

1 [Green Building Requirements.]

2

3 **Ordinance amending the San Francisco Building Code by adding Chapter 13C to**  
 4 **impose green building requirements on newly constructed residential buildings, newly**  
 5 **constructed commercial buildings that are 5,000 gross square feet or more, alterations**  
 6 **to new or existing commercial interiors that are 25,000 gross square feet or more in**  
 7 **area, and major alterations to existing buildings that are 25,000 gross square feet or**  
 8 **more in area, where interior finishes are removed and significant upgrades to structural**  
 9 **and mechanical, electrical and/or plumbing systems are proposed; exempting City**  
 10 **projects, which are covered by Chapter 7 of the San Francisco Environment Code;**  
 11 **providing that the requirements become effective 90 days after enactment of the**  
 12 **ordinance and increase over the following five-year period; adopting findings,**  
 13 **including environmental findings and findings required by California Health and Safety**  
 14 **Code Section 17958.5.**

15 Note: This Chapter is entirely new.

16

17 Be it ordained by the People of the City and County of San Francisco:

18 Section 1. The Board of Supervisors of the City and County of San Francisco hereby  
19 finds and declares as follows:

20 (a) CEQA Findings. The Planning Department has determined that the actions  
 21 contemplated in this Ordinance are in compliance with the California Environmental Quality  
 22 Act (California Public Resources Code sections 21000 et seq.). Said determination is on file  
 23 with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated  
 24 herein by reference.

25 (b) Findings Required by California Health & Safety Code Section 17958.5.

1 (i) San Francisco is located at the tip of a peninsula and is served by the electricity  
2 grid at a single point, the Martin Substation. This single point of service makes San Francisco  
3 uniquely vulnerable to supply disruptions. Making San Francisco's building stock more energy  
4 efficient will reduce San Francisco's energy consumption and decrease its vulnerability to  
5 supply disruptions.

6 (ii) The world's leading climate scientists have documented a clear global warming  
7 trend and the unmistakable impact of human activities on that trend. As a coastal city  
8 surrounded on three sides by water, San Francisco is extremely vulnerable to climate change  
9 caused by global warming and the associated rise in sea levels. Construction of more energy  
10 efficient buildings can help San Francisco reduce its share of the greenhouse gas emissions  
11 that are a significant contributor to global warming.

12 (iii) In 2002, in response to the global warming threat, the Board of Supervisors  
13 adopted unanimously Resolution No. 158-02, which, among other things, established for San  
14 Francisco a greenhouse gas emissions reduction target of 20 percent below 1990 levels by  
15 the year 2012 and called for continued actions toward achieving these goals.

16 In Resolution No. 158-02, the Board found that global warming and the associated rise  
17 in sea levels would be particularly devastating to San Francisco and that a Green Building  
18 Program, among other efforts, was a critical component in a local action plan for climate  
19 protection. The Board further found that greenhouse gas reduction activities would contribute  
20 substantially to the achievement of many of the City's highest priority goals, including but not  
21 limited to: energy security and cost reduction, affordable housing, mobility and transportation  
22 choices, solid waste reduction and recycling, reliable and affordable water supply, urban and  
23 rural forest protection, sustainable economic development, and clean air.

24

25

1 (iv) In response to Board Resolution No. 158-02, San Francisco's Department of  
2 Environment and Public Utilities Commission published a Climate Action Plan for San  
3 Francisco in September 2004. The Plan states that in San Francisco, the impacts of climate  
4 change will be variable and widespread and identifies a number of specific serious impacts  
5 that global warming and the associated rise in sea levels would have on San Francisco's  
6 weather, water resources, physical landscape, ecosystem, human health, economy, and  
7 infrastructure.

8 (v) The City's Climate Action Plan found that energy use in buildings and facilities is  
9 responsible for approximately 50 percent of San Francisco's greenhouse gas emissions. In  
10 1990, San Francisco's total energy consumption was about 5,000 gig watt-hours of electricity  
11 and 300 million therms of natural gas. San Francisco's energy use resulted in a total of  
12 approximately 4.5 million tons of CO<sub>2</sub> emissions released into the atmosphere in 1990: 1.7  
13 million tons of CO<sub>2</sub> was released by the City's 300,000 households, 1.5 million tons of CO<sub>2</sub>  
14 was released by the City's 32,000 businesses, 894,000 tons of CO<sub>2</sub> was released by the  
15 City's industrial sector, and 402,000 tons of CO<sub>2</sub> was released by the City's municipal  
16 buildings and facilities.

