5.714.4.1
<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.	13C.5.504.4.1	CBC Part 11 Section 5.714.4.4.1
<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.	13C.5.504.4.3	CBC Part 11 Section 5.714.4.4.3
<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 <b>AND Carpet cushion</b> must meet CRI Green Label, <b>AND Carpet adhesive</b> must not exceed 50 g/L VOC content.	13C.5.504.4.4	CBC Part 11 Section 5.714.4.4.4
<b>Composite wood</b> - Meet CARB Air Toxics Control Measure for Composite Wood.	13C.5.504.4.5	CBC Part 11 Section 5.714.4.4.5
<b>Resilient flooring systems</b> - For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	13C.5.504.4.6	CBC Part 11 Section 5.714.4.4.6
<b>Air Filtration</b> - Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	13C.5.504.5.3	CBC Part 11 Section 5.714.4.5.3
<b>Acoustical control</b> - Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	13C.5.507.4	CBC Part 11 Section 5.714.7.1
<b>CFCs and halons</b> - Do not install equipment that contains CFCs or Halons.	13C.5.508.1	CBC Part 11 Section 5.714.8.1
<b>Sprinklers</b> - Design and maintain landscape irrigation systems to prevent spray on structures.	13C.5.407.2.1	CBC Part 11 Section 5.713.7.2.1
<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.	13C.5.407.2.2	CBC Part 11 Section 5.713.7.2.2

1) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

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

(Sheet 2 of 2)

<b>Other CALGreen Requirements</b> The following elements of the California Green Building Standards Code (Title 24 Part 11) are superceded by stricter local requirements, or duplicate other state code as noted. To avoid duplication, no special green building documentation is required.	<b>Other New Non-Residential</b>	<b>Non-Residential Additions &amp; Alterations<sup>1</sup></b>
<b>Multiple showerheads serving one shower</b> (13C.5.303.2.1)		SF Housing Code Ch 12 SF Building Code Ch 13A prohibit more than one showerhead per valve, and 13C.5.303.2 limits showerhead flow rate.
<b>Wastewater reduction</b> - Reduce generation of wastewater by 20% through installation of water-conserving fixtures		Comply with water efficiency requirements of 13C.5.303.2. 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, as well as 13C.5.504.7
<b>Moisture control</b> - Comply with California Building Code, CCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls). (13C.5.505.1)		Comply with cited code
<b>Carbon dioxide monitoring</b> For buildings with demand control ventilation, install carbon dioxide sensors and ventilation controls in accord with California Energy Code. (13C.5.506.2)		Comply with cited code
<b>Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet (only)</b>		
<b>Construction Waste Management</b> – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance	13C.5.103.2.2	N/A
<b>Renewable Energy</b> - Effective Jan 1, 2012, permit applicants must either: Generate 1% of energy on-site with renewables, OR Purchase renewable power meeting the criteria of LEED Energy and Atmosphere Credit 6, OR Achieve an additional 10% efficiency beyond Title 24 2008.	13C.5.103.2.3	N/A

1) Requirements for additions or alterations apply to applications received on or after July 1, 2012.



# Green Building: Submittal Instructions

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).

## New in 2012 - 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 applying LEED (example Attachment C-3) and GreenPoint Rated (example Attachment C-4). 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" forms

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

# Green Building: Site Permit Checklist

## BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name	Block/Lot	Address
Gross Building Area	Primary Occupancy	Design Professional/Applicant: Sign & Date
# of Dwelling Units	Height to highest occupied floor	Number of occupied floors

## Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. **Attachment C3, C4, or C5 will be due with the applicable addendum.** To use the form:

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

### AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

ALL PROJECTS, AS APPLICABLE	
<b>Construction activity stormwater pollution prevention and site runoff controls</b> - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
<b>Stormwater Control Plan:</b> Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
<b>Water Efficient Irrigation</b> - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
<b>Construction Waste Management</b> – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
<b>Recycling by Occupants:</b> Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
<b>Proposing a GreenPoint Rated Project</b> (Indicate at right by checking the box.)	<input type="checkbox"/>
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	<input type="checkbox"/>
Final number of required points (base number +/- adjustment)	<input type="checkbox"/>
<b>GreenPoint Rated</b> (i.e. meets all prerequisites)	●
<b>Energy Efficiency:</b> Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	●
<b>Meet all California Green Building Standards Code requirements</b> (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

## Notes

- 1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 75 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.
- 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

