DOCKETED	
Docket Number:	19-BSTD-06
Project Title:	Local Ordinances Exceeding the 2019 Energy Code
TN #:	232170-5
Document Title:	City of San Francisco - 2019 3
Description:	Plain text of Memorandum dated October 29, 2019 to the SF Board of Supervisors Land Use and Transportation Committe
Filer:	Danuta Drozdowicz
Organization:	California Energy Commission
Submitter Role:	Commission Staff
Submission Date:	2/21/2020 11:18:43 AM
Docketed Date:	2/21/2020

BOARD of SUPERVISORS

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M E M O R A N D U M

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Aaron Peskin, Chair, Land Use and Transportation Committee

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: October 29, 2019

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, October 29, 2019

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, October 29, 2019. This item was acted upon at the Committee Meeting on Monday, October 28, 2019, at 1:30 p.m., by the votes indicated.

Item No. 31 File No. 190964

Ordinance repealing the 2016 Green Building Code in its entirety and enacting a 2019 Green Building Code consisting of the 2019 California Green Building Standards Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2020; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

RECOMMENDED AS A COMMITTEE REPORT

Vote: Supervisor Aaron Peskin - Aye
Supervisor Ahsha Safai - Aye
Supervisor Matt Haney - Aye

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Jon Givner, Deputy City Attorney

File No. 190964 Committee Item No. 6
Board Item No. 31

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee **Date** October 28, 2019

Board of Supervisors Meeting **Date** **October 29, 2019**

Cmte	Board	
☐	☐	**Motion**
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☒	☑	**Ordinance**
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☐	☐	**Budget and Legislative Analyst Report**
☐	☐	**Youth Commission Report**
☐	☐	**Introduction Form**
☐	☐	**Department/Agency Cover Letter and/or Report**
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☐	☐	**Grant Budget**
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OTHER **(Use back side if additional space is needed)**

☒	☑	DRAFT 2019 SFGBC
☒	☑	Exhibit A Findings
☒	☑	2019 Non Residential New Construction Energy Effectiveness
☒	☑	2019 Res New Construction Reach Code Cost Effectiveness
☒	☑	2019 CGBC <-- ***CLICK HERE TO VIEW
☒	☑	BIC Ltr 081219
☒	☑	DBI Ltr 092019
☒	☑	Referral CEQA 100819
☒	☑	CEQA Determination 101519
☒	☑	Comm Rpt Memo 102219
☐	☐	
☐	☐	

Completed by: Erica Major **Date** October 24, 2019
Completed by: Erica Major **Date** Marm`cp 07* 0./7

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[Green Building Code - Repeal of Existing 2016 Code and Enactment of 2019 Edition]

Ordinance repealing the 2016 Green Building Code in its entirety and enacting a 2019 Green Building Code consisting of the 2019 California Green Building Standards Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2020; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Environmental Findings. The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 190964 and is incorporated herein by reference. The Board affirms this determination.

Section 2. General Findings.

(a) The California Building Standards Code is contained in Title 24 of the California Code of Regulations. It consists of 12 Parts, which are based upon model codes that are amended by the State agencies with jurisdiction over the subject matter. The California Green Building Standards Code is Part 11 of Title 24 of the California Code of Regulations.

(b) The State of California adopts a new California Building Standards Code every three years ("triennial CBSC") with supplemental amendments published in intervening years. The triennial CBSC goes into effect throughout the State of California 180 days after its publication by the California Building Standards Commission or at a later date established by the Commission. The 2019 triennial CBSC will go into effect on January 1, 2020.

(c) Local jurisdictions must enforce the California Building Standards Code but they may also enact more restrictive building standards that are reasonably necessary because of local climate, geologic, or topographical conditions. Local amendments may be made both to a triennial CBSC and also to its individual Parts during the intervening years; however, local amendments previously adopted are not automatically applicable to a triennial CBSC. Rather, they must be re-enacted with the required findings of local climate, geologic, or topographical conditions, expressly made applicable to the new triennial CBSC, and with an operative date no earlier than the effective date of the new State Code.

(d) As in past triennial CBSC adoption cycles, by this ordinance the Board of Supervisors repeals the 2016 San Francisco Green Building Code in its entirety, enacts the 2019 San Francisco Green Building Code, and re-enacts the existing local amendments to make them applicable to the 2019 California Green Building Standards Code.

(e) Pursuant to Charter Section D3.750-5, the Building Inspection Commission considered and approved San Francisco's amendments to the 2019 California Green Building Standards Code at a duly noticed public hearing that was held on July 17, 2019.

Section 3. Findings regarding Local Conditions.

(a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that before making any changes or modifications to the California Green Building Code and any other applicable provisions published by the California Building Standards Commission, the

governing body must make an express finding that each such change or modification is reasonably necessary because of specified local conditions. The local amendments together with the required findings must be filed with the California Building Standards Commission before the local changes or modifications can go into effect.

(b) The City and County of San Francisco is unique among California communities with respect to local climate, geologic, topographical, and other conditions. A specific list of findings that support San Francisco's modifications to the 2019 California Green Building Standards Code, with a section-by-section correlation of each modification with a specific numbered finding, are contained in Exhibit A entitled "Standard Findings for San Francisco Building Standards Code Amendments."

(c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5, the Board of Supervisors finds and determines that the local conditions described in Exhibit A constitute a general summary of the most significant local conditions giving rise to the need for modification of the 2019 California Green Building Standards Code provisions published by the California Building Standards Commission. The Board of Supervisors further finds and determines that the proposed modifications are reasonably necessary based upon the local conditions set forth in Exhibit A.

Section 4. Findings Required by California Public Resources Code and Title 24 of the California Code of Regulations.

(a) Public Resources Code Section 25402.1(h)(2) and Section 10-106 of the California Code of Regulations, Title 24, Part 1, Locally Adopted Energy Standards, authorize a local jurisdiction to adopt and enforce more restrictive local energy standards, provided that the local jurisdiction makes a determination that the local standards are cost effective and will save more energy than the current Statewide standards and provided further that the local

jurisdiction files an application for approval with the California Energy Commission together with documentation supporting the cost-effectiveness determination. Local energy standards may take effect only after the California Energy Commission has reviewed and formally approved them.

(b) Local energy standards previously adopted are not automatically applicable to a triennial CBSC. Rather, they must be re-enacted with a new cost-effectiveness study and determination based on the new State standards, and be re-approved by the California Energy Commission.

(c) Based upon the findings of a cost-effectiveness study performed on the more restrictive local standards contained in the City's proposed 2019 San Francisco Green Building Code, the Board of Supervisors hereby determines that these local energy standards are cost effective and will save more energy than the standards contained in the 2019 California Green Building Standards Code. A copy of the cost-effectiveness study is on file with the Clerk of the Board of Supervisors in File No. 190964.

Section 5. Repeal of 2016 San Francisco Green Building Code and Enactment of the 2019 San Francisco Green Building Code.

(a) The 2016 San Francisco Green Building Code is hereby repealed in its entirety. The San Francisco Green Building Code being repealed was enacted on November 22, 2016, by Ordinance No. 229-16, with an operative date of January 1, 2017. It was amended by Ordinance No. 92-17. These ordinances are available on the Board of Supervisors' website.

(b) The 2019 San Francisco Green Building Code is hereby enacted. It consists of the 2019 California Green Building Standards Code and San Francisco's existing local amendments, which are re-enacted and expressly made applicable to the 2019 California Green Building Standards Code. Copies of the 2019 California Green Building Standards

Code and the stand-alone San Francisco amendments are declared to be part of Board File No. 190964 and are incorporated into this ordinance by reference as though fully set forth. Existing San Francisco amendments that are being made applicable to the 2019 California Green Building Standards Code are shown in unformatted ("plain") text and may include bold and/or italicized type; new San Francisco amendments are underlined; and deleted San Francisco amendments are in strikeout text.

Section 6. Continuance of Actions Under Prior Code. Nothing contained in this ordinance shall be construed as abating any action now pending under or by virtue of any ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance be construed as discontinuing, abating, modifying or altering any penalties accruing, or to accrue, or as waiving any right of the City under any such ordinance.

Section 7. Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this Ordinance, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 8. Effective and Operative Dates. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall

take effect and be in full force on and after either January 1, 2020 or its effective date if the effective date is later.

Section 9. Directions to Clerk. Upon final passage of this ordinance, the Clerk of the Board of Supervisors is hereby directed to transmit to the California Building Standards Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit A attachment, and 3) the San Francisco modifications to the 2019 California Green Building Standards Code.

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

By: _____
ROBB KAPLA
Deputy City Attorney

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FILE NO. 190964

LEGISLATIVE DIGEST

[Green Building Code - Repeal of Existing 2016 Code and Enactment of 2019 Edition]

Ordinance repealing the 2016 Green Building Code in its entirety and enacting a 2019 Green Building Code consisting of the 2019 California Green Building Standards Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2020; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

Existing Law

The Green Building Code enhances the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact. The Code encourages sustainable construction practices in the categories of: planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. The current San Francisco Green Building Code consists of the 2016 California Green Building Standards Code and San Francisco's local amendments to the 2016 California Green Building Standards Code ("San Francisco Amendments").

