

## DOCKETED

<b>Docket Number:</b>	16-BSTD-07
<b>Project Title:</b>	Local Ordinance Applications - 2016 Standards
<b>TN #:</b>	212811-1
<b>Document Title:</b>	San Francisco 2016 Local Ordinance Application Cover Letter
<b>Description:</b>	N/A
<b>Filer:</b>	Ingrid Neumann
<b>Organization:</b>	City and County of San Francisco
<b>Submitter Role:</b>	Public Agency
<b>Submission Date:</b>	8/16/2016 4:42:04 PM
<b>Docketed Date:</b>	8/16/2016

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place  
Room 244  
San Francisco, CA 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 544-5227

May 12, 2016

SENT CERTIFIED MAIL (Return Receipt Requested)  
[ingrid.neumann@energy.ca.gov](mailto:ingrid.neumann@energy.ca.gov)

Ingrid Neumann  
California Energy Commission  
Media and Public Communications Office  
1516 Ninth Street, MS-29  
Sacramento, CA 95814-5512

**SUBJECT: Transmittal of San Francisco Green Building Code and Environment Code Amendments**

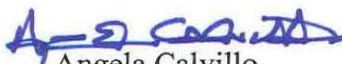
Dear Ingrid:

Pursuant to California Health & Safety Code Section 17958.7, enclosed please find a certified copy of the following legislation, sponsored by Supervisor Scott Wiener, which was finally passed by the Board of Supervisors of the City and County of San Francisco on April 26, 2016, and approved by the Mayor on May 6, 2016:

- **Ordinance No. 71-16 (File No. 160154)** – Ordinance amending the Green Building Code and the Environment Code to establish requirements for certain new building construction facilitating development of renewable energy facilities; updating provisions of the Green Building requirements for City buildings; setting an operative date of January 1, 2017; providing findings as to local conditions pursuant to the California Health and Safety Code; directing the Clerk of the Board of Supervisors to transmit the ordinance to appropriate State officials; and affirming the Planning Department's determination under the California Environmental Quality Act.

If you have any questions or require additional information, please contact Alisa Somera, Legislative Deputy Director, at (415) 554-7711 or by e-mail at: [alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org).

Sincerely,

  
Angela Calvillo  
Clerk of the Board

c: Supervisor Scott Wiener, Board of Supervisors  
Barry Hooper, Department of the Environment  
Kacia Brockman, Department of the Environment



**City and County of San Francisco**

**Certified Copy**

**Ordinance**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

160154

**[ Green Building, Environment Codes - Better Roof Requirements for Renewable Energy Facilities ]**

**Sponsors:** Wiener; Breed and Farrell

Ordinance amending the Green Building Code and the Environment Code to establish requirements for certain new building construction facilitating development of renewable energy facilities; updating provisions of the Green Building requirements for City buildings; setting an operative date of January 1, 2017; providing findings as to local conditions pursuant to the California Health and Safety Code; directing the Clerk of the Board of Supervisors to transmit the ordinance to appropriate State officials; and affirming the Planning Department's determination under the California Environmental Quality Act.

4/19/2016 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

4/19/2016 Board of Supervisors - PASSED ON FIRST READING AS AMENDED

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

4/19/2016 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

4/26/2016 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

5/6/2016 Mayor - APPROVED

STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO

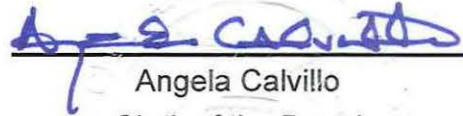
CLERK'S CERTIFICATE

I do hereby certify that the foregoing Ordinance is a full, true, and correct copy of the original thereof on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco.

May 12, 2016

Date

  
Angela Calvillo

Angela Calvillo  
Clerk of the Board

1 [Green Building, Environment Codes - Better Roof Requirements for Renewable Energy  
2 Facilities]

3 **Ordinance amending the Green Building Code and the Environment Code to establish**  
4 **requirements for certain new building construction facilitating development of**  
5 **renewable energy facilities; updating provisions of the Green Building requirements for**  
6 **City buildings; setting an operative date of January 1, 2017; providing findings as to**  
7 **local conditions pursuant to the California Health and Safety Code; directing the Clerk**  
8 **of the Board of Supervisors to transmit the ordinance to appropriate State officials; and**  
9 **affirming the Planning Department’s determination under the California Environmental**  
10 **Quality Act.**

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

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

19 Section 1. CEQA Findings. The Planning Department has determined that the actions  
20 contemplated in this ordinance comply with the California Environmental Quality Act  
21 (California Public Resources Code Sections 21000 et seq.). Said determination is on file with  
22 the Clerk of the Board of Supervisors in File No. 160154 and is incorporated herein by  
23 reference. The Board affirms this determination.