17 The Climate Action Plan states that the potential for CO<sub>2</sub> reductions through electricity  
18 and gas savings in San Francisco's buildings is tremendous and that key actions required to  
19 reach this potential include incorporating policies in both the private and public sectors such  
20 as designing new buildings beyond code and implementing energy efficient retrofit projects in  
21 existing buildings. Reducing electricity demand means in-city power plants run less, creating  
22 fewer emissions.

23 (vi) As a participant in the Cities of Climate Protection campaign sponsored by the  
24 International Council on Local Environmental Initiatives, San Francisco has joined with more  
25

1 than 500 cities around the world to inventory its emissions of greenhouses gases, set  
2 reduction targets, and take action to meet those targets.

3 (vii) In recent years, green building design, construction and operational techniques  
4 have become increasingly widespread. Many homeowners, businesses and building  
5 professionals have voluntarily sought to incorporate green building techniques into their  
6 projects. A number of local and national systems have been developed to serve as guides to  
7 green building practices. At the national level, the U.S. Green Building Council, developer of  
8 the Leadership in Energy and Environmental Design (LEED™) Green Rating System and  
9 LEED™ Reference Guide, has become a leader in promoting and guiding green building. At  
10 the local level, Build It Green and StopWaste.Org have developed residential green building  
11 standards appropriate for smaller projects, and which over twenty Bay Area cities and  
12 counties have employed.

13 (viii) Starting in 2004, the City has enacted legislation or adopted programs to  
14 mandate or encourage the use of green building standards in San Francisco and to reduce  
15 the City's impacts on the environment.

16 In 2004, the City enacted Chapter 7 of the San Francisco Environment Code, which,  
17 among other things, requires all new City construction and major renovation projects to  
18 achieve a LEED® Silver certification from the US Green Building Council. In 2006, the City  
19 adopted Ordinance No. 27-06 mandating the recycling of construction and demolition debris.

20 In 2006, the City adopted two programs to encourage the use of green building  
21 standards in the private sector. First, the San Francisco Building and Planning Departments  
22 developed criteria to reduce the cost of solar permits and streamline the permitting process.  
23 Solar permits now cost less than \$90 and can be issued over the counter, without the delays  
24 of in-house reviews. The Department of Building Inspection has estimated that 90 percent of  
25

1 photovoltaic system applications meet the requirements for the streamlined permit process.  
2 Second, the San Francisco Department of Building Inspection, Planning Department, and  
3 Department of the Environment established a priority permitting process for LEED Gold  
4 certified, or equivalent, building projects. Eight projects have presently been accepted, with  
5 four more pending.

6 (ix) In 2004, the City and County of San Francisco committed to the goals of  
7 diverting over 75% of its waste from landfill by the year 2010 and to achieve Zero Waste to  
8 landfill by 2020. These ambitious targets can only be realized through continued  
9 implementation and expansion of recycling and composting programs, increased construction  
10 and demolition debris recycling, and source reduction programs in the public and private  
11 sectors.

12 (x) In 2006, the State enacted the California Global Warming Solutions Act of 2006  
13 (AB 32), which added Section 38501 et seq. to the California Health and Safety Code. This  
14 legislation requires, among other actions that by January 1, 2008, the State Air Resources  
15 Board approve a statewide greenhouse gas emissions limit that is equivalent to the emissions  
16 level in 1990. This ordinance will further the State's efforts to reduce greenhouse gas  
17 emissions statewide by reducing San Francisco's emissions.

18 (xi) In 2007, Mayor Gavin Newsom established a Task Force on Green Building for  
19 the City and County of San Francisco comprised of ten members from San Francisco's  
20 ownership, developer, financial, architectural, engineering, and construction community. The  
21 mission of the Task Force was to advise and recommend to the City's policy makers  
22 mandates, incentives, education, and outreach in order to increase the number and improve  
23 the quality of green buildings in San Francisco and to assess the impacts of the Task Force's  
24 recommendations. The Task Force issued its Report and Recommendations in June 2007.