Amendments to Current Law

On January 1, 2020, a 2019 California Green Building Standards Code (also known as CalGreen) will go into effect throughout the State. The San Francisco Amendments to the 2016 California Code must be re-enacted and made applicable to the 2019 California Code. Therefore, as in past State Code adoption cycles, San Francisco will repeal its existing Green Building Code in its entirety and adopt a new Green Building Code consisting of the 2019 California Green Building Standards Code and San Francisco's local amendments to the 2016 California Green Building Standards Code ("San Francisco Amendments"). The San Francisco Amendments to the 2016 California Green Building Standards Code will be carried forward and made applicable to the 2019 California Green Building Standards Code with no or only minor technical changes.

The San Francisco Amendments are not integrated into the text of the California Codes but rather are separately printed in a stand-alone document. Therefore, the user must consult both texts in order to determine the complete code requirement. In the San Francisco Amendments, unchanged language from the 2019 California Green Building Standards Code is shaded gray, San Francisco's additions to the 2019 California Green Building Standards Code are shown in unshaded text, new (minor and technical) additions to San Francisco's amendments are underlined and deletions are shown with strikethrough.

Background Information

The State of California adopts a new California Building Standards Code every three years (the "triennial State Code") with supplements published in intervening years. The triennial State Code goes into effect throughout the State 180 days after its publication by the California Building Standards Commission or at a later date established by the Commission. In the current triennial State Code adoption cycle, the California Building Standards Code will go into effect on January 1, 2017. The California Building Standards Code is contained in Title 24 of the California Code of Regulations, and consists of several parts that are based upon model codes with amendments made by the State agencies with jurisdiction over the subject matter. The California Green Building Standards Code is Part 11 of Title 24 of the California Code of Regulations.

Local jurisdictions must enforce the California Building Standards Code but they may also enact more restrictive building standards that are reasonably necessary because of local conditions caused by climate, geology, or topography. Local amendments may be made to a triennial State Code and also throughout the intervening years. However, local amendments previously adopted are not automatically applicable to a new triennial State Code. Rather, they must be re-enacted with the required findings of local conditions, expressly made applicable to the new triennial State Code, and with an operative date no earlier than the effective date of the new State Code.

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BOARD of SUPERVISORS

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October 8, 2019

File No. 190959-190964

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On October 1, 2019, the Building Inspection Commission submitted the proposed legislation:

File No. 190959

Ordinance repealing the 2016 Building Code in its entirety and enacting a 2019 Building Code consisting of the 2019 California Building Code and the 2019 California Residential Code, as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2020; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

File No. 190960

Ordinance repealing the 2016 Existing Building Code in its entirety and enacting a 2019 Existing Building Code consisting of the 2019 California Existing Building Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2020; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

File No. 190961

Ordinance repealing the 2016 Electrical Code in its entirety and enacting a 2019 Electrical Code consisting of the 2019 California Electrical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2020; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

File No. 190962

Ordinance repealing the 2016 Mechanical Code in its entirety and enacting a 2019 Mechanical Code consisting of the 2019 California Mechanical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2020; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

File No. 190963

Ordinance repealing the 2016 Plumbing Code in its entirety and enacting a 2019 Plumbing Code consisting of the 2019 California Plumbing Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2020; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

File No. 190964

Ordinance repealing the 2016 Green Building Code in its entirety and enacting a 2019 Green Building Code consisting of the 2019 California Green Building Standards Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2020; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

The above legislation are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Don Lewis, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

Joy Navarrete 10/15/2019

2019

San Francisco Green Building Code

Amendments to the

2019 California Green Building Standards Code (CALGreen)

Operative date: January 1, 2020

PROPOSED SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS 2019 Edition

Text Format:

Unchanged language from the 2019 California Code is shaded, and may include **bold** and/or *italicized* formatting.

San Francisco amendments are printed in unformatted ("plain") text, and may include **bold** and/or *italicized* formatting.

Repealed San Francisco amendments appear ~~plain and strikeout.~~

New San Francisco amendments appear underlined.

Chapter 1
ADMINISTRATION

SECTION 101 – GENERAL

101.1 Revise this section as follows:

101.1 Title. These regulations shall be known as the San Francisco Green Building Code, and may be cited as such, and will be referred to herein as "this code." The San Francisco Green Building Code is Part 11 of thirteen parts of the official compilation and publication of the adoption, amendment and repeal of building regulations to the California Code of Regulations, Title 24,and Chapter 13C of San Francisco Building Inspection Commission Amendments to the California Building Standards Code.

101.2 Revise this section as follows:

101.2 Purpose. The purpose of this chapter is to promote the health, safety and general welfare of San Francisco residents, workers, and visitors by minimizing waste of energy, water, and other resources in the construction and operation of buildings in the City and County of San Francisco and by providing a healthy indoor environment. The green building practices required by this chapter will also further the goal of reducing the greenhouse gas emissions in the City and County of San Francisco to 25 percent below 1990 levels by the year 2017, as stated in Board of Supervisors Resolution No. 158-02 and San Francisco Environment Code Chapter 9.

101.3 Revise this section as follows:

101.3 Scope. The provisions of this code shall apply to the planning, design, operation, construction, use and occupancy of every newly constructed building or structure, unless otherwise indicated in this code, as well as alterations to existing buildings throughout the City and County of San Francisco.

While this code references green building programs, the City and County of San Francisco does not confer certification under any green building program.

101.3.1 Revise this section as follows:

101.3.1 Regulated buildings, structures and applications. Provisions of this code shall apply to the following buildings, structures, and applications regulated by state agencies as specified in Sections 103 through 106 of California Green Building Standards Code Title 24 Part 11, modified by local ordinance with

supplemental requirements applicable to occupancy types A, B, I, M, E and R as defined by California Building Code Title 24 Section 302 (~~2016~~ 2019) as amended pursuant to Section 101.7. When adopted by a state agency, the provisions of this code shall be enforced by the appropriate enforcing agency, but only to the extent of authority granted to such agency by statute.

101.4 Revise this section as follows:

101.4 Appendices. [Reserved]

101.6 Revise this section as follows:

101.6.1 Differences. In the event of any differences between these building standards and the standard reference documents, the text of this Chapter shall govern.

101.6.3 Revise this section as follows:

101.6.3 Conflicts. When the requirements of this code conflict with the requirements of any other part of the California Building Standards Code, Title 24, any provision contained elsewhere in the San Francisco Municipal Code, or any regulation or requirement adopted by the Public Utilities Commission or other City agency under its Charter authority, the most restrictive requirement shall prevail.

101.7 Revise this section as follows:

101.7 City and county amendments, additions and deletions. This code includes the amendments, deletions, and additions to California green building requirements which maintain stricter local green building standards.

101.10 Revise this section as follows:

101.10 Equivalency. Wherever reference is made to the LEED® or GreenPoint Rated systems, a comparable equivalent rating system may be used if approved by the Director. The applicable LEED®, GreenPoint Rated or equivalent versions of performance standards for applications subject to this chapter are:

LEED v4 for Interior Design and Construction (LEED v4 ID+C)
LEED v4 for Building Design and Construction (LEED v4 BD+C)
LEED v4 for Homes Design and Construction
GreenPoint Rated (GPR) Single Family New Home Construction –v~~7.0~~ 8.0
GreenPoint Rated (GPR) Multifamily New Home Construction –v~~7.0~~ 8.0
GreenPoint Rated (GPR) Existing Multifamily –v1.0

Wherever specific LEED prerequisites or credits are cited, such references are to LEED v4 BD+C. More recent LEED and GreenPoint Rated versions may be used, provided the credits and points achieved are as or at least as stringent as LEED v4 BD+C or GPR v~~7.0~~ 8.0.

Wherever the LEED or GreenPoint Rated systems include a minimum energy or other performance requirement, the permit applicant may choose to meet the minimum performance requirements with an alternative equivalent method approved by the Director.

Compliance with any of these requirements may be verified and/or certified by any means, including third-party review or equivalent requirements verified via other rating systems, as approved by the Director.

101.11 Revise this section as follows:

101.11 Effective use of this code. The following steps shall be used to establish which provisions of this code are applicable to a specific occupancy:

1. Establish the type of occupancy.
2. Find the section which covers the established occupancy.
3. Identify the minimum requirements of this code for the established occupancy in Sections 4 and 5.
4. Administrative Bulletin 93, provided by the Department of Building Inspection, summarizes how the requirements of San Francisco Green Building Code and relevant local requirements may be met. Appendices to Administrative Bulletin 93 include tabular summaries of required measures, and provide submittal forms.

Chapter 2
DEFINITIONS

SECTION 202 – DEFINITIONS

202 Add and amend the following definitions:

ELECTRIC VEHICLE CHARGING SPACE (EV Space). A space intended for installation of EV charging equipment and charging of electric vehicles. The EV Space need not be reserved exclusively for electric vehicle charging.