24 / / /

25 / / /

1 Section 2. General Findings.

2 (a) The California Building Standards Code is contained in Title 24 of the California  
3 Code of Regulations, and consists of several parts that are based upon model codes with  
4 amendments made by various State agencies. The California Green Building Standards  
5 Code, also known as the CALGreen Code, is Part 11 of Title 24 of the California Code of  
6 Regulations, and San Francisco has enacted the San Francisco Green Building Code as  
7 amendments to the 2013 California Green Building Standards Code.

8 (b) Local jurisdictions are required to enforce the California Green Building Standards  
9 Code but they may also enact more stringent standards when reasonably necessary because  
10 of local conditions caused by climate, geology, or topography.

11 (c) The Building Inspection Commission considered the applicable sections of this  
12 ordinance at a duly noticed public hearing on March 16, 2016. The Commission on the  
13 Environment considered the applicable sections of this ordinance at a duly noticed public  
14 hearing on March 22, 2016.

15  
16 Section 3. Findings Regarding Local Conditions Required by the California Health and  
17 Safety Code.

18 (a) California Health & Safety Code Section 17958.7 provides that before making any  
19 changes or modifications to the California Green Building Standards Code and any other  
20 applicable provisions published by the State Building Standards Commission, the governing  
21 body must make an express finding that each such change or modification is reasonably  
22 necessary because of specified local conditions, and the findings must be filed with the State  
23 Building Standards Commission before the local changes or modifications go into effect.

1 (b) The Board of Supervisors expressly declares that the following amendments to the  
2 San Francisco Green Building Code are reasonably necessary because of local climatic,  
3 topological, and geological conditions as listed below.

4 (1) As a coastal city located on the tip of a peninsula, San Francisco is  
5 vulnerable to sea level rise, and human activities releasing greenhouse gases into the  
6 atmosphere cause increases in worldwide average temperature, which contribute to melting of  
7 glaciers and thermal expansion of ocean water – resulting in rising sea levels.

8 (2) San Francisco is already experiencing the repercussions of excessive CO<sub>2</sub>  
9 emissions as rising sea levels threaten the City's shoreline and infrastructure, have caused  
10 significant erosion, increased impacts to infrastructure during extreme tides, and have caused  
11 the City to expend funds to modify the sewer system.

12 (3) Some people in San Francisco, such as the elderly, may be particularly  
13 vulnerable to higher temperatures resulting from climate changes.

14 (4) Installing solar will help San Francisco meet its goals under  
15 Ordinance No. 81-08, to have a greenhouse gas-free electric system by 2030 and to reduce  
16 greenhouse gas emissions citywide to 40% below 1990 levels by 2025 and 80% by 2050.

17 (5) It is reasonably necessary to require building owners to take steps to reduce  
18 the energy consumed by inefficient building operations and produce renewable, low-carbon  
19 electricity, or capture solar heat, in order to reduce pollution, benefit biodiversity, improve  
20 resilience to climate change by reducing localized heat islands, and reduce the global  
21 warming effects of energy consumption.

22 (6) Installing solar heating or solar energy systems benefits the health, welfare,  
23 and resiliency of San Francisco and its residents.

24 (c) Requiring solar water heating and/or solar photovoltaics at the time of new  
25 construction is more cost-effective than installing the equipment after construction because

1 workers are already on-site, permitting and administrative costs are lower, and it is more cost-  
2 effective to include such systems in existing construction financing. Based upon the findings  
3 of a cost-effectiveness study performed on the more stringent local standards contained in the  
4 City's proposed amendments to the 2013 San Francisco Green Building Code, the Board of  
5 Supervisors hereby determines that these local energy standards are cost-effective and will  
6 save more energy than the standards contained in the 2013 California Green Building  
7 Standards (CALGreen) Code (Title 24 Part 11) and the 2013 California Energy Standards  
8 (Title 24 Part 6). A copy of the cost-effectiveness study is on file with the Clerk of the Board of  
9 Supervisors in File No. 160154.