LEED PROJECTS						
Type of Project Proposed (Indicate at right)	New Large Commercial	New Residential Mid-Rise <sup>1</sup>	New Residential High-Rise <sup>1</sup>	Commercial Interior	Commercial Alteration	Residential Alteration
<b>Overall Requirements:</b>						
<b>LEED certification level</b> (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
<b>Specific Requirements:</b> (n/r indicates a measure is not required)						
<b>Construction Waste Management – 75% Diversion</b> AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
<b>15% Energy Reduction</b> Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	●	●	●	●	LEED prerequisite only	
<b>Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012:</b> Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r	n/r	n/r	n/r	n/r
<b>Enhanced Commissioning of Building Energy Systems</b> LEED EA 3	●	Meet LEED prerequisites				
<b>Water Use - 30% Reduction</b> LEED WE 3, 2 points	●	n/r	●	Meet LEED prerequisites		
<b>Enhanced Refrigerant Management</b> LEED EA 4	●	n/r	n/r	n/r	n/r	n/r
<b>Indoor Air Quality Management Plan</b> LEED IEQ 3.1	●	n/r	n/r	n/r	n/r	n/r
<b>Low-Emitting Materials</b> LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	n/r	●	●	●	●
<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, or meet LEED credit SSc4.2. (13C.5.106.4)	●	n/r See San Francisco Planning Code 155			●	n/r
<b>Designated parking:</b> Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●			●	n/r	n/r
<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 building over 50,000 sq. ft. (13C.5.303.1)	●	n/r	n/r	n/r	n/r	n/r
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)	●	n/r	n/r	●	n/r	n/r
<b>Air Filtration:</b> Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	n/r
<b>Acoustical Control:</b> wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	See CBC 1207		●	n/r	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Type of Project Proposed (Check box if applicable)	Other Non-Residential	Addition >2,000 sq ft OR Alteration >\$500,000 <sup>3</sup>
<b>Energy Efficiency:</b> Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
<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 (or LEED credit SSc4.2). (13C.5.106.4)	●	●
<b>Fuel efficient vehicle and carpool parking:</b> Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
<b>Water Meters:</b> Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	●
<b>Indoor Water Efficiency:</b> Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.303.2)	●	●
<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. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
<b>Protect duct openings and mechanical equipment during construction</b> (13C.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. (13C.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. (13C.5.504.4.3)	●	●
<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 <b>AND Carpet cushion</b> must meet CRI Green Label, <b>AND Carpet adhesive</b> must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
<b>Composite wood:</b> Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	●	●
<b>Resilient flooring systems:</b> For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)	●	●
<b>Environmental Tobacco Smoke:</b> Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	Limited exceptions. See CA T24 Part 11 Section 5.714.6
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	● See CA T24 Part 11 Section 5.714.7
<b>CFCs and Halons:</b> Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●
<b>Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet</b>		
<b>Construction Waste Management</b> – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
<b>Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012:</b> Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r

Attachment C-2 -  
Green Building:  
Site Permit Submittal

Version: July 18, 2012

Insert Project Name / Titleblock here

# City and County of San Francisco Green Building Submittal: LEED Projects

## LEED Scorecard

Note: LEED for New Construction and Major Renovation Scorecard shown below. For projects using other LEED Rating Systems (such as Core & Shell, Commercial Interiors, or Homes Mid-Rise) to comply with San Francisco Green Building Requirements, replace this checklist with the LEED Checklist that applies to your project type.