ELECTRIC VEHICLE CHARGING STATION (EVCS). One or more electric vehicle charging spaces served by electric vehicle charger(s) or other charging equipment allowing charging of electric vehicles. For purposes of determining compliance with accessibility requirements, when the permitted length of time a vehicle may occupy an electric vehicle charging station differs from the permitted duration of stay in publicly accessible parking spaces in the same parking area, electric vehicle charging stations are not considered parking spaces. When the permitted duration of stay in a space served by electric vehicle charger(s) is the same as other publicly accessible parking spaces in the same parking area, EVCS may be considered parking spaces. The EVCS need not be reserved exclusively for electric vehicle charging.

ELECTRIC VEHICLE (EV) FAST CHARGER. Off-board charging equipment with a minimum direct current or alternating current power output of 24 kW, for the purpose of providing an electric vehicle charge in significantly less time than a standard Electric Vehicle Charger.

ELECTRIC VEHICLE LOAD MANAGEMENT SYSTEM. An electronic system designed to allocate charging capacity among EV chargers.

GREENPOINT RATED, GREENPOINTS and GREENPOINTS CHECKLIST. The residential green building rating system and checklist and certification methodology of the non-profit organization Build It Green.

HIGH-RISE RESIDENTIAL BUILDING. For the purposes of this code, a building that is of Occupancy Group R and is four stories or greater.

HISTORICAL RESOURCE. A property that meets the terms of the definitions in Section 21084.1 of the CEQA Statute (The California Environmental Quality Act [Public Resources Code Section 21084.1]) and Section 15064.5 of the CEQA Guidelines, as determined by the San Francisco Planning Department.

LARGE COMMERCIAL BUILDING. A commercial building or addition of Group B, M, A, I, or E, occupancy that is 25,000 gross square feet or more.

LEED® and LEED® CHECKLIST. The Leadership in Energy and Environment Design rating system, certification methodology, and checklist of the United States Green Building Council (USGBC).

LOW-RISE RESIDENTIAL BUILDING. For the purposes of this code, a building that is of Occupancy Group R and is three stories or less or that is a one or two family dwelling or townhouse.

MAJOR ALTERATIONS. Alterations and additions where interior finishes are removed and significant

upgrades to structural and mechanical, electrical, and/or plumbing systems are proposed where areas of such construction are 25,000 gross square feet or more in Group B, M, or R occupancies of existing buildings.

NEW LARGE COMMERCIAL INTERIORS. First- time tenant improvements where areas of such construction are over 25,000 gross square feet or more in Group B or M occupancy areas of existing buildings.

NEWLY CONSTRUCTED (or NEW CONSTRUCTION). A newly constructed building (or new construction) is a building that has never before been used or occupied for any purpose and does not include additions, alterations or repairs.

NONRESIDENTIAL COMPLIANCE MANUAL. The document published by the California Energy Commission to aid in compliance and enforcement of the Title 24 California Building Energy Standards, for buildings of nonresidential occupancy and high-rise residential buildings.

PASSENGER VEHICLES. Motor vehicles designed primarily for transportation of persons, with capacity of 12 persons or less.

RESIDENTIAL COMPLIANCE MANUAL. The document published by the California Energy Commission to aid in compliance and enforcement of the Title 24 California Building Energy Standards, for low-rise residential buildings.

TRUCKS. Trucks or truck-based vehicles with both a payload capacity of 4,000 pounds or less, and a gross vehicle weight ratio of 14,000 pounds or less. As used herein, "trucks" does not include heavy duty vehicles, which are vehicles of any type with a gross vehicle weight ratio of more than 14,000 pounds.

Chapter 3
GREEN BUILDING

SECTION 301 – GENERAL

301.1 Revise this section as follows:

301.1 Scope. Buildings in the City and County of San Francisco shall be designed to include the green building measures specified as mandatory under the California Green Building Standards Code (CalGreen).

Additional green building requirements established by the City and County of San Francisco are mandatory for:

(1) Newly constructed Group R occupancy buildings,

(2) Newly constructed buildings of Group B, M, A, and I occupancies that are 25,000 gross square feet or more,

(3) New first-time build-outs of commercial interiors that are 25,000 gross square feet or more in buildings of Group B or M occupancies, and

(4) Major alterations that are 25,000 gross square feet or more in existing buildings of Group B, M or R occupancies, where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed.

SECTION 302 – MIXED OCCUPANCY BUILDINGS

302.1 Revise this section as follows:

302.1 Mixed Occupancy Buildings. In mixed occupancy buildings, each portion of a building shall

comply with the specific measures applicable to each specific occupancy as required by California Code of Regulations Title 24 Part 11 and the San Francisco Green Building Code. However, to fulfill any requirements of San Francisco Green Building Code Sections 4.103 through 4.105 and 5.103 through 5.105, as applicable, the project sponsor may apply a single required green building standard to the entire building.

Exceptions:

1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For the purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/work units shall comply with Chapter 4 and Appendix A4, as applicable.

SECTION 303 – PHASED PROJECTS

303.1.1.1 Add the following section:

303.1.1.1 Maintenance of required features. Any structure subject to this chapter shall maintain the green building features required herein, or equivalent, regardless of subsequent alterations, additions, or changes of use, unless subject to subsequent or more stringent requirements.

304 Modify the following section:

SECTION 304 – VOLUNTARY TIERS

This section not applicable in San Francisco.

305 Modify the following section:

SECTION 305 [OSHPD 1] – CALGREEN TIER 1 AND CALGREEN TIER 2

This section not applicable in San Francisco.

306 Modify the following section:

SECTION 306 – VOLUNTARY MEASURES

This section not applicable in San Francisco.

Chapter 4
RESIDENTIAL MANDATORY MEASURES
Division 4.1
PLANNING AND DESIGN

SECTION 4.101 – GENERAL

4101.1 Revise the section as follows:

4.101.1 Scope. The provisions of this division outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore enhance the environmental quality of the site, respect the integrity of adjacent properties and promote the health, safety and welfare of San Francisco residents.

4.103 Replace this section as follows:

SECTION 4.103 – REQUIREMENTS FOR GROUP R OCCUPANCY BUILDINGS

4.103.1 New low-rise residential buildings.

4.103.1.1 Rating requirements

New residential buildings must be GreenPoint Rated and applicants must submit documentation demonstrating that a minimum of 75 GreenPoints from the GreenPoints Single Family New Construction Checklist or the Green-Points Multifamily New Construction Checklist will be achieved. Alternatively, this rating requirement may be met by obtaining LEED Silver certification.

4.103.1.2 Stormwater management

Projects subject to this section shall meet the San Francisco Public Utilities Commission stormwater management requirements.

4.103.2 New high-rise residential buildings

4.103.2.1 Rating requirement

Permit applicants must submit documentation to achieve LEED® "Silver" certification. Alternatively, this rating requirement may be met by obtaining the Green-Point Rated designation and submitting documentation demonstrating that a minimum of 75 GreenPoints from the GreenPoint Rated Multifamily New Construction checklist will be achieved.

4.103.2.2 [Reserved]

4.103.2.3 Construction debris management. Permit applicants must submit documentation verifying the diversion of a minimum 75 percent of the projects construction and demolition debris. The waste management plan necessary to meet this requirement shall be updated as necessary and shall be accessible during construction for examination by the Department of Building Inspection. Permit applicants must also meet the requirements of San Francisco Environment Code Chapter 14 and San Francisco Building Code Chapter 13B (Construction and Demolition Debris Recovery Program.)

4.103.2.4 Stormwater management. Projects subject to this section shall meet the San Francisco Public Utilities Commission stormwater management requirements.

4.103.2.4.1 Construction activity stormwater pollution prevention. All projects, whether greater or lesser than one acre, must develop and implement construction activity pollution prevention and site run-off controls adopted by the San Francisco Public Utilities Commission.

4.103.3 Major Alterations to Existing Group R Occupancy Buildings.

4.103.3.1 Rating Requirement.

Permit applicants must submit documentation to achieve a LEED® Gold rating. Alternatively, this rating requirement may be met by obtaining the GreenPoint Rated designation and submitting documentation demonstrating that a minimum of 75 GreenPoints from the GreenPoint Rated Multifamily checklist will be achieved. Major alterations applying to less than 80% of the building's gross floor area may alternately obtain the GreenPoint Rated Elements designation and submit documentation demonstrating that 49 points from the Green-Point Rated Multifamily checklist have been achieved.

4.103.3.2 Low-Emitting Materials.

Alterations utilizing LEED must submit documentation verifying that low-emitting materials are used, subject to on-site verification, meeting at least the following categories of materials covered under LEED EQ Credit Low-Emitting Materials wherever applicable: interior paints and coatings applied on-site, interior sealants and adhesives applied on site, flooring, and composite wood.

Alterations utilizing GreenPoint Rated must submit documentation to verify the use of low-emitting materials meeting the GreenPoint Rated Multifamily New Homes measures for low-emitting coatings, adhesives and sealants, and carpet systems.

4.103.3.3 Electric Vehicle Charging.

Sections 4.106.4 through 4.106.4.2.6 of this Chapter shall apply to all newly-constructed buildings and

associated newly-constructed parking facilities for passenger vehicles and trucks, and to major alterations to existing Group R occupancy buildings where electrical service to the building will be upgraded. In major alterations where existing electrical service will not be upgraded, the requirements of Sections 4.106.4 through 4.106.4.2.6 shall apply to the maximum extent that does not require an upgrade to existing electrical service.