10  
11 Section 4. The Green Building Code is hereby amended by revising Sections 202 and  
12 301.1, adding Sections 4.201.2 and 5.201.1.2, and deleting Sections 5.103.1.5 and 5.103.2.3,  
13 to read as follows:

14 **SEC. 202. DEFINITIONS.**

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

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

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

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



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

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

7 MAJOR ALTERATIONS. Alterations where interior finishes are removed and  
8 significant upgrades to structural and mechanical, electrical and/or plumbing systems are  
9 proposed where areas of such construction are 25,000 gross square feet or more in Group B,  
10 M or R occupancies of existing buildings.

11 MID-SIZE COMMERCIAL BUILDING. A commercial building of Group B or M  
12 occupancy that is 5,000 or more and less than 25,000 gross square feet, and is not a high-rise  
13 building.

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

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

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

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

1  
2 **SEC. 301.1. SCOPE.**

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

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

- 8 (1) Newly constructed Group R occupancy buildings,  
9 (2) Newly constructed buildings of Group B, M, A, and I occupancies that are  
10 25,000 gross square feet or more,  
11 (3) New first-time build-outs of commercial interiors that are 25,000 gross  
12 square feet or more in buildings of Group B or M occupancies, and  
13 (4) Major alterations that are 25,000 gross square feet or more in existing  
14 buildings of Group B, M or R occupancies, where interior finishes are removed and significant  
15 upgrades to structural and mechanical, electrical and/or plumbing systems are proposed.

16 Exempt from additional local requirements of this chapter, unless otherwise noted, are:

- 17 (1) Any new building in which laboratory use of any occupancy classification is the  
18 primary use, and  
19 (2) Any building undergoing renovation in which the area of renovation will be primarily  
20 for laboratory use of any occupancy classification.

21 (3) Any new building of Group B occupancy where electronic data processing an Internet  
22 Service Exchange, as defined in Section 102 of the Planning Code, will be the primary function  
23 use is exempt from the solar energy requirements of Section 5.201.1.2. All other relevant sections of  
24 this code shall apply.  
25

1 / / /

2 **SEC. 4.201.2. RENEWABLE ENERGY AND BETTER ROOFS**

3 (a) Newly constructed Group R occupancy buildings of 10 occupied floors or less and that  
4 apply for a building permit on or after January 1, 2017 shall install solar photovoltaic systems and/or  
5 solar thermal systems in the solar zone required by California Code of Regulations (CCR), Title 24,  
6 Part 6 Section 110.10.

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

10 (1) For single family residences, Exceptions 3 and 5 to Title 24, Part 6,  
11 Section 110.10(b)1A may be applied in the calculation of the minimum solar zone area. Exceptions 1,  
12 2, 4, 6, and 7 may not be applied in the calculation.

13 (2) For Group R Occupancy buildings other than single family residences,  
14 Exceptions 3 and 5 to Title 24, Part 6, Section 110.10(b)1B may be applied in the calculation of the  
15 minimum solar zone area. Exceptions 1, 2, and 4 may not be applied in the calculation.

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

20 (c) The sum of the areas occupied by solar photovoltaic collectors and/or solar thermal  
21 collectors must be equal to or greater than the solar zone area. The solar zone shall be located on the  
22 roof or overhang of the building, or on the roof or overhang of another structure located within  
23 250 feet of the building or on covered parking installed with the building project. Solar photovoltaic  
24 systems and solar thermal systems shall be installed in accord with: all applicable State code  
25 requirements, including access, pathway, smoke ventilation, and spacing requirements specified in

1 CCR Title 24, Part 9; all applicable local code requirements; manufacturer's specifications; and the  
2 following performance requirements:

3 (1) Solar photovoltaic systems: The total nameplate capacity of photovoltaic collectors  
4 shall be at least 10 Watts<sub>DC</sub> per square foot of roof area allocated to the photovoltaic collectors.