To	T	No	Points	
Sustainable Sites			26	
Y		Prereq 1	Construction Activity Pollution Prevention	Required
		Detail 1	Site Selection	1
		Detail 2	Development Density & Community Connectivity	5
		Detail 3	Brownfield Redevelopment	1
		Detail 4.1	Alternative Transportation, Public Transportation Access	6
		Detail 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
		Detail 4.3	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	3
		Detail 4.4	Alternative Transportation, Parking Capacity	2
		Detail 5.1	Site Development, Protect or Restore Habitat	1
		Detail 5.2	Site Development, Maximize Open Space	1
		Detail 5.1	Stormwater Design, Quantity Control	1
		Detail 5.2	Stormwater Design, Quality Control	1
		Detail 7.1	Heat Island Effect, Non-Roof	1
		Detail 7.2	Heat Island Effect, Roof	1
		Detail 8	Light Pollution Reduction	1
Water Efficiency			10	
Y		Prereq 1	Water Use Reduction, 20% Reduction	Required
		Detail 1.1	Water Efficient Landscaping, Reduce by 50%	2
		Detail 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	2
		Detail 2	Innovative Wastewater Technologies	2
		Detail 3.1	Water Use Reduction, 20% Reduction	2
		Detail 3.2	Water Use Reduction, 40% Reduction	2
Energy & Atmosphere			35	
Y		Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y		Prereq 2	Minimum Energy Performance: 6% New Buildings or 5% Existing Bldg Renovation	Required
Y		Prereq 3	Fundamental Refrigerant Management	Required
Y		Detail 1	Optimize Energy Performance	1 to 19
			12% New Buildings or 8% Existing Building Renovations	1
			10% New Buildings or 12% Existing Building Renovations	3
			20% New Buildings or 10% Existing Building Renovations	5
			24% New Buildings or 20% Existing Building Renovations	7
			20% New Buildings or 26% Existing Building Renovations	9
			32% New Buildings or 28% Existing Building Renovations	11
			36% New Buildings or 32% Existing Building Renovations	13
			40% New Buildings or 36% Existing Building Renovations	15
			44% New Buildings or 40% Existing Building Renovations	17
			48% New Buildings or 44% Existing Building Renovations	19
		Detail 2	On-Site Renewable Energy	1 to 7
			1% Renewable Energy	1
			5% Renewable Energy	3
			8% Renewable Energy	5
			13% Renewable Energy	7
		Detail 3	Enhanced Commissioning	2
		Detail 4	Enhanced Refrigerant Management	2
		Detail 5	Measurement & Verification	3
		Detail 6	Green Power	2
Storage & Collection of Recyclables			7	
Y		Prereq 1	Storage & Collection of Recyclables	Required
		Detail 1.1	Building Reuse, Maintain 75% of Existing Walls, Floors & Roof	2
		Detail 1.2	Building Reuse, Maintain 85% of Existing Walls, Floors & Roof	1
		Detail 1.3	Building Reuse, Maintain 50% of Interior Non-Structural Elements	1
		Detail 2.1	Construction Waste Management, Divert 50% from Disposal	1
		Detail 2.2	Construction Waste Management, Divert 75% from Disposal	1
		Detail 3.1	Materials Reuse, 5%	1
		Detail 3.2	Materials Reuse, 10%	1
		Detail 4.1	Recycled Content, 10% (post-consumer + % pre-consumer)	1
		Detail 4.2	Recycled Content, 20% (post-consumer + % pre-consumer)	1
		Detail 5.1	Regional Materials, 10% Extracted, Processed & Manufactured Regionally	1
		Detail 5.2	Regional Materials, 20% Extracted, Processed & Manufactured Regionally	1
		Detail 6	Rapidly Renewable Materials	1
		Detail 7	Certified Wood	1
Indoor Environmental Quality			15	
Y		Prereq 1	Minimum IAQ Performance	Required
Y		Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
Y		Prereq 3	Outdoor Air Delivery Monitoring	Required
Y		Prereq 4	Increased Ventilation	Required
		Detail 1	Construction IAQ Management Plan, During Construction	1
		Detail 3.2	Construction IAQ Management Plan, Before Occupancy	1
		Detail 4.1	Low-Emitting Materials, Adhesives & Sealants	1
		Detail 4.2	Low-Emitting Materials, Paints & Coatings	1
		Detail 4.3	Low-Emitting Materials, Flooring Systems	1
		Detail 4.4	Low-Emitting Materials, Composite Wood & Agriiber Products	1
		Detail 5	Indoor Chemical & Pollutant Source Control	1
		Detail 5.1	Controllability of Systems, Lighting	1
		Detail 5.2	Controllability of Systems, Thermal Comfort	1
		Detail 7	Thermal Comfort, Design	1
		Detail 7.2	Thermal Comfort, Verification	1
		Detail 8.1	Daylight & Views, Daylight 75% of Spaces	1
		Detail 8.2	Daylight & Views, Views for 80% of Spaces	1
Innovation & Design Process			6	
Y		Prereq 1	Innovation in Design: Provide Specific Title	1
		Detail 1.1	Innovation in Design: Provide Specific Title	1
		Detail 1.2	Innovation in Design: Provide Specific Title	1
		Detail 1.3	Innovation in Design: Provide Specific Title	1
		Detail 1.4	Innovation in Design: Provide Specific Title	1
		Detail 1.5	Innovation in Design: Provide Specific Title	1
		Detail 2	LEED Accredited Professional	1
Regional Bonus Credits			4	
Y		Detail 1.1	Region Specific Environmental Priority: Region Defined	1
		Detail 1.2	Region Specific Environmental Priority: Region Defined	1
		Detail 1.3	Region Specific Environmental Priority: Region Defined	1
		Detail 1.4	Region Specific Environmental Priority: Region Defined	1
Project Totals (Certification Estimates)			110	
		Platinum	80+ points	
		Gold	60-79 points	
		Silver	40-59 points	
		Certified	20-39 points	