4.104 Replace this section as follows:

SECTION 4.104 – HISTORIC PRESERVATION

4.104.1 On-site retention of historical features. For alterations of buildings determined to be historical resources, after demonstrating compliance with all applicable codes, including the ~~2016~~ 2019 California Building Energy Efficiency Standards (Title 24, Part 6) and the ~~2016~~ 2019 California Historical Building Code (Title 24, Part 8), the minimum points or credits required under this chapter shall be reduced for retention and in-situ reuse or restoration of certain character defining features, as described in Table 4.104A. 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.

TABLE 4.104.A

SIGNIFICANT HISTORICAL ARCHITECTURAL FEATURES	PERCENT RETAINED*	ADJUSTMENT TO MINIMUM LEED POINT REQUIREMENT	ADJUSTMENT TO MINIMUM GREEN-POINTS REQUIREMENT
Windows @ principal façade(s)	100%	4	15
Other windows	At least 50%	1	3
Other windows	100%	2	6
Exterior doors @ principal façade(s)	100%	1	3
Siding or wall finish @ principal façade(s)	100%	1	4
Trim & casing @ wall openings on principal façade(s)	100%	1	3
Roof cornices or decorative eaves visible from right-of-way	100%	1	3
Sub-cornices, belt courses, water tables, and running trim visible from right-of-way	100%	1	3
Character-defining elements of significant interior spaces	100%	4	15
Other exterior ornamentation (e.g. cartouches, corbels, quoins, etc.) visible from right-of-way	80%	1	3

4.104.2. Adjustment to Green Credit for Retention of Historic Features. Where the historical resource is a portion of the total project, the LEED or GreenPoint Rated requirement shall be adjusted to equal the percentage of gross floor area of the historical resource compared to the total project gross floor area.

4.105 Replace this section as follows:

SECTION 4.105 – DEMOLITION OF EXISTING STRUCTURES

4.105.1 Adjustments to Rating Requirements for Building Demolition and Density. Applications subject to the San Francisco Green Building Code, whereby construction of a new building is proposed within five years of the demolition of a building on the site, where such demolition occurred after the effective date of the Green Building Ordinance - November 3, 2008 - the sustainability requirements for new buildings pursuant to the San Francisco Green Building Code shall be increased as follows:

4.105.1.1 LEED® Projects. For projects attaining a LEED® certification:

(1) Where the building demolished was an historical resource, the required points shall be increased by 10 points.

(2) Where the building demolished was not an historical resource, the required points shall be increased by 6 additional points.

(3) Where the building demolished was not an historical resource and the number of dwellings in the residential portion of the replacement structure are tripled, the required points shall be increased by 5 additional points.

4.105.1.2 GreenPoint Rated Projects. For projects attaining GreenPoint Rated:

(1) Where the building demolished was an historical resource, the required points shall be increased by 25 additional points.

(2) Where the building demolished was not an historical resource, the required points shall be increased by 20 additional points.

(3) Where the building demolished was not an historical resource and the number of dwellings in the residential portion of the replacement structure are tripled, the required points shall be increased by 17 additional points.

SECTION 4.106 – SITE DEVELOPMENT

4.106.4 Revise this section as follows:

4.106.4 Electric vehicle (EV) charging for new construction and major alterations. New construction and major alterations shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3, to provide electrical capacity and infrastructure to facilitate future installation and use of EV Chargers, such that the project will be capable of providing EV charging services at 100% of off-street parking spaces provided for passenger vehicles and trucks. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the San Francisco Building Code and the San Francisco Electrical Code, subject to the following exceptions:

Exceptions:

1. On a case-by-case basis, where the Director has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

    1.1 Where there is no commercial power supply.

    1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400 per parking space. In such cases, buildings subject to Section 4.106.4 shall maximize the number of EV Charging Spaces, up to a utility side cost of a maximum of $400 per space. Cost shall be determined by dividing the increase in local utility infrastructure cost attributable to compliance with this section by the sum of parking spaces and EV Charging Spaces.

2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

3. In major alterations, where there is evidence substantiating that meeting the requirements of this section presents an unreasonable hardship or is technically infeasible, the Director may consider an appeal from the project sponsor to reduce the number of EV Charging Spaces required or provide for EV charging elsewhere.

4. Where a project is undertaken specifically to meet the City's Mandatory Seismic Retrofit Program as required under Chapter 4A, 4B, or 4D of the San Francisco Existing Building Code.

4.106.4.1 New one-and-two-family dwellings and townhouses with attached or adjacent private garages. For each parking space, install a 40-Amp 208 or 240-volt branch circuit, including raceway, electrical panel capacity, overprotection devices, wire, and termination point such as a receptacle. The

termination point shall be in close proximity to the proposed EV charger location. Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces. Raceway for each circuit shall not be less than trade size 1 (nominal 1-inch inside diameter).

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV READY" for full circuits and otherwise "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV READY" for full circuits and otherwise "EV CAPABLE".

4.106 .4 Modify this section as follows and and delete notes 1 and 2:

4.106.4.2 New multifamily dwellings and major alterations. If residential parking is available, one hundred (100) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

4.106.4.2.2 Electric vehicle charging space (EV Spaces) dimensions. Unless otherwise specified by Planning Code Section 154, EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).

2. The minimum width of each EV space shall be 9 feet (2743 mm).

3. One in every 25 EV spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

b. Notwithstanding any other applicable requirements, when an EV charger is installed serving an accessible parking space, the space may be considered a parking space if the duration of stay is not subject to any limitations different from those generally applied to other publicly accessible parking spaces in the same parking area. If the duration of stay in an accessible space equipped with an EV charger is subject to limitations different from those generally applied to other publicly accessible parking spaces in the same parking area, the space is not a parking space.

4. Accessible spaces must meet the dimensions specified above, Planning Code Section 154, or other applicable accessibility requirements, whichever would result in the largest space size.

4.106.4.2.3 Single EV space required. Where a single EV space is required, install a full circuit with a minimum of 40-Amp 208 or 240 Volt capacity, including listed raceway, sufficient electrical panel capacity, overcurrent protection devices, wire, and termination point such as a receptacle. The termination point shall be in close proximity to the proposed EV charger location. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).

4.106.4.2.4 Multiple EV spaces required.

(a) For a minimum of 10% of EV Spaces and in no case less than two EV Spaces when the total number of EV Spaces is two or more, install a full circuit with minimum of 40-Amp 208 or 240 Volt capacity per EV Space, including listed raceway, sufficient electrical panel service capacity, overcurrent protection devices, wire, and suitable listed termination point such as a receptacle. The termination point shall be in close proximity to the proposed EV charger location. Calculations for the number of EV Spaces shall be rounded up to the nearest whole number.

(b) Branch circuit panelboard(s) shall be installed at each parking level with service capacity to deliver a minimum 40 amperes at 208 or 240 volts multiplied by 20% of the total number of EV Spaces. The panelboard(s) shall have sufficient space to install a minimum of one 40-ampere dedicated branch circuit and overcurrent protective device per EV Space up to a minimum of 20% of the total number of EV Spaces. The circuits and overcurrent protective devices shall remain reserved exclusively for EV charging.

Exception: Circuits and overcurrent protective devices in panelboards not located on the same level may contribute to the requirements of 4.106.4.2.4(b), provided the circuits are reserved exclusively for EV charging. For example, the circuit serving an EV Space dedicated to a condominium owner may connect to the electrical panelboard of the corresponding condominium.

(c) For all EV Spaces not required to install full circuits or raceway per Section 4.106.4.2.4(a):

(1) Either:

(A) Provide sufficient space for future installation of additional electrical panelboard(s) to support a 40 ampere 208 or 240 Volt capacity branch circuit and overcurrent protection device per EV Space, or equivalent consistent with Section 4.106.4.2.4.1; or

(B) Provide space in installed electrical panelboard(s) to support installation of a 40 ampere 208 or 240 Volt capacity branch circuit and overcurrent protection device per EV Space, or equivalent consistent with Section 4.106.4.2.4.1.

(2) Install raceway or sleeves where penetrations to walls, floors, or other partitions will be necessary to install panels, raceways, or related electrical components necessary per site conditions for future installation of branch circuits. All such penetrations must comply with applicable codes, including but not limited to the San Francisco Electrical Code and the San Francisco Fire Code.

(d) Construction documents, including electrical engineering and design related documents, shall demonstrate that the electrical service capacity and electrical system, including any on-site distribution transformer(s), can charge EVSE at a minimum of 20% of the total number of EV Spaces simultaneously, at the full rated amperage of the EVSE or a minimum of 40 amperes per branch circuit, as modified by Section 4.106.4.2.4.1 Electric Vehicle Fast Charging Spaces. As appropriate, construction documents shall provide information on raceway method(s), wiring schematics, anticipated EV load management system design(s), and electrical load calculations.