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

13  
14 ~~**SEC. 5.103.1.5. RENEWABLE ENERGY.**~~

15 ~~Effective January 1, 2012, permit applicants must submit documentation verifying either:~~

16 ~~(1) Acquisition of renewable on-site energy or purchase of green energy credits in accord with~~  
17 ~~LEED EA2 or EA6, or~~

18 ~~(2) Achieve a 10% compliance margin over Title 24 Part 6 2013 California Energy Standards.~~

19  
20 ~~**SEC. 5.103.2.3 RENEWABLE ENERGY.**~~

21 ~~Effective January 1, 2012, permit applicants must submit documentation verifying that either:~~

22 ~~(1) Acquisition of renewable on-site energy or purchase of green energy credits in accord with~~  
23 ~~LEED EA2 or EA6, or~~

24 ~~(2) In addition to meeting 5.103.2.5 Energy Performance requirement, achieve an additional~~  
25 ~~10% compliance margin over Title 24 Part 6 (2013) California Energy Standards.~~

1  
2 **SEC. 5.201.1.2. RENEWABLE ENERGY AND BETTER ROOFS**

3 (a) Newly constructed buildings of nonresidential occupancy that are of 10 occupied floors or  
4 less, are 2000 square feet or greater in gross floor area, and apply for a building permit on or after  
5 January 1, 2017 shall install solar photovoltaic systems and/or solar thermal systems in the solar zone  
6 required by California Title 24, Part 6 Section 110.10.

7 (b) The required solar zone area for the project shall be calculated under California of  
8 Regulations (CCR), Title 24, Part 6, Section 110.10(b) through (e) and Nonresidential Compliance  
9 Manual Chapter 9, as applicable; provided, however that Exceptions 3 and 5 to Title 24, Part 6,  
10 Section 110.10(b)1B may be applied in the calculation of the minimum solar zone area and Exceptions  
11 1, 2, and 4 shall not be applied in the calculation. Buildings with a calculated minimum solar zone  
12 area of less than 150 contiguous square feet due to limited solar access under Exception 3 are exempt  
13 from the solar energy requirements in this Section 5.201.2.

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

20 (1) Solar photovoltaic systems: The total nameplate capacity of photovoltaic collectors  
21 shall be at least 10 Watts<sub>DC</sub> per square foot of roof area allocated to the photovoltaic collectors.

22 (2) Solar thermal systems: Solar thermal systems installed to serve non-residential  
23 building occupancies shall use collectors with OG-100 Collector Certification by the Solar Rating and  
24 Certification Corporation (SRCC) or the International Association of Plumbing and Mechanical  
25 Officials (IAPMO), shall be designed to generate annually at least 100 kBtu per square foot of roof

1 area allocated to the solar thermal collectors, and, for systems with at least 500 square feet of collector  
2 area, shall include a Btu meter installed on either the collector loop or potable water side of the solar  
3 thermal system.

4  
5 Section 5. The Environment Code is hereby amended by adding Chapter 26,  
6 consisting of Section 2601, to read as follows:

7 **CHAPTER 26: BETTER ROOF REQUIREMENTS**

8 **SEC. 2601. BETTER ROOF IMPLEMENTATION.**

9 (a) Purpose. The purpose of this Section 2601 is to track and support improvement of  
10 requirements for newly constructed buildings which will increase the utility of rooftops by ensuring  
11 development of renewable energy resources.

12 (b) The Department of the Environment shall:

13 (1) Review and propose technical requirements for rooftop photovoltaic and solar  
14 thermal systems and their performance and components, where not otherwise governed by applicable  
15 state or local codes. The Department of Building Inspection and the Planning Department may  
16 contribute to the cost of technical support as well as the cost of public information programs  
17 supporting the implementation of the Better Roof program.

18 (2) Recommend revisions to the Better Roof requirements of San Francisco Green  
19 Building Code Sections 4.201.2 and 5.201.1.2 based on project data and other new information, to  
20 support the City's goals for greenhouse gas emissions reduction, environmental justice, provision of  
21 renewable energy, development of Zero Net Energy Buildings, biodiversity, and pollution prevention.