25

1           (xii) In its Report, the Green Building Task Force Report recommends that the City  
2 take a leadership role in addressing environmental impacts, which include consumption of  
3 natural resources, accelerated effects on climate change, and increased pollution. It further  
4 recommends that as the City look at a broad range of policies and programs to improve  
5 sustainability and recognize that construction activity for and operational energy used by  
6 buildings are primary contributors to man-made CO<sub>2</sub> production and have significant other  
7 impacts on air quality, landfill, transportation, energy consumption, resource use, and  
8 occupant health and productivity. The Task Force Report states that it is essential that  
9 sustainable practices become standards of the building industry.

10           (xiii) By implementing the recommendations of the Mayor's Task Force on Green  
11 Building, this ordinance continues San Francisco's efforts to address environmental impacts in  
12 order to improve the health and economic well being of the City's residents, workers and  
13 visitors, and to mitigate the effects of global warming on the City's weather, water resources,  
14 physical landscape, ecosystem, human health, economy, and infrastructure.

15           Some of the significant cumulative benefits this ordinance is very conservatively  
16 expected to achieve through 2012 are: reducing CO<sub>2</sub> emissions by 60,000 tons, saving  
17 220,000 megawatt hours of power, saving 100 million gallons of drinking water, reducing  
18 wastewater and stormwater by 90 million gallons of water, reducing construction and  
19 demolition waste by 700 million pounds, increasing the valuations of recycled materials by  
20 \$200 million, reducing automobile trips by 540,000, and increasing green power generation by  
21 37 thousand megawatt hours.

22  
23  
24  
25

1 Section 2. The San Francisco Building Code is hereby amended by adding Chapter  
2 13C, to read as follows:

3 Chapter 13C

4 GREEN BUILDING REQUIREMENTS

5 SECTION 1301C - INTENT

6 The purpose of this chapter is to promote the health, safety and welfare of San  
7 Francisco residents, workers, and visitors by minimizing the use and waste of energy, water  
8 and other natural resources in the construction and operation of the City's building stock and  
9 by providing a healthy indoor environment. The green building practices required by this  
10 Chapter will also further the goal of reducing the City's greenhouse gas emissions to 20  
11 percent below 1990 levels by the year 2012, as stated in Board of Supervisors Resolution No.  
12 158-02 and the City's 2004 Climate Action Plan.

13 SECTION 1302C - DEFINITIONS

14 For the purposes of this chapter, certain terms are defined as follows:

15 ADEQUATE SPACE FOR WASTE means that areas provided for the collection and  
16 separate storage of trash, composting, and commingled recycling shall be designed to  
17 accommodate containers compatible with current methods and frequency of local collection.  
18 The recycling and compost storage areas shall be enclosed and integral to the structure of the  
19 project and be designed to be as accessible and as convenient as that for trash areas for all  
20 tenants, residents, and service providers, and must meet or exceed the requirements of  
21 Administrative Bulletin 088.

22 APPLICANT means any individual, firm, Limited Liability Company, association,  
23 partnership, political subdivision, government agency, industry, public or Private Corporation,  
24  
25

1 or any other entity that applies to the City for permits to construct a project within the scope of  
2 this ordinance.

3 CITY means the City and County of San Francisco.

4 GREENPOINT RATED, GREEN POINTS and GREEN POINTS CHECKLIST mean the  
5 residential green building rating system and checklist and certification methodology used by  
6 the non-profit organization Build It Green or an equivalent organization and rating system  
7 approved by the Director in consultation with the Director of the Department of the  
8 Environment.

9 HIGH-RISE RESIDENTIAL BUILDING means a residential building that is more than  
10 75 feet in height to the highest occupied floor.

11 MIXED-USE means a building with residential and commercial or retail or a  
12 combination of residential, commercial and retail. If the building is more than 75 feet in height,  
13 the HIGH-RISE RESIDENTIAL BUILDING requirements shall apply. If the building is 75 feet  
14 or less in height, the MID-RISE MULTIFAMILY REQUIREMENTS shall apply.