NOTES:

1. Electric vehicle charging infrastructure and housing are critical priorities for the City and County of San Francisco. Where provisions of this Section 4.106.4.2.4 require the installation of an electrical transformer, and such transformer cannot be accommodated on the project site due to the combination of project site dimensions, San Francisco Building Code, San Francisco Electrical Code, and applicable utility regulations, the Director of Public Works is encouraged to issue a Sidewalk Vault Encroachment Permit,

provided that the fronting property owner complies with all requirements governing street occupancy, including but not limited to the San Francisco Public Works Code and Department of Public Works Order 165,553.

2. An EV load management system may be necessary in order to provide EV charging at more than 20% of EV Spaces.

3. This section does not require EV chargers to be installed.

4.106.4.2.4.1 Electric Vehicle (EV) fast charging spaces.

(a) Installation of one EV Fast Charger may reduce the number of EV Spaces required under Section 4.106.4.2.4(a) by up to five EV Spaces, provided that the project includes at least one EV Space equipped with a full circuit able to deliver 40-Amp 208 or 240 Volt capacity to the EV Space, including listed raceway, sufficient electrical panel capacity, overcurrent protection devices, wire, and suitable listed termination point such as a receptacle.

The electrical panel board(s) provided at each parking level served by EV Fast Chargers shall have sufficient capacity to supply each EV Fast Charger with a minimum of 30 kW AC in addition to the capacity to serve any remaining EV Spaces required under Section 4.106.4.2.4(a) with a minimum of 40 amperes per circuit at 208 or 240 volts per EV Space.

(b) After the requirements of 4.106.4.2.4(a) are met, each planned EV Fast Charger may reduce the number of planned EV Spaces required under 4.106.4.2.4(c) by up to five spaces. Electrical engineering design and construction documents shall indicate the raceway termination point and proposed location of future EV fast charger spaces and EV fast chargers. Electrical engineering design and construction documents shall also provide information on amperage of EV fast chargers, raceway method(s), wiring schematics, and electrical load calculations to verify that the electrical panel service capacity and electrical system has sufficient capacity to simultaneously operate all installed EV fast chargers at the full rated amperage of the EV fast charger(s) and simultaneously serve any remaining spaces required by 4.106.4.2.4(a). Raceways and related components that are planned to be installed underground, enclosed, inaccessible, or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EVSE READY" for full circuits and otherwise "EVSE CAPABLE" in accordance with the California Electrical Code. The raceway termination location or receptacle shall be permanently and visibly marked as "EVSE READY" for full circuits and otherwise "EVSE CAPABLE," until such time as EVSE are installed.

Division 4.2
ENERGY EFFICIENCY

SECTION 4.201– GENERAL

4.201 Add the following section:

4.201.2. Renewable energy and better roofs.

(a) Newly constructed Group R occupancy buildings which are 4 occupied floors or greater, and less than or equal to 10 or fewer occupied floors and which apply for a building permit on or after January 1, 2017 shall install solar photovoltaic systems and/or solar thermal systems in the solar zone required by California

Code of Regulations (CCR), Title 24, Part 6 Section 110.10.

(b) The minimum solar zone area for the project shall be calculated under Title 24, Part 6, Section 110.10(b) through (e), as applicable, and Residential Compliance Manual Chapter 7 or Nonresidential Compliance Manual Chapter 9, as applicable, except as provided below.

~~(1) For single family residences, Exceptions 3 and 5 to Title 24, Part 6, Section 110.10(b)1A may be applied in the calculation of the minimum solar zone area. Exceptions 1, 2, 4, 6, and 7 may not be applied in the calculation. For single family residences subject to Planning Code Section 149, Exception 3 may be applied in the calculation of the minimum solar zone area, and Exceptions 1, 2, 4, 5, 6, and 7 may not be applied in the calculation.~~

~~(2)~~ (1) For ~~Group R Occupancy buildings other than single family residences~~ High Rise Multifamily Buildings and Hotel/Motel Occupancies, Exceptions 3 and 5 to Title 24, Part 6, Section 110.10(b)1B may be applied in the calculation of the minimum solar zone area. Exceptions 1, 2, and 4 may not be applied in the calculation. For ~~Group R Occupancy buildings other than single family residences~~ High Rise Multifamily Buildings and Hotel/Motel Occupancies subject to Planning Code Section 149, Exception 5 may be applied in the calculation of the minimum solar zone area, and Exceptions 1, 2, 3, and 4 may not be applied in the calculation.

~~(3)~~ (2) Buildings with a calculated minimum solar zone area of less than 150 contiguous square feet due to limited solar access under Exception 5 to Title 24, Part 6, Section 110.10(b)1A or Exception 3 to Title 24, Part 6, Section 110.10(b)1B are exempt from the solar energy requirements in this Section 4.201.2.

(c) The sum of the areas occupied by solar photovoltaic collectors and/or solar thermal collectors must be equal to or greater than the solar zone area. The solar zone shall be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building or on covered parking installed with the building project. Solar photovoltaic systems and solar thermal systems shall be installed in accord with: all applicable State code requirements, including access, pathway, smoke ventilation, and spacing requirements specified in CCR Title 24, Part 9; all applicable local code requirements; manufacturer's specifications; and the following performance requirements:

(1) Solar photovoltaic systems: The total nameplate capacity of photovoltaic collectors shall be at least 10 $Watts_{DC}$ per square foot of roof area allocated to the photovoltaic collectors.

(2) Solar thermal systems: Single family residential solar domestic water heating systems shall be OG-300 System Certified by either the Solar Rating and Certification Corporation (SRCC) or the International Association of Plumbing and Mechanical Officials (IAPMO). Solar thermal systems installed in all Group R occupancy buildings other than single family residences shall use collectors with OG-100 Collector Certification by SRCC or IAPMO, shall be designed to generate annually at least 100 kBtu per square foot of roof area allocated to the solar thermal collectors. Systems with at least 500 square feet of collector area shall include a Btu meter installed on either the collector loop or potable water side of the solar thermal system.

(d) Approval by the Planning Department of compliance with the Better Roof requirements, including the Living Roof alternative, as provided in Planning Code Section 149, shall be accepted for compliance with San Francisco Green Building Code Section 4.201.2(a) through (c). The requirements of CCR Title 24, Part 6, Section 110.10 for the solar zone shall still apply.

Chapter 5
NONRESIDENTIAL MANDATORY MEASURES
Division 5.1

PLANNING AND DESIGN

SECTION 5.101 – GENERAL

5.101.1 Modify the section as follows:

5.101.1 Scope. The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site, respect the integrity of adjacent properties . and promote the health, safety and welfare of San Francisco residents.

5.103 Replace this section as follows:

SECTION 5.103 – REQUIREMENTS FOR GROUP A, B, I, E and M BUILDINGS

5.103.1 New large commercial buildings.

5.103.1.1 Rating requirement. Permit applicants must submit documentation to achieve LEED "Gold" certification.

5.103.1.2 Indoor water use reduction. Permit applicants must submit documentation verifying that project meets maximum prescriptive fixture flow rates in accordance with the California Plumbing Code. The project must also achieve the LEED WE Prerequisite Indoor Water Use Reduction (WEp2) and a minimum 30 percent reduction in the use of indoor potable water, as calculated to meet the LEED WE credit Indoor Water Use Reduction (WEc2).

5.103.1.3 Construction waste management. Permit applicants must submit documentation verifying the diversion of a minimum 75 percent of the project's construction and demolition waste, as calculated to meet LEED MR Prerequisite Construction and Demolition Waste Management Planning and LEED MR Credit Construction and Demolition Waste Management. Permit applicants must also meet the requirements of San Francisco Environment Code Chapter 14 and San Francisco Building Code Chapter 13B (Construction and Demolition Debris Recovery Program.) The waste management plan necessary to meet this requirement shall be updated as necessary and shall be accessible during construction for examination by the Department of Building Inspection.

5.103.1.4 Commissioning. Permit applicants must submit documentation verifying that the facility has been or will meet the criteria necessary to achieve CALGreen section 5.410.2 and Option 1 of LEED EA credit (Enhanced Commissioning), in addition to LEED EA Prerequisite (Fundamental Commissioning) and Verification.

5.103.1.6 Stormwater management. Projects subject to this section shall meet the San Francisco Public Utilities Commission stormwater management requirements. All new building projects must develop and implement an Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan and implement site run-off controls adopted by the San Francisco Public Utilities Commission as applicable.

5.103.1.7 Energy performance. [Reserved]

5.103.1.8 Temporary ventilation and IAQ management during construction. Permit applicants must submit documentation verifying that an Indoor Air Quality Management Plan is prepared and implemented which meets LEED EQ Credit Construction Indoor Air Quality Management and Title 24 Part 11 Sections 5.504.1 and 5.504.3.

5.103.1.9 Low-Emitting Materials. Permit applicants must submit documentation verifying that low-emitting materials are used, subject to on-site verification, meeting at least the following categories of materials covered under LEED EQ Credit Low-Emitting Materials wherever applicable: interior paints and coatings applied on-site, interior sealants and adhesives applied on site, flooring, and composite wood.