## REQUIREMENTS

**Instructions:**  
Select the column below that corresponds to your project type. Fill in the blank lines to show that the number of points identified on your LEED checklist meets or exceeds the required number. Check the box by each required measure to indicate that you intend to earn the indicated LEED credits and/or comply with the listed local requirements. For each applicable requirement, use the "Reference" column to indicate where in the submittal documents compliance with the requirement can be verified. (If items in the "Reference" column are not applicable, indicate "N/A.")  
For reference, a brief summary is included for each local requirement that is not required to be met via a LEED credit. All applicable LEED prerequisites are required.

Summary of Green Building Requirements:	New Large Commercial	New Residential Mid-Rise <sup>1</sup>	New Residential High-Rise <sup>1</sup>	Commercial Interior	Commercial Alteration	Residential Alteration
<b>LEED certification level</b> (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required Points:	60	50	50	60	60	60
Adjustment for retention / demolition of historic features / building:	---	---	---	n/a	---	---
Final number of required Points (base number +/- adjustment)	---	---	---	n/a	---	---
Number of Points on LEED Checklist (Must be greater than requirement):	---	---	---	---	---	---
<b>Specific Local Requirements: LEED</b> (nr indicates a measure is not required)						
<b>Construction Waste Management – 75% Diversion</b> AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR c2, 2 points	●	●	●	●	Meet C&D ordinance only	●
<b>15% Energy Reduction</b> Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA c1, 3 points	●	●	●	●	LEED prerequisite only	LEED prerequisite only
<b>Renewable Energy or Enhanced Energy Efficiency – Effective 1/1/2012:</b> Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA c2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA c6).	●	n/r	n/r	n/r	n/r	n/r
<b>Enhanced Commissioning of Building Energy Systems</b> LEED EA c3	●	●	●	●	Meet LEED prerequisites	●
<b>Water Use - 30% Reduction</b> LEED WE c3, 2 points	●	n/r	●	●	Meet LEED prerequisites	●
<b>Water Efficient Irrigation:</b> Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance. May meet LEED WE c1	●	●	●	●	May apply if project includes landscapes	●
<b>Construction Site Runoff Pollution Prevention:</b> Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. LEED SS prerequisite 1	●	●	●	●	May apply if project extends beyond building envelope	●
<b>Stormwater Control Plan -</b> Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines, including LEED SS c6.1 or c6.2, as applicable	●	●	●	●	May apply if project extends beyond building envelope	●
<b>Enhanced Refrigerant Management</b> LEED EA c4	●	n/r	n/r	n/r	CalGreen 5.714.8 <sup>6</sup>	n/r
<b>Indoor Air Quality Management Plan</b> LEED IEQ c3.1	●	n/r	n/r	n/r	CalGreen 5.714.4 <sup>6</sup>	n/r
<b>Low-Emitting Materials</b> LEED IEQ c4.1, c4.2, c4.3, and c4.4	●	n/r	●	●	●	●
<b>Recycling by Occupants:</b> Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. Exceeds requirements of LEED MR prerequisite 1. See Administrative Bulletin 088 for details.	●	●	●	●	●	●
<b>Specific Local Requirements: Other</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, or meet LEED credit SS c4.2. (13C.5.106.4)	●	n/r	n/r	●	CalGreen 5.710.6.2 <sup>6</sup>	n/r
<b>Designated parking:</b> Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●	n/r	n/r	●	CalGreen 5.710.6.3 <sup>6</sup>	n/r
<b>Light pollution reduction:</b> Contain lighting within each source. No more than .01 horizontal footcandles 15 feet beyond site, or meet LEED credit SSc8. (13C.5.106.8)	●	n/r	n/r	●	n/r	n/r
<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 building over 50,000 sq. ft. (13C.5.303.1)	●	n/r	n/r	n/r	CalGreen 5.712.3 <sup>6</sup>	n/r
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ c5). (13C.5.504.5.3)	●	n/r	n/r	●	n/r	n/r
<b>Air Filtration:</b> Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ c5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	n/r
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	see note 3	●	●	CalGreen 5.714.7 <sup>6</sup>	n/r
<b>Notes:</b>						
1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 75 feet to the highest occupied floor who choose to apply the LEED for Homes Mid-Rise rating system must use the "New Residential Mid-Rise" column.						
2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.						
3) Residential buildings must meet acoustical requirements of California Building Code Section 1207						
4) This submittal form is approved for all applicable projects submitting application for building permit beginning January 1, 2011.						
5) Table above is a summary only. See full text of San Francisco Building Code for details.						
6) CalGreen requirements for additions and alterations apply to permit applications received on or after July 1, 2012.						