15 LARGE COMMERCIAL BUILDING means a commercial building or addition that is  
16 25,000 gross square feet or more or over 75 feet in height.

17 LEED and LEED Checklist mean the Leadership in Energy and Environment Design  
18 rating system, certification methodology, and checklist used by the United States Green  
19 Building Council (USGBC).

20 MAJOR ALTERATION means alterations to existing buildings of 25,000 gross square  
21 feet or more in area, where interior finishes are removed and significant upgrades to structural  
22 and mechanical, electrical and/or plumbing systems are proposed

23  
24  
25



1 MID-SIZE COMMERCIAL BUILDING means a commercial building that is more than  
2 5,000 and less than 25,000 gross square feet, and is not a high-rise (less than 75 feet in  
3 height to the highest occupied floor).

4 MID-SIZE MULTIFAMILY RESIDENTIAL BUILDING means a residential building that  
5 has five or more dwelling units and is not a high-rise (75 feet or less in height to the highest  
6 occupied floor).

7 RECYCLING AND COMPOSTING SPACE means that areas provided for the  
8 collection and separate storage of trash to landfill, materials for commingled recycling and for  
9 composting shall be designed to accommodate sufficient quantity of recycling and composting  
10 containers adequate for the building occupants, and compatible with current methods and  
11 frequency of local collection. All areas designated for the collection, storage and loading of  
12 materials for recycling and for composting must be integral to the structure of the project and  
13 be at least as accessible and as convenient as that for trash areas for all tenants, residents,  
14 and service providers, and, if applicable, must meet or exceed the requirements of  
15 Administrative Bulletin 088. Any building designed with a chute system for trash disposal  
16 must provide additional chutes for composting (which includes food waste) and for  
17 commingled recycling, or must provide alternative installations such as turntable systems  
18 designed to keep trash separate from materials for recycling and composting.

19 SMALL RESIDENTIAL BUILDING means a building that has four or fewer dwelling  
20 units and is not a high-rise (less than 75 feet in height to the highest occupied floor).

21 SECTION 1303C – SCOPE

22 Projects in the City and County of San Francisco that are within the scope of this  
23 chapter are: (1) newly constructed residential buildings, (2) newly constructed commercial  
24 buildings that are 5,000 gross square feet or more (3) alterations to new or existing  
25

1 commercial interiors that are 25,000 gross square feet or more in area, and (4) major  
2 alterations to existing buildings that are 25,000 gross square feet or more in area, where  
3 interior finishes are removed and significant upgrades to structural and mechanical, electrical  
4 and/or plumbing systems are proposed. City projects, which are covered by Chapter 7 of the  
5 San Francisco Environment Code, are exempt from the provisions of this chapter.

#### 6 SECTION 1304C – GREEN BUILDING REQUIREMENTS

7 The following green building requirements shall apply to all projects within the scope of  
8 this chapter. Wherever reference is made to the LEED or GreenPoint Rated systems, a  
9 comparable equivalent rating system may be used if approved by the Director in consultation  
10 with the Director of the Department of the Environment. The applicable LEED, GreenPoint  
11 Rated or equivalent requirements are those in effect at the time a complete application for a  
12 building (or site) permit is filed with the Department of Building Inspection.

13 The versions of performance standards for any applications subject to this legislation,  
14 regardless of application dates, are:

15 LEED-CI v2.0 - LEED for Commercial Interiors (June 2005)

16 LEED-CS v2.0 - LEED for Core and Shell (July 2006)

17 LEED-EB - LEED for Existing Building: Operations and Maintenance (Version 2008)

18 LEED for Homes Program Pilot Rating System Version 1.11a (January 2007)

19 LEED-NC v2.2 - LEED for New Construction (July 2007)

20 LEED for Retail – New Construction and Major Renovations (Pilot Version 2.0, October  
21 2007)

22 GreenPoint Rated (GPR) – GPR v2007 (March 2007)

23 Verification of compliance with any of the requirements may be done by any manner of  
24 approval, including third-party equivalent, if approved by the Director.

25

1 Any structure subject to this Chapter 13C shall maintain the green building features  
2 required herein, regardless of subsequent alterations, additions, or changes of use, unless  
3 subject to more stringent requirements.

4 1304C.1. Requirements for New Residential Construction.