5.103.1.10 CALGreen mandatory measures. The following measures are mandatory in California for new non-residential buildings. Optionally, similar LEED credits can be used as alternative compliance paths,

as noted below:

Title 24 Part 11 Section(s)	Topic/Requirement	Alternate Compliance Option:
5.106.8	Light pollution reduction	Meet LEED SS Credit Light Pollution Reduction
5.508.1.2	Halons not allowed in HVAC, refrigeration and fire suppression equipment.	Meet LEED EA Credit Enhanced Refrigerant Management, and additionally document that all HVAC&R systems do not contain CFCs or halons.

5.103.3 Major alterations to existing non residential buildings.

5.103.3.1 Rating requirement. Permit applicants must submit documentation to achieve LEED "Gold" certification.

5.103.3.2 Low emitting materials. Permit applicants must submit documentation verifying that low-emitting materials are used, subject to in-site verification, meeting at least the following categories of materials covered under LEED EQ Credit Low-Emitting Materials: interior paints and coatings applied on-site, interior sealants and adhesives applied on site, flooring, and composite wood.

5.103.3.3 Electric vehicle charging. Section 5.106.5.3 of this chapter shall apply to all newly constructed buildings and associated newly-constructed parking facilities for passenger vehicles and trucks, and to major alterations to existing Group A, B, I, and M occupancy buildings where electrical service to the building will be upgraded. In major alterations where existing electrical service will not be upgraded, all requirements under Section 5.106.5 shall apply to the maximum extent that:

(1) does not require upgrade to existing service; and

(2) the Director does not determine that compliance with Section 5.106.5.3.3 and Title 24 Chapter 11B, if applicable, is technically infeasible, as defined in California Building Code Chapter 2, Section 202.

5.103.4 New large commercial interiors.

5.103.4.1 Rating requirement. Permit applicants must submit documentation to achieve LEED "Gold" certification.

5.103.4.2 Low emitting materials. Permit applicants must submit documentation verifying that low-emitting materials are used, subject to in-site verification, meeting at least the following categories of materials covered under LEED EQ Credit Low-Emitting Materials: interior paints and coatings applied on-site, interior sealants and adhesives applied on site, flooring, and composite wood.

5.104 Replace this section as follows:

SECTION 5.104 – HISTORIC PRESERVATION

5.104.1 On-site Retention of Historical Features. For alterations of buildings determined to be historical resources, after demonstrating compliance with all applicable codes, including the ~~2016~~ 2019 California Building Energy Efficiency Standards (Title 24, Part 6) and the ~~2016~~ 2019 California Historical Building Code (Title 24, Part 8), the minimum points or credits required under this chapter shall be reduced for retention and in-situ reuse or restoration of certain character defining features, as described in Table 5.104A. 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.

TABLE 5.104.A

SIGNIFICANT HISTORICAL ARCHITECTURAL FEATURES	PERCENT RETAINED*	ADJUSTMENT TO MINIMUM LEED POINT	ADJUSTMENT TO MINIMUM GREEN-POINTS

		REQUIREMENT	REQUIREMENT
Windows @ principal façade(s)	100%	4	15
Other windows	At least 50%	1	3
Other windows	100%	2	6
Exterior doors @ principal façade(s)	100%	1	3
Siding or wall finish @ principal façade(s)	100%	1	4
Trim & casing @ wall openings on principal façade(s)	100%	1	3
Roof cornices or decorative eaves visible from right-of-way	100%	1	3
Sub-cornices, belt courses, water tables, and running trim visible from right-of-way	100%	1	3
Character-defining elements of significant interior spaces	100%	4	15
Other exterior ornamentation (e.g. cartouches, corbels, quoins, etc.) visible from right-of-way	80%	1	3

5.104.2. Adjustment to Green Credit for Retention of Historic Features. Where the historical resource is a portion of the total project, the LEED or GreenPoint Rated point requirement shall be adjusted to equal the percentage of gross floor area of the historical resource compared to the total project gross floor area.

5.105 Replace this section as follows:

SECTION 5.105 – DEMOLITION OF EXISTING STRUCTURES

5.105.1 Adjustments to rating requirements. Applications subject to the San Francisco Green Building Code, whereby construction of a new building is proposed within five years of the demolition of a building on the site, where such demolition occurred after November 3, 2008, the sustainability requirements for new buildings pursuant to the San Francisco Green Building Code shall be increased as follows:

5.105.1.1 LEED® projects. For projects attaining a LEED® certification:

(1) Where the building demolished was an historical resource, the required points shall be increased by 10 points, which is 10% of the total available in the LEED® rating system, absent demolition.

(2) Where the building demolished was not an historical resource, the required points shall be increased by 6 additional points, which is 10% of the maximum total required points under this chapter, absent demolition.

(3) Where the building demolished was not an historical resource and the number of dwellings in the residential portion of the replacement structure are tripled, the required points shall be increased by 5 additional points, which is 8% of the maximum total required points under this chapter, absent demolition.

5.105.1.2 GreenPoint rated projects. For projects attaining GreenPoint Rated:

(1) Where the building demolished was an historical resource, the required points shall be increased by 25 additional points.

(2) Where the building demolished was not an historical resource, the required points shall be increased by 20 additional points.

(3) Where the building demolished was not an historical resource and the number of dwellings in the residential portion of the replacement structure are tripled, the required points shall be increased by 17 additional points.

SECTION 5.106 – SITE DEVELOPMENT

5.106.5.3 Revise this section as follows:

5.106.5.3 Electric vehicle (EV) charging. In new construction and major alterations, 100% of off-street parking spaces in buildings and facilities provided for passenger vehicles and trucks shall be EV Spaces

capable of supporting future EVSE. Electrical engineering design and construction documents shall indicate the location of all proposed EV spaces. When EVSE is installed, it shall be in accordance with the San Francisco Building Code and the San Francisco Electrical Code.

5.106.5.3.1 Single charging space requirements. When a single EV Space is required per Section 5.106.5.3.3, install a full branch circuit with a minimum of 40-Amp 208 or 240 Volt capacity, including listed raceway, electrical panel capacity, overcurrent protection devices, wire, and suitable listed termination point such as a receptacle. The termination point shall be in close proximity to the proposed EV charger location. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The circuit shall be installed in accordance with the San Francisco Electrical Code and the San Francisco Building Code.

5.106.5.3.2 Multiple charging space requirements.

(a) For a minimum of 10% of EV Spaces, and in no case less than two EV spaces when the total number of EV Spaces is two or more, install a full circuit with minimum of 40-Amp 208 or 240 Volt capacity per EV Space, including listed raceway, sufficient electrical panel service capacity, overcurrent protection devices, wire, and suitable listed termination point such as a receptacle. The termination point shall be in close proximity to the proposed EV charger location. Calculations for the number of EV Spaces shall be rounded up to the nearest whole number.

(b) Branch circuit panelboard(s) shall be installed at each parking level with service capacity to deliver a minimum 40 amperes at 208 or 240 volts multiplied by 20% of the total number of EV Spaces. The panelboard(s) shall have sufficient space to install a minimum of one 40-ampere dedicated branch circuit and overcurrent protective device per EV Space up to a minimum of 20% of the total number of EV Spaces. The circuits and overcurrent protective devices shall remain reserved for exclusive use by electric vehicle charging.

(c) For all EV Spaces not required to install full circuits or raceways per Section 5.106.5.3.2(a):

(1) Either:

(A) Provide space for future installation of additional electrical panelboards to support a 40 ampere 208 or 240 Volt capacity branch circuit and overcurrent protection device per EV Space, or equivalent consistent with Section 5.106.5.3.2.1; or

(B) Provide space in installed electrical panelboard(s) to support installation of a 40 ampere 208 or 240 volt capacity branch circuit and overcurrent protection device per EV Space, or equivalent consistent with Section 5.106.5.3.2.1.

(2) Install raceway or sleeves where penetrations to walls, floors, or other partitions will be necessary to install panels, raceways, or related electrical components necessary for future installation of branch circuits. All such penetrations must comply with applicable codes, including but not limited to the San Francisco Electrical Code and the San Francisco Fire Code.

(d) Construction documents, including electrical engineering and design related documents, shall demonstrate the electrical service capacity of the electrical system, including any on-site distribution transformer(s), can charge EVSE at a minimum of 20% of the total number of EV Spaces simultaneously, at the full rated amperage of the EVSE or a minimum of 40 amperes per branch circuit, whichever is greater. As appropriate, construction documents shall provide information on raceway method(s), wiring schematics, anticipated EV load management system design(s), and electrical load calculations.

Exceptions.

1. Where there is no commercial power supply.

2. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements directly related to the implementation of this Section may increase the utility side cost to the developer by more than $400 per parking space. In such cases, buildings subject to Section 5.106.5.3.2 shall maximize the number of EV Spaces, up to a maximum utility side cost of $400 per space. Cost shall be determined by dividing the increase in local utility infrastructure cost attributable to compliance with this section by the sum of parking spaces and Electric Vehicle Charging Spaces.

3. In major alterations, where there is evidence substantiating that meeting the requirements of this section present an unreasonable hardship or is technically infeasible, the Director may upon request from the project sponsor consider an appeal to reduce the number of EV Spaces required.

Note: This section does not require installation of EVSE.