## VERIFICATION

**Instructions:**  
Please indicate how fulfillment of green building requirements will be verified. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to final Certificate of Completion. For details, see Administrative Bulletin 93, Page 6.

Project Name \_\_\_\_\_

Block/Lot \_\_\_\_\_

Address \_\_\_\_\_

Primary Occupancy \_\_\_\_\_

Gross Building Area \_\_\_\_\_

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

Permit Applicant – Sign & Date \_\_\_\_\_

**OR**

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

Name \_\_\_\_\_

Firm \_\_\_\_\_

Architectural or Engineering License \_\_\_\_\_

I am a LEED Accredited Professional  
# of Certified LEED Projects Completed: \_\_\_\_\_

To the best of my knowledge, it is my professional opinion the Green Building requirements of the City of San Francisco will be met for the above referenced project. I have been retained by the project sponsor to review all submittal documents and assure that approved construction documents and construction properly reflect the Green Building requirements of Chapter 13C. I will notify the Department of Building Inspection if I believe to the best of my knowledge that the project will, for any reason, not substantially comply with these green building requirements, or if I am no longer the Green Building Compliance Professional of Record for this project.

Licensed Professional: Sign & Date \_\_\_\_\_

Affix professional stamp:

Attachment C-3:  
Submittal Template  
for LEED Projects

Version: July 18, 2012

Insert Project Name / Titleblock here

**INSTRUCTIONS**

This Green Building template is available for your convenience. The layout of a Green Building Submittal may be adjusted as needed, but the submittal must include:

- Completed **REQUIREMENTS** section (at right)
- **GreenPoints checklist** indicating the points that will be achieved and the locations each applicable credit is shown project documents, including plan set page & detail, or specification section name/number/location. Specifications are not submittal documents, but are subject to review.
- Completed **VERIFICATION** section (at right).

All information must be legible.

The REQUIREMENTS and VERIFICATION sections of this submittal may be downloaded from:  
[www.sfgov.org/dbi](http://www.sfgov.org/dbi).

New residential projects with >3 occupied floors that choose to apply LEED should use the “LEED” submittal form.

**REQUIREMENTS**

Project Name \_\_\_\_\_

Block/Lot \_\_\_\_\_

Address \_\_\_\_\_

Primary Occupancy \_\_\_\_\_

# of Dwelling Units \_\_\_\_\_

Height to highest occupied floor \_\_\_\_\_

Summary of Green Building Requirements:	
<b>Rating Requirement:</b> Number of GreenPoints required (includes prerequisites)	
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
<b>Construction activity stormwater pollution prevention and site runoff controls</b>	<input type="checkbox"/>
<b>Stormwater Control Plan:</b> Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	<input type="checkbox"/>
<b>Water Efficient Irrigation</b> - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	<input type="checkbox"/>
<b>Meet all California Green Building Standards Code requirements</b> (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	<input type="checkbox"/>

**VERIFICATION**

**Instructions:**  
 Please indicate how fulfillment of green building requirements will be verified. A separate “FINAL COMPLIANCE VERIFICATION” form will be required prior to final Certificate of Completion. For details, see Administrative Bulletin 93, Page 6.

**SELECT OPTION 1 OR OPTION 2:**

**Option 1:**

Verification of compliance for this project will be provided by a GreenPoint Rater under the GreenPoint Rated system. No Green Building Compliance Professional of Record is required.