22 (c) Reporting. The Environment Director shall collaborate with the Department of Building  
23 Inspection, the Department of Planning, and the Public Utilities Commission to prepare and publish an  
24 annual report on the renewable energy resources developed in compliance with this Chapter 26, San  
25

1 Francisco Green Building Code Section 4.201.2, and San Francisco Green Building Code  
2 Section 5.201.1.2 et seq.

3  
4 Section 6. The Environment Code is hereby amended by amending Section 706, to  
5 read as follows:

6 **SEC. 706. SAN FRANCISCO-SPECIFIC LEED CREDIT REQUIREMENTS FOR**  
7 **MUNICIPAL CONSTRUCTION PROJECTS.**

8 (a) As part of the LEED Gold certification requirement for municipal construction  
9 projects, the projects must achieve the following LEED credits:

10 (1) Stormwater Management. The LEED Project Administrator shall submit  
11 documentation verifying that a construction project that is located outside the City and County  
12 of San Francisco achieves the LEED SS6.2 credit. Construction projects located within the  
13 City and County of San Francisco shall implement the applicable stormwater management  
14 controls adopted by the San Francisco Public Utilities Commission (the "SFPUC"). All  
15 construction projects shall develop and implement construction activity pollution prevention  
16 and stormwater management controls adopted by the SFPUC, and achieve LEED  
17 prerequisite SSP1 or similar criteria adopted by the SFPUC, as applicable.

18 (2) Indoor Water Use Reduction. The LEED Project Administrator shall submit  
19 documentation verifying a minimum 30% ~~percent~~ reduction in the use of indoor potable water,  
20 as calculated to meet and achieve LEED credit WE3.2.

21 ~~(3) Energy Performance. Using an Alternative Calculation Method (ACM) approved by~~  
22 ~~the California Energy Commission, the LEED Project Administrator shall calculate the project's~~  
23 ~~energy use, and compare it to the standard or "budget" building to achieve LEED credit EA1 by either:~~

24 ~~(A) A 15 percent compliance margin over Title 24, Part 6, 2008 California~~  
25 ~~Energy Standards; or,~~





1            ~~(4)~~ ~~(5)~~ Commissioning. The LEED Project Administrator shall submit  
2 documentation verifying that the facility has been or will meet the criteria necessary to achieve  
3 LEED credit EA 3.0 (Enhanced Commissioning), in addition to LEED prerequisite EAp1  
4 (Fundamental Commissioning of Building Energy Systems.)

5            ~~(5)~~ ~~(6)~~ Enhanced Refrigerant Management. The LEED Project Administrator  
6 shall submit documentation verifying that the project will reduce ozone depletion, while  
7 minimizing direct contribution to climate change, achieving LEED credit EA 4.

8            ~~(6)~~ ~~(7)~~ Construction Debris Management. The LEED Project Administrator shall  
9 submit documentation verifying the diversion of a minimum of ~~75%~~ ~~percent~~ of the project's  
10 construction and demolition debris, as calculated to achieve LEED credit MR2.2. The project  
11 must also satisfy the requirements of Section 708.

12            ~~(7)~~ ~~(8)~~ IAQ Management: During Construction. The LEED Project Administrator  
13 shall submit documentation verifying that the sponsoring City department has prepared and  
14 implemented an Indoor Air Quality Management Plan that achieves LEED credit EQ 3.1. This  
15 requirement includes meeting or exceeding the recommended Control Measures of the Sheet  
16 Metal and Air Conditioning National Contractors Association (SMACNA) IAQ Guidelines for  
17 Occupied Buildings under Construction, 2nd Edition 2007, ANSI-SMACNA 008-2008  
18 (Chapter 3).

19            ~~(8)~~ ~~(9)~~ IAQ Management: Before Occupancy. The LEED Project Administrator  
20 shall submit documentation verifying that the sponsoring City department has prepared and  
21 implemented an Indoor Air Quality Management Plan that achieves LEED credit EQ 3.2.

22            ~~(9)~~ ~~(10)~~ Low Emitting Materials. The LEED Project Administrator shall submit  
23 documentation verifying that the project is using low-emitting materials, subject to onsite  
24 verification, achieving LEED credits EQ 4.1. EQ 4.2. EQ 4.3. and EQ 4.4 wherever applicable:  
25

1 (A) Adhesives, sealants and sealant primers shall achieve LEED credit  
2 EQ 4.1. including compliance with South Coast Air Quality Management District (SCAQMD)  
3 Rule #1168, amended January 7, 2005.

4 (B) Interior paints and coatings applied on-site shall achieve LEED credit  
5 EQ 4.2. including:

6 (i) Architectural paints and coatings shall meet the VOC content  
7 limits of Green Seal Standard GS-11 (1st Edition, 1993).

8 (ii) Anti-corrosive and anti-rust paints applied to interior ferrous  
9 metal substrates shall not exceed the VOC content limit of Green Seal Standard GC-03 (2nd  
10 Edition, 1997) of 250 g/L.