The intent of sizing electrical service to provide 40 amperes at 208 or 240 Volts to at least 20% of spaces simultaneously is to provide the option to utilize listed EV Load Management Systems to provide Level 2 EV charging at 100% of parking spaces. A listed EV Load Management system manages the available capacity in a safe manner, such as allocating 36 amperes at 208 or 240 volts to vehicles in 20% of the total number of EV Charging Stations simultaneously, or allocating 8 amperes to vehicles in 100% of parking spaces, or similar. Given the capacity required by this Section, individual EV chargers may be installed in up to 20% of parking spaces before an EV load management system is necessary.

5.106.5.3.2 Add the following section:

5.106.5.3.2.1 Electric vehicle (EV) fast charging spaces.

(a) Installation of one EV Fast Charger may reduce the number of EV Spaces required under Section 5.106.5.3.2(a) by up to 10 EV Spaces, provided the project includes at least one EV Space equipped with a full circuit able to deliver 40 Amps at 208 or 240 volts to the EV Space, including listed raceway, sufficient electrical panel capacity, overcurrent protection devices, wire, and suitable listed termination point such as a receptacle.

The electrical panel board(s) provided at each parking level served by EV Fast Chargers shall have sufficient capacity to supply each Electric Vehicle fast charger with a minimum of 30 kW AC in addition to the capacity to serve any remaining EV spaces with a minimum of 8-amperes at 208 or 240 volts per EV Space simultaneously, with a minimum of 40 amperes per circuit.

(b) After the requirements of 5.106.5.3.2(a) and (b) are met, each planned EV Fast Charger may reduce the number of planned EV Spaces required under 5.106.5.3.2(c) by up to 10 spaces. Electrical engineering design and construction documents shall indicate the raceway termination point and proposed location of future EV Fast Charger Spaces and EV Fast Chargers. Electrical engineering design and construction documents shall also provide information on amperage of EV Fast Chargers, raceway method(s), and wiring schematics. Electrical engineering design and construction documents shall also provide electrical load calculations to verify that the electrical panel service capacity and electrical system has sufficient capacity to simultaneously operate all installed EV Fast Chargers with the full rated amperage of the EV fast charger(s), and simultaneously serve a minimum of 40 amps per branch circuit to any remaining EV spaces required by Section 5.106.5.3.2(a). Raceways and related components that are planned to be installed in underground,

enclosed, inaccessible, or otherwise concealed areas or spaces, shall be installed at the time of original construction.

5.106.5.3.3 Revise this section as follows:

5.106.5.3.3 EV Space slope, dimensions, and location. Design and construction documents shall indicate how many accessible EVCS would be required under Title 24 Chapter 11B Table 11B-228.3.2.1, if applicable, in order to convert all EV Spaces required under 5.106.5.3.2 to EVCS, excluding the exceptions in 5.106.5.3.2. Design and construction documents shall also demonstrate that the facility is designed so that compliance with accessibility standards will be feasible for accessible EV Spaces at the time of EVCS installation. Surface slope for any area designated for accessible EV Spaces shall meet slope requirements in section 11B-812.3 at the time of original building construction and vertical clearance requirements in Section 11B-812-4, if applicable.

Exception: Accessibility requirements of Section 5.106.5.3.3 shall not apply to buildings that are not covered under Title 24 Part 2 Chapter 11B. In addition, all applicable exceptions to Chapter 11B shall apply to this Section 5.106.5.3.3.

Note: Section 5.106.5.3.3, above, requires that the project be prepared to comply with accessibility requirements applicable at the time of EVSE installation. Section 11B-812 of the ~~2016~~ 2019 California Building Code requires that a facility providing EVCS for public and common use also provide one or more accessibility EVCS as specified in Table 11B-228.3.2.1. Chapter 11B regulates accessibility in certain buildings and facilities, including but not limited to accessibility in public buildings, public accommodations, commercial buildings, and publicly funded housing (see section 1.9 of Part 2 of the California Building Code). Section 11B-812.4 requires that "Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum." Section 11B-812.3 requires that parking spaces and access aisles meet maximum slope requirements of 1 unit vertical in 48 units horizontal (2.083% slope) in any direction at the time of new building construction or renovation. Section 11B-812.5 contains accessible route requirements.

5.106.5.3.4 Revise this section as follows:

5.106.5.3.4 Identification. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EVSE READY" for full circuits and otherwise "EVSE CAPABLE." The raceway termination location or receptacle shall be permanently and visibly marked as "EVSE READY" for full circuits and otherwise "EVSE CAPABLE" until such time as EVSE are installed.

Division 5.2
ENERGY EFFICIENCY

SECTION 5.201 – GENERAL

5.201 Add the following sections:

5.201.1.1 Energy performance. [Reserved]

5.201.1.2. Renewable energy and better roofs.

(a) Newly constructed buildings of nonresidential occupancy which are 2000 square feet or greater in

gross floor area, are of 10 or fewer occupied floors, and apply for a building permit on or after January 1, 2017 shall install solar photovoltaic systems and/or solar thermal systems in the solar zone required by California Title 24, Part 6 Section 110.10.

(b) The required solar zone area for the project shall be calculated under California Code of Regulations (CCR), Title 24, Part 6, Section 110.10(b) through (e), and Nonresidential Compliance Manual Chapter 9, as provided below:

(1) Buildings subject to Planning Code Section 149 may apply Exception 5 to Title 24, Part 6, Section 110.10(b)1B in the calculation of the minimum solar zone area and may not apply Exceptions 1, 2, 3, and 4 in the calculation.

(2) Buildings not subject to Planning Code Section 149 may apply Exceptions 3 and 5 in the calculation of the minimum solar zone area and may not apply Exceptions 1, 2, and 4 in the calculation. Such buildings with a calculated minimum solar zone area of less than 150 contiguous square feet due to limited solar access under Exception 3 are exempt from the solar energy requirements in this Section 5.201.1.2.

(c) The sum of the areas occupied by solar photo- voltaic collectors and/or solar thermal collectors must be equal to or greater than the solar zone area. The solar zone shall be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building or on covered parking installed with the building project. Solar photo- voltaic systems and solar thermal systems shall be installed in accord with all applicable state and local code requirements, manufacturer's specifications, and the following performance requirements:

(1) Solar photovoltaic systems: The total nameplate capacity of photovoltaic collectors shall be at least 10 $Watts_{DC}$ per square foot of roof area allocated to the photovoltaic collectors.

(2) Solar thermal systems: Solar thermal systems installed to serve non-residential building occupancies shall use collectors with OG-100 Collector Certification by the Solar Rating and Certification Corporation (SRCC) or the International Association of Plumbing and Mechanical Officials (IAPMO), shall be designed to generate annually at least 100 kBtu per square foot of roof area allocated to the solar thermal collectors, and, for systems with at least 500 square feet of collector area, shall include a Btu meter installed on either the collector loop or potable water side of the solar thermal system.

(d) Approval by the Planning Department of compliance with the Better Roof requirements, including the Living Roof alternative, as provided in Planning Code Section 149, shall be accepted for compliance with San Francisco Green Building Code Section 5.201.1.2(a) through (c). The requirements of CCR Title 24, Part 6, Section 110.10 for the solar zone shall still apply.

5.201.1.3 Renewable energy. Permit applicants constructing new buildings of 11 floors or greater must submit documentation verifying either:

(1) Acquisition of renewable on-site energy (demonstrated via EA Credit Renewable Energy Production) or purchase of green energy credits (demonstrated via EA Credit Green Power and Carbon Offsets) OR

(2) Enhance energy efficiency (demonstrated via at least 5 LEED points under EA Credit Optimize Energy Performance) in addition to compliance with Title 24 Part 6 ~~2016~~ 2019 California Energy Standards.

Chapter 7
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS

SECTION 701 – GENERAL

701.1 Add the following section:

701.1 These requirements apply to installers and Special inspectors with regards to the requirements of this chapter.

SECTION 702 – QUALIFICATIONS

702 Modify the following section:

702.2 Special inspection. ...

2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, home energy auditors, and ICC Certified CALGreen Inspectors.

702.3 Add the following section:

702.3 Special inspection. The Director of the Department of Building Inspection may require special inspection to verify compliance with this code or other laws that are enforced by the agency. The special inspector shall be a qualified person who shall demonstrate competence, to the satisfaction of the Director of the Department of Building Inspection, for inspection of the particular type of construction or operation requiring special inspection. In addition, the special inspector shall have a certification from a recognized state, national, or international association, as determined by the Director of the Department of Building Inspection. The area of certification shall be closely related to the primary job function, as determined by the local agency.

SECTION 7.703 – VERIFICATIONS

703.1 Modify the section as follows:

703.1 Documentation. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Director of the Department of Building Inspection which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in Administrative Bulletin 93.