5 1304C.1.1. Small Residential Buildings. Beginning ninety days after the effective date  
6 of this ordinance, the permit applicant must submit a Green Points New Home Construction  
7 Checklist but no points are required to be achieved. Effective January 1<sup>st</sup> 2009, applicants for  
8 new buildings must submit documentation demonstrating that a minimum of 25 Green Points  
9 from the checklist will be achieved. Effective January 1<sup>st</sup> 2010 through 2011, applicants for  
10 new buildings must submit documentation to be GreenPoint Rated and must achieve a  
11 minimum of 50 Green Points. Effective January 1<sup>st</sup> 2012, a new building must submit  
12 documentation be GreenPoint Rated and must achieve a minimum of 75 Green Points.

13 1304C.1.2. Midsize Multifamily Buildings. Beginning ninety days after the effective date  
14 of this ordinance, the permit applicant must submit a Green Points Multifamily Checklist but no  
15 points are required to be achieved. Effective January 1<sup>st</sup> 2009, applicants for new buildings  
16 must submit documentation demonstrating that a minimum of 25 Green Points from the  
17 checklist will be achieved. Effective January 1<sup>st</sup> 2010 a new building must be GreenPoint  
18 Rated and must submit documentation to achieve a minimum of 50 Green Points. Effective  
19 January 1<sup>st</sup> 2011 and thereafter, a new building must be GreenPoint Rated and must submit  
20 documentation to achieve a minimum of 75 Green Points.

21 1304C.1.2.1. Recycling and compostable waste. Beginning ninety days after the  
22 effective date of this ordinance, permit applicants must submit documentation that designates  
23 adequate on-site space for trash, recyclables and compostable waste as defined in 1302C.  
24  
25

1           1304C.1.3. High-Rise Residential Buildings.

2           1304C.1.3.1. Rating requirement. . Beginning ninety days after the effective date of  
3 this ordinance, applicants for new buildings must submit documentation to achieve LEED  
4 “Certified” certification from the USGBC, or an approved equivalent. Effective January 1<sup>st</sup>  
5 2010 and thereafter, applicants for new buildings must submit documentation to achieve a  
6 LEED “Silver” certification from the USGBC, or an approved equivalent.

7           1304C.1.3.2. Recycling and compostable waste. Beginning ninety days after the  
8 effective date of this ordinance, permit applicants must submit documentation that designates  
9 adequate on-site space for recycling and compostable waste in addition to adequate on-site  
10 space for trash, as defined in 1302C.

11           1304C.1.3.3. Water efficient landscaping. Beginning ninety days after the effective  
12 date of this ordinance, permit applicants must submit documentation to achieve a minimum 50  
13 percent reduction in use of potable water for landscaping. (LEED WE1.1)

14           1304C.1.3.4. Water use reduction. Beginning ninety days after the effective date of  
15 this ordinance, permit applicants must submit documentation to achieve a minimum 20  
16 percent reduction in the use of potable water. (LEED WE3.1) Effective January 1<sup>st</sup> 2011 and  
17 thereafter, the required reduction in use of water is 30 percent. (LEED WE3.1)

18           1304C.1.3.5. Construction debris management. Beginning ninety days after the  
19 effective date of this ordinance, permit applicants must submit documentation to verify that  
20 diversion of at least 75 percent of its Construction debris has been achieved. (LEED MR2.1)

21           1304C.1.3.6 Stormwater management. Beginning 90 days after the effective date of  
22 this ordinance, permit applicants must submit documentation demonstrating achievement of  
23 the required stormwater management performance measures for buildings within those areas  
24  
25

1 served by separate or combined sewers. These provisions are for stormwater quantity and  
2 quality are designed to meet or exceed the requirements of LEED SS6.1 and SS6.2.

3 The performance measures for developments within the area served by separate  
4 sewers require the capture and treatment of:

- 5 a. The 85<sup>th</sup> percentile 24-hour event, determined as the maximized capture of  
6 stormwater volume for the drainage area of concern; or
- 7 b. The volume of annual runoff based on a unit basin storage water quality  
8 volume, to achieve 80 percent or more volume treatment.