Green Point Rater – Name \_\_\_\_\_ Contact Phone No: \_\_\_\_\_

Green Point Rater – Sign & Date \_\_\_\_\_

Permit Applicant – Sign & Date \_\_\_\_\_

**OR**

**Option 2:**

Verification of compliance will be provided by the Green Building Compliance Professional of Record:

Name \_\_\_\_\_

Firm \_\_\_\_\_

Architectural or Engineering License  
 I am a Certified GreenPoint Rater  
 I am NOT a Certified GreenPoint Rater  
 GreenPoint Rated Projects Completed: \_\_\_\_\_

If the above licensed professional is not a Certified GreenPoint Rater, additional signature by a Certified GreenPoint Rater is required:  
 Green Point Rater – Name (Print) & Contact Phone No \_\_\_\_\_

Sign & Date \_\_\_\_\_

To the best of my knowledge, it is my professional opinion the Green Building requirements of the City of San Francisco will be met for the above referenced project. I have been retained by the project sponsor to review all submittal documents and assure that approved construction documents and construction properly reflect the Green Building requirements of Chapter 13C. I will notify the Department of Building Inspection if I believe to the best of my knowledge that the project will, for any reason, not substantially comply with these green building requirements, or if I am no longer the Green Building Compliance Professional of Record for this project.

Licensed Professional: Sign & Date \_\_\_\_\_

Affix professional stamp:

Attachment C-4:  
 Submittal Template  
 for GreenPoint Rated

Insert Project Name / Titleblock here

# City and County of San Francisco Green Building Submittal: Specific Locally Required Measures Only

## INDOOR WATER USE COMPLIANCE FORMS

### PRESCRIPTIVE APPROACH

Each fixture must not exceed the maximum flow rates at 20% reduction in Table 13C.5.303.2.3. All fixtures must meet the standards referenced in Table 13C.5.303.6. Tables are summarized below:

Fixture Type	Maximum Prescriptive Flow Rate	Referenced Standard from Table 13C.5.303.6
Showerheads <sup>2</sup>	2 gpm @ 80 psi	n/a
Lavatory faucets - nonresidential	0.4 gpm @ 60 psi	ASMEA112.18.1CSAB125.1
Kitchen faucets	1.8 gpm @ 60 psi	n/a
Wash fountains	1.8 [rim space (in.)/20 gpm @ 60 psi]	n/a
Metering faucets	.20 gallons/cycle	ASMEA112.18.1CSAB125.1
Metering faucets for wash fountains	.20 [rim space (in.)/20 gpm @ 60 psi]	n/a
Tank-type water closets	1.28 gallons/flush <sup>1</sup>	U.S. EPA WaterSense Tank-Type High-Efficiency Toilet Specification
Flushometer valve water closets	1.28 gallons/flush <sup>1</sup>	ASME A112.19.2/CSA B45.1 - 1.28 gal (4.8 L)
Urinals	0.5 gallons/flush	ASME A112.19.2/CSA B45.1 - 0.5 gal (1.9 L)

#### Notes:

- For dual flush toilets, effective flush volume is defined as the average 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 (4.8 L).
- The combined flow rate of all showerheads in one shower stall must not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (13C.5.303.2.1.3) Table above is a summary only. See full text of San Francisco Building Code for details.

OR

### PERFORMANCE APPROACH

#### Instructions to applicant:

Fill in all blank cells in both tables below. The number of occupants using each fixture type must be the same in both the Baseline and Design cases. If there are no fixtures of a type in your project, enter "0" for number of occupants. Multiply each row to determine the amount of water used in each fixture type, then sum the last column to determine the total daily water use. Take 80% of this baseline case to be the maximum allowable water use (corresponding to the required 20% reduction).

The Total Design Case Daily Water Usage use from Worksheet WS-2 must not exceed the Total Allowable Daily Water Usage from Worksheet WS-1.

Worksheet WS-1 (summary) - Baseline & Allowable Water Use					
Fixture Type	Daily use	Occupants <sup>2</sup>	Baseline Flow Rate	Baseline Usage (gallons per day)	
Showerhead	5 min.	x	2.5 gpm	=	
Showerhead - residential	8 min.	x	2.5 gpm	=	
Lavatory faucets	0.25 min.	x	0.5 gpm	=	
Lavatory faucets - residential	0.75 min.	x	2.2 gpm	=	
Kitchen faucets	4 min.	x	2.2 gpm	=	
Metering faucets	3	x	0.25 gal	=	
Water closets (all types)	1 male <sup>1</sup> 3 female	x	1.6 gal	=	
Urinals	2 male	x	1.0 gal	=	
Total Baseline Case Daily Usage:					
<b>Total Allowable Daily Water Usage (Baseline Usage x 80%):</b>					

#### Notes:

- The daily use number shall be increased to three if urinals are not installed in the room.
- For non-residential occupancies, refer to table A, Chapter 4, 2010 California Plumbing Code for occupant load factors.
- Fixtures and fittings must meet the standards referenced in Table 13C5.303.6, see above.
- Table above is a summary only. See full text of San Francisco Building Code for details.