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EXHIBIT A

STANDARD FINDINGS FOR SAN FRANCISCO BUILDING STANDARDS CODE AMENDMENTS

1. Certain buildings/occupancies in San Francisco are at increased risk for earthquake-induced failure and consequent fire due to local hazardous microzones, slide areas, and local liquefaction hazards. (Geology)

2. Certain buildings/occupancies in San Francisco are at increased risk of fire due to high density of buildings on very small lots, with many buildings built up to the property lines. (Topography)

3. Topography of San Francisco has let to development of a high density of buildings on small lots, necessitating special provisions for exiting, fire separation, or fire-resistive construction. (Topography)

4. Many buildings are built on steep hills and narrow streets, requiring special safety consideration. (Topography)

5. Additional fire, structural and other protection is required due to high building density and crowded occupancy. (Topography)

6. San Francisco has narrow, crowded sidewalks due to building and population density and unusual topography. (Topography)

7. All rain water in San Francisco drains to the building drains and sewer; unusual geology, occasional extremely high local rainfall amounts, and the configuration of the City as a peninsula restrict the installation of separate storm water and sewer systems. (Topography, Climate, Geology)

8. Moist, corrosive atmosphere of salt-laden fog in San Francisco necessitates additional requirements. (Climate)

9. Not a building standard; no local findings required.

10. Soil conditions in this region induce adverse reactions with some materials, leading to premature failures and subsequent unsanitary conditions. (Climate)

11. The region is subject to fluctuating rainfall due to changes in climatic conditions. (Climate)

12. San Francisco is a peninsula surrounded on three sides by water at sea level; mitigation of climate change impacts, including sea level rise, is critical to the long term protection of the local built environment and local infrastructure. (Topography)

13. Climate and potential climate change impacts San Francisco's water resources, including reservoirs and distribution facilities. (Climate)

14. Organic material in San Francisco's waste breaks down into methane gas which is a significant contributor to climate change. (Climate)

15. San Francisco is topographically constrained and its built environment occupies most available land, requiring minimization of debris and solid waste. (Topography)

16. Prevailing winds, coastal mountain ranges, and periodic seasonal high temperatures contribute to photochemical reactions that produce smog and ozone; limiting the emission of smog's chemical precursors - volatile organic chemicals and oxides of nitrogen - is necessary to health and safety. (Climate, Topography)

17. The aquifers underlying San Francisco are small relative to local population, necessitating ongoing water imports and special provisions to ensure efficient use of water in local buildings. (Geology)

2019 San Francisco Green Building Code Findings

Section #	Finding #	Section #	Finding #	Section #	Finding #

CHAPTER 1

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CHAPTER 5

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5.103.3.1	5,7,11,12,13, 14,15,16,17	5.106.5.3.2	12,14,15		

CHAPTER 6
NO S.F. AMENDMENTS

CHAPTER 7

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BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection **Voice (415) 558-6164 Fax (415) 558-6509**
1660 Mission Street, San Francisco, California 94103-2414

August 12, 2019

Ms. Angela Calvillo
Clerk of the Board
Board of Supervisors, City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4694

RE: Code amendments to the 2019 California Building Standards Code, including the Building, Existing Building, Residential, Mechanical, Plumbing, Electrical, and Green Building Codes and recommend approval to the Board of Supervisors.

Dear Ms. Calvillo:

On July 17, 2019 the Building Inspection Commission held a public hearing on the proposed Code amendments referenced above.

The Commission voted unanimously (6-0) to recommend that the Board of Supervisors approve the amendments.

The Commissioners voted as follows:

President McCarthy	Yes	Vice-President Walker	Yes
Commissioner Clinch	Yes	Commissioner Konstin	Excused
Commissioner Lee	Yes	Commissioner Moss	Yes
Commissioner Warshell	Yes		

Enclosed please find the Code Advisory Committee's recommendation to the BIC. Under separate cover, copies of the proposed amendments will follow from the Technical Services Division of the Department of Building Inspection.

Should you have any questions, please do not hesitate to call me at 558-6164.

Sincerely,

Sonya Harris
Commission Secretary

cc: Tom C. Hui, S.E., C.B.O., Director
Mayor London N. Breed
Supervisor Vallie Brown
Supervisor Sandra Lee Fewer
Supervisor Matt Haney
Supervisor Rafael Mandelman
Supervisor Gordon Mar
Supervisor Aaron Peskin
Supervisor Hillary Ronen
Supervisor Ahsha Safai
Supervisor Catherine Stefani
Supervisor Shamann Walton
Supervisor Norman Yee
Deputy City Attorney Robb Kapla

Member, Board of Supervisors
District 3

City and County of San Francisco

AARON PESKIN
佩斯金 市參事

DATE:	October 21, 2019
TO:	Angela Calvillo Clerk of the Board of Supervisors
FROM:	Supervisor Aaron Peskin, Chair, Land Use and Transportation Committee
RE:	Land Use and Transportation Committee COMMITTEE REPORTS

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request they be considered by the full Board on Tuesday, October 29, 2019, as Committee Reports:

190866 **Fire Code - Repealing 2016 Code, Adopting 2019 Code**

Ordinance repealing the existing San Francisco Fire Code in its entirety and enacting a new San Francisco Fire Code consisting of the 2019 California Fire Code and portions of the 2018 International Fire Code, together with amendments specific to San Francisco with an operative date of January 1, 2020; adopting findings of local conditions pursuant to California Health and Safety Code, Section 17958.7; directing the Clerk of the Board of Supervisors to forward San Francisco's amendments to the California Building Standards Commission and State Fire Marshal; and making environmental findings.

190964 **Green Building Code - Repeal of Existing 2016 Code and Enactment of 2019 Edition**

Ordinance repealing the 2016 Green Building Code in its entirety and enacting a 2019 Green Building Code consisting of the 2019 California Green Building Standards Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2020; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, October 28, 2019, at 1:30 p.m.

City Hall • 1 Dr. Carlton B. Goodlett Place • Room 244 • San Francisco, California 94102-4689 • (415) 554-7450
Fax (415) 554-7454 • TDD/TTY (415) 554-5227 • E-mail: Aaron.Peskin@sfgov.org

President, District 7
BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. 554-6516
Fax No. 554-7674
TDD/TTY No. 544-6546

Norman Yee

PRESIDENTIAL ACTION

Date: October 1, 2019

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,
Pursuant to Board Rules, I am hereby:

☒ Waiving 30-Day Rule (Board Rule No. 3.23)

File No. 190964 Department
(Primary Sponsor)

Title. Green Building Code - Repeal of Existing 2016 Code and Enactment of 2019 Edition

☐ Transferring (Board Rule No 3.3)

File No. _____ _____
(Primary Sponsor)

Title. _____

From: _____ Committee

To: _____ Committee

☐ Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor: _____ Replacing Supervisor: _____

For: _____ _____ Meeting
(Date) (Committee)

Duration: ◉ Partial ○ Full Meeting

☐ Start Time _____ End Time _____

☐ Until original Committee Member returns

_____

Norman Yee, President
Board of Supervisors

City and County of San Francisco
Department of Building Inspection

London N. Breed
Tom C. Hui, S.E., C.B.O., Director

September 20, 2019

Angela Calvillo, Clerk of the Board
Board of Supervisors
#1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

Dear Ms. Calvillo:

Attached please find an original and two copies (1 electronic CD) of seven proposed ordinances (approved by the Building Inspection Commission on July 17, 2019) for the Board of Supervisors approval, which repeal the San Francisco amendments to the 2016 California Building Standards Codes and adopt replacement amendments to the new 2019 California Building Standards Codes effective January 1, 2019. (One copy of these 2019 California Building Standards Codes are hereby provided for your reference.)

The following is a list of accompanying documents:

1) Approval letter from the Building Inspection Commission
2) San Francisco Building Code and Residential Code Ordinance, Legislative Digest), Exhibit A Standard Findings, Findings, proposed amendment text (Building)
3) San Francisco Existing Building Code Ordinance, Legislative Digest, Exhibit A Standard Findings, Findings, proposed amendment text. (Existing Building)
4) San Francisco Electrical Code Ordinance, Legislative Digest, Exhibit A Standard Findings, Findings, proposed amendment text (Electrical)
5) San Francisco Mechanical Code Ordinance, Legislative Digest, Exhibit A Standard Findings, Findings, proposed amendment text (Mechanical)
6) San Francisco Plumbing Code Ordinance, Legislative Digest, Exhibit A Standard Findings, Findings, proposed amendment text (Plumbing)
7) San Francisco Green Building Code Ordinance, Legislative Digest, Exhibit A Standard Findings, Findings, proposed amendment text (Green), Cost effectiveness study.

In order for the San Francisco code amendments to coordinate with the California codes, which have an effective date of January 1, 2019, the timeline for approval and adoption requires that the codes be submitted to the Board of Supervisors on or before September 23, 2019 for introduction and assignment to the Land Use Committee (on October 1, 2019). We will be requesting a waiver to the thirty-day rule prior to hearing at the Land Use Committee such that the Codes may be heard by the Land Use Committee on October 7, 2019. When approved, it is proposed that the Board of Supervisor agendize Readings on October 15, 2019 and October 22, 2019. Upon their approval, the ordinances will be forwarded to the Mayor for signature within 10 days, followed by a 30-day wait period (ending approximately December 9, 2019) before filing with the California Building Standards Commission to become effective for an implementation date of January 1, 2020.

The following person may be contacted regarding this matter:

Michelle Yu, Manager
Technical Services Division
Department of Building Inspection
Phone: (415) 558-6059

Attachments: As stated

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