9 The performance measures for developments in the combined sewer areas require:

- 10 a. the capture or detention of 80 percent or more of the annual runoff volume,  
11 based on a unit basin storage volume;
- 12 b. a minimum of 25 percent of the surface of the setback to be pervious; and
- 13 c. stormwater to be reused on site to the extent feasible.

14 Compliance with the performance measures can be achieved by implementing the  
15 stormwater management design standards described by the Port and the SFPUC in “The San  
16 Francisco Stormwater Design Guidelines”.

17

18 1304C.2. Requirements for New Commercial Construction.

19 1304C.2.1. Mid-Size Commercial Buildings.

20 1304C.2.1.1. Rating requirement. Beginning January 1, 2009, permit applicants must  
21 complete a LEED Checklist but no points are required to be achieved. Effective January 1<sup>st</sup>  
22 2009, a select list of five LEED credits must be achieved, increasing to six credits January 1<sup>st</sup>  
23 2011 and seven credits January 1<sup>st</sup> 2012.

24

25

1 1304C.2.1.2. Recycling and compostable waste. Beginning ninety days after the  
2 effective date of this ordinance, permit applicants must submit documentation that designates  
3 adequate on-site space for trash, recyclables and compostable waste, as defined in 1302C.

4 1304C.2.1.3. Water efficient landscaping. Beginning January 1, 2009, permit  
5 applicants must submit documentation demonstrating achievement of a minimum 50 percent  
6 reduction in use of potable water for landscaping. (LEED WE1.1)

7 1304C.2.1.4. Water use reduction. Beginning January 1, 2009, and effective through  
8 2010, permit applicants must submit documentation to demonstrating achievement of a  
9 minimum 20 percent reduction in the use of potable water. (LEED WE3.1) Effective January  
10 1<sup>st</sup> 2011 and thereafter, the required reduction in use of water is 30 percent. (LEED WE3.1)

11 1304C.2.1.5. Construction debris management. Effective January 1<sup>st</sup> 2009 and  
12 thereafter, permit applicants must submit documented verification that diversion of at least 75  
13 percent of its construction debris was achieved. (LEED MR2.1)

14 1304C.2.1.6. Enhanced commissioning. Effective January 1<sup>st</sup> 2011 and thereafter, a  
15 new building must achieve enhanced commissioning. (LEED EA3.0)

16 1304C.2.1.7. Stormwater management. Beginning ninety days after the effective date  
17 of this ordinance, permit applicants must submit documentation demonstrating achievement of  
18 the required stormwater management performance measures for buildings within those areas  
19 served by separate or combined sewers. These provisions are for stormwater quantity and  
20 quality and are designed to meet or exceed the requirements of LEED SS6.1 and SS6.2.

21 The performance measures for developments within the area served by separate  
22 sewers require the capture and treatment of:

- 23 a. The 85<sup>th</sup> percentile 24-hour event, determined as the maximized capture of  
24 stormwater volume for the drainage area of concern; or  
25

- 1           b.           The volume of annual runoff based on a unit basin storage water quality  
2                            volume, to achieve 80 percent or more volume treatment.
- 3           The performance measures for developments in the combined sewer areas require:
- 4           a.           the capture or detention of 80 percent or more of the annual runoff volume,  
5                            based on a unit basin storage volume;
- 6           b.           a minimum of 25 percent of the surface setback to be pervious; and
- 7           c.           stormwater to be reused on site to the extent feasible.

8           Compliance with the performance measures can be achieved by implementing the  
9           stormwater management design standards described by the Port and the SFPUC in “The San  
10          Francisco Stormwater Design Guidelines.”

11          1304C.2.1.8. Energy. Effective January 1<sup>st</sup> 2012, permit applicants must submit  
12          documentation to verify renewable on-site energy or purchase green energy credits under  
13          LEED EA2 and EA6.

14          1304C.2.2. New Large Commercial Buildings.

15          1304C.2.2.1. Rating requirement. Beginning ninety days after the effective date of this  
16          ordinance, permit applicants must submit documentation to achieve LEED “Certified”  
17          Certification. Effective January 1<sup>st</sup> 2009, 2010 and 2011, a new building must submit  
18          documentation to achieve LEED Silver rating. Effective January 1<sup>st</sup> 2012, a new building must  
19          submit documentation to achieve a LEED Gold rating.