Worksheet WS-2 (summary) - Design Water Use					
Fixture Type	Daily use	Occupants <sup>2</sup>	Design Flow Rate	Design Usage (gallons per day)	
Showerhead	5 min.	x		=	
Showerhead - residential	8 min.	x		=	
Lavatory faucets	0.25 min.	x		=	
Lavatory faucets - residential	0.75 min.	x		=	
Kitchen faucets	4 min.	x		=	
Metering faucets	3	x		=	
Water closets (all types)	1 male <sup>1</sup> 3 female	x		=	
Urinals	2 male	x		=	
Total Design Case Daily Usage:					

Notes: see table WS-1 (summary) above for notes

## REQUIREMENTS

#### Instructions to applicant:

Check the box by each measure to indicate that you intend to comply with the listed requirement. For each requirement, use the "Plan Set Location" column to indicate where in the submittal documents compliance with the requirement can be verified. (If items in the "Reference" column are not applicable, indicate "N/A.")

An abbreviated summary of each requirement is included for reference. Projects seeking LEED certification may voluntarily use the "LEED" submittal as an alternative to this form.

Required Measures	Reference	
	(Indicate Plan Set Sheet & Detail, or Specification, where applicable)	
Type of Project:	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >\$500,000 <sup>3</sup>
<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, in compliance with the San Francisco Construction & Demolition Debris Ordinance	●	●
<b>Recycling by Occupants:</b> Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. (13C.5.410.1, et al) - See Administrative Bulletin 088.	●	●
<b>Energy Efficiency:</b> Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
<b>Construction Site Runoff Pollution Prevention:</b> Provide a construction site Stormwater Pollution Prevention Plan (13C.5.103.1.6)	●	If applicable
<b>Stormwater Control Plan:</b> Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines. (13C.5.103.1.6)	●	If applicable
<b>Water Efficient Irrigation</b> - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance.	●	If applicable
<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 (or LEED credit SSC4.2). (13C.5.106.4)	●	●
<b>Fuel efficient vehicle and carpool parking:</b> Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
<b>Light pollution reduction:</b> Contain lighting within each source. No more than .01 horizontal footcandles 15 feet beyond site (or LEED credit SS 8). (13C.5.106.8)	●	n/r
<b>Water Meters:</b> Provide submeters for spaces projected to consume > 1,000 gal/day, or > 100 gal/day if in buildings over 50,000 sq. ft. (13C.5.303.1)	●	●
<b>Indoor Water Efficiency:</b> Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.303.2)	●	●
<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. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is required. (13C.5.410.4)	● OR ●	● (Testing & Adjusting)
<b>Protect duct openings and mechanical equipment during construction</b> (13C.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. (13C.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. (13C.5.504.4.3)	●	●
<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 AND Carpet cushion must meet CRI Green Label, AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
<b>Composite wood:</b> Meet CARB Air Toxics Control Measure for Composite Wood. (13C.5.504.4.5)	●	●
<b>Resilient flooring systems:</b> For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)	●	●
<b>Environmental Tobacco Smoke:</b> Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	Limited exceptions. See CalGreen 5.714.6
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	● See CalGreen 5.714.7
<b>CFCs and Halons:</b> Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●

#### Additional Requirement for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet

<b>Construction Waste Management</b> - Divert 75% of construction and demolition debris (i.e. 10% more than required by the San Francisco Construction & Demolition Debris Ordinance)	●	Meet Construction & Demolition Ordinance
<b>Renewable Energy or Enhanced Energy Efficiency - Effective January 1, 2012:</b> Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r

#### Notes:

- This submittal form is approved for all applicable projects submitting initial application for building permit beginning January 1, 2011. [Form last updated: July 18, 2012]
- Table above is a summary only. See full text of San Francisco Building Code for details.
- Requirements for additions or alterations apply to applications received on or after July 1, 2012.

## VERIFICATION

#### Instructions:

Please indicate how fulfillment of green building requirements will be verified. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to final Certificate of Completion. For details, see Administrative Bulletin 93, Page 6.

Project Name \_\_\_\_\_

Block/Lot \_\_\_\_\_

Address \_\_\_\_\_

Primary Occupancy \_\_\_\_\_

Gross Building Area \_\_\_\_\_

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

Name \_\_\_\_\_

Firm \_\_\_\_\_

Architectural or Engineering License

I am a LEED Accredited Professional  
# of Certified LEED Projects Completed: \_\_\_\_\_

To the best of my knowledge, it is my professional opinion the Green Building requirements of the City of San Francisco will be met for the above referenced project. I have been retained by the project sponsor to review all submittal documents and assure that approved construction documents and construction properly reflect the Green Building requirements of Chapter 13C. I will notify the Department of Building Inspection if I believe to the best of my knowledge that the project will, for any reason, not substantially comply with these green building requirements, or if I am no longer the Green Building Compliance Professional of Record for this project.