20          1304C.2.2.2. Recycling and compostable waste. Effective January 1<sup>st</sup> 2009 and  
21          thereafter, a permit applicant must submit documentation designating adequate on-site space  
22          for compostable and recycling waste, in addition to trash.

23  
24  
25

1           1304C.2.2.3. Water efficient landscaping. Effective 90 days after passage and  
2 thereafter, permit applicants must submit documentation verifying that a minimum 50 percent  
3 reduction in use of potable water for landscaping was achieved. (LEED WE1.1)

4           1304C.2.2.4. Water use reduction. Beginning ninety days after the effective date of  
5 this ordinance, permit applicants must submit documentation verifying that a minimum 20  
6 percent reduction in the use of potable water was achieved. (LEED WE3.1) Effective  
7 January 1<sup>st</sup> 2011 and thereafter, the required reduction in use of potable water is 30 percent.  
8 (LEED WE3.1)

9           1304C.2.2.5. Construction debris management. Beginning ninety days after the  
10 effective date of this ordinance, permit applicants must submit documentation to verify  
11 diversion of at least 75 percent of its construction debris. (LEED MR2.1)

12           1304C.2.2.6. Enhanced commissioning. Effective January 1<sup>st</sup> 2010 and thereafter, a  
13 new building must submit documentation to achieve enhanced commissioning. (LEED EA3.0)

14           1304C.2.2.7. Stormwater management. Beginning 90 days after the effective date of  
15 this ordinance, permit applicants must submit documentation demonstrating achievement of  
16 the required stormwater management performance measures for buildings within those areas  
17 served by separate or combined sewers. These provisions are for stormwater quantity and  
18 quality are designed to meet or exceed the requirements of LEED SS6.1 and SS6.2.

19           The performance measures required for developments within the areas served by  
20 separate sewers include the capture and treatment of:

- 21           a.           The 85<sup>th</sup> percentile 24-hour event, determined as the maximized capture of  
22                            stormwater volume, for the drainage area of concern; or  
23           b.           The volume of annual runoff based on a unit basin storage water quality  
24                            volume, to achieve 80 percent or more volume treatment.

25



1 The performance measures required for developments in the combined sewer areas  
2 shall capture or detain 80 percent or more of the annual runoff volume based on a unit basin  
3 storage volume and include:

- 4 a. a 25 percent reduction of the site runoff coefficient for water quality; and
- 5 b. the capture of 80 percent or more of the annual runoff volume based on a unit  
6 basin storage volume.

7 Further information on requirements of design and implementation of stormwater  
8 performance measures is included in "The San Francisco Stormwater Design Guidelines."

9 1304C.2.2.8. Energy. Effective January 1<sup>st</sup> 2012, a new building must submit  
10 documentation to verify renewable on-site energy or purchase green energy credits in accord  
11 with LEED EA2 and EA6.

12 1304C.3. New Large Commercial Interiors and Major Alterations to Existing Buildings.

13 1304C.3.2.1. Rating requirement. Beginning ninety days after the effective date of this  
14 ordinance, permit applicants for alterations to existing Large Commercial Buildings of 25,000  
15 gross square feet or more or where interior finishes are removed and significant upgrades to  
16 structural and mechanical, electrical and plumbing systems are proposed, must submit  
17 documentation to achieve LEED "Certified" Certification. Effective January 1<sup>st</sup> 2009, 2010,  
18 and 2011, the alterations must submit documentation to achieve a LEED Silver rating.  
19 Effective January 1<sup>st</sup> 2012, the alterations must submit documentation to achieve a LEED  
20 Gold rating.

1           1304C.3.2.2. Use of low-emitting materials. Beginning ninety days after the effective  
2 date of this ordinance, permit applicants for alterations as described in subsection  
3 1304C.3.2.1 must submit documentation to verify the use of low-emitting materials under  
4 LEED EQ4.1, 4.2, and 4.3.

5  
6 APPROVED AS TO FORM:  
7 DENNIS J. HERRERA, City Attorney

8 By: \_\_\_\_\_  
9       JUDITH A. BOYAJIAN  
10       Deputy City Attorney

11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25