Licensed Professional: Sign & Date

Affix professional stamp:

Submittal Template C-5:  
Specific Locally  
Required Measures  
Only

Version: July 18, 2012

Insert Project Name / Titleblock here



**Green Building Ordinance:  
Supplementary Energy Compliance Documentation**

<b>Attachment D</b>
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**Special Energy Compliance Form**

**PERF-1-GBO**

*This form may be used to demonstrate energy equivalence using the 2008 Title 24 performance approach in cases where California energy standards do not allow specific systems to be considered in performance-based compliance calculations. In such cases, for fairness, the applicant may optionally calculate the required 15% TDV energy compliance margin based only on the systems that contribute to performance-based code compliance.*

*For example, in multifamily high-rise, residential unit interior lighting power density code maximum may be excluded from the calculation of the 15% TDV compliance margin.*

Project Name/Address:			
Date of T24 Report:		Conditioned Floor Area (SF):	

**1. Input Data from Title PERF-1, Part 2 of 3**

Energy Component	Standard Design (TDV KBtu/sf-yr)	Proposed Design (TDV KBtu/sf-yr)	Instructions
Space Heating			Input Space Heating for every project.
Space Cooling			Input Space Cooling for every project.
Indoor Fans			Input Indoor Fans for every project.
Heat Rejection			Input Heat Rejection if including Mechanical compliance.
Pumps & Misc.			Input Pumps & Misc. if including Mechanical compliance.
DHW			Input DHW if service hot water is modeled for compliance.
Lighting			Input Lighting if including Lighting compliance.
<b>TOTALS:</b>			

**2. Calculate Solar Photovoltaic (PV) System Credit in the Proposed Design:**

*When a proposed solar PV system is to receive credit, Annual TDV Production is obtained using the CEC PV Calculator which can be downloaded for free at:*

[http://www.qosolarcalifornia.ca.gov/nshpcalculator/download\\_calculator.html](http://www.qosolarcalifornia.ca.gov/nshpcalculator/download_calculator.html)

Annual TDV Production (TDV KWh/yr)		X 3.413 (Floor Area)	Solar PV Credit (TDV KBtu/sf-yr)		[used in Step #3]
TOTAL Proposed Design		- Solar PV Credit =		Revised Proposed Design (TDV KBtu/sf-yr)	
	[from above]				

**3. Verify LEED or GreenPoint Rated Equivalent Energy Performance**

Revised Proposed Design (TDV KBtu/sf-yr)	must be 15% <	Standard Design (TDV KBtu/sf-yr)
[from above]		[from above]

Revised Proposed Design is < Standard Title 24 by (%):
--



# 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 green building requirements of the San Francisco 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 Templates), 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 San Francisco Building Code 13C. 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 Procedures for Green Building Implementation

## ***Introduction***

1. Certification by referenced standards is not required but recommended.
2. LEED and GreenPoint Rated were selected by the Green Building Task Force for reference in San Francisco Building Code 13C primarily because of their credibility, existing program infrastructure, and verification performed by qualified review bodies. 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 Helpful Resources

- **SF Dept of Building Inspection** – [www.sfgov.org/dbi](http://www.sfgov.org/dbi)
- **SF Environment Green Building Program** – [www.sfenvironment.org/greenbuilding/](http://www.sfenvironment.org/greenbuilding/)
- **SF Public Utilities Commission** – (415) 554-3289. Contact SFPUC 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/CleanBay](http://www.sfwater.org/CleanBay)
  - Recycled Water ordinances [www.sfwater.org](http://www.sfwater.org)
  - Commercial and residential water conservation ordinances [www.sfwater.org](http://www.sfwater.org)
  - Green Landscaping Ordinance [www.sfwater.org](http://www.sfwater.org)
  - Voluntary onsite use of alternative water sources for nonpotable applications, such as rainwater [www.sfwater.org](http://www.sfwater.org)
- **US Green Building Council (LEED Rating System)** – Numerous resources, including Reference Guides to the LEED Rating System(s), and find 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 the LEED Accreditation Exam, or for LEED registration and certification. [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)