11 (iii) Clear wood finishes, floor coatings, stains, primers, and  
12 shellacs applied to interior elements shall not exceed SCAQMD Rule 1113 (2004) VOC  
13 content limits.

14 (C) Flooring systems shall achieve LEED credit EQ 4.3 Option 1.  
15 including:

16 (i) Interior carpet shall meet the testing and product requirements  
17 of the Carpet and Rug Institute Green Label Plus program.

18 (ii) Interior carpet cushioning shall meet the requirements of the  
19 Carpet and Rug Institute Green Label program.

20 (iii) Hard surface flooring, including linoleum, laminate flooring,  
21 wood flooring, ceramic flooring, rubber flooring, and wall base shall be certified as compliant  
22 with the FloorScore standard, provided, however, that ~~100% percent~~ reused or ~~100% percent~~  
23 post-consumer recycled hard surface flooring may be exempted from this LEED credit EQ 4.3  
24 requirement. Projects exercising this exemption for hard surface flooring shall otherwise be  
25 eligible (or LEED credit EQ 4.3.)

1 (D) Interior composite wood and agrifiber products shall achieve LEED  
2 credit EQ 4.4 by containing no added urea formaldehyde resins. Interior and exterior  
3 hardwood plywood, particleboard, and medium density fiberboard composite wood products  
4 shall additionally meet California Air Resources Board Air Toxics Control Measure for  
5 Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections.

6 (E) Project sponsors are encouraged to achieve LEED Pilot Credit 2:  
7 Persistent Bioaccumulative Toxic Chemicals Source Reduction: Dioxins and Halogenated  
8 Organic Compounds. This standard is consistent with Environment Code Chapter 5: Non-PVC  
9 Plastics.

10 ~~(10)~~ ~~(11)~~ Indoor Chemical and Pollutant Source Control. The LEED Project  
11 Administrator shall submit documentation verifying that the project will minimize and control  
12 the entry of pollutants into buildings and later cross contamination of regularly occupied areas,  
13 achieving LEED credit EQ 5.

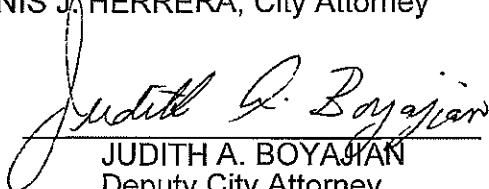
14  
15 Section 7. Effective Date; Operative Date. This ordinance shall become effective 30  
16 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor  
17 returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it,  
18 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall  
19 become operative on January 1, 2017.

20  
21 Section 8. Transmittal to State Officials. The Clerk of the Board of Supervisors is  
22 hereby directed to transmit this ordinance, upon enactment, to the California Building  
23 Standards Commission for filing, pursuant to the applicable provisions of California law.

1 Section 9. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
2 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
3 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
4 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
5 additions, and Board amendment deletions in accordance with the "Note" that appears under  
6 the official title of the ordinance.

7  
8  
9 APPROVED AS TO FORM:  
10 DENNIS J. HERRERA, City Attorney

11  
12 By:

  
13 JUDITH A. BOYAJIAN  
14 Deputy City Attorney

15 n:\legana\as2016\1600092\01099387.docx  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25



**City and County of San Francisco**  
**Tails**  
**Ordinance**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 160154

**Date Passed:** April 26, 2016

Ordinance amending the Green Building Code and the Environment Code to establish requirements for certain new building construction facilitating development of renewable energy facilities; updating provisions of the Green Building requirements for City buildings; setting an operative date of January 1, 2017; providing findings as to local conditions pursuant to the California Health and Safety Code; directing the Clerk of the Board of Supervisors to transmit the ordinance to appropriate State officials; and affirming the Planning Department's determination under the California Environmental Quality Act.

April 11, 2016 Land Use and Transportation Committee - RECOMMENDED

April 19, 2016 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

April 19, 2016 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

April 19, 2016 Board of Supervisors - PASSED ON FIRST READING AS AMENDED

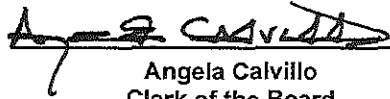
Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

April 26, 2016 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

File No. 160154

I hereby certify that the foregoing  
Ordinance was FINALLY PASSED on  
4/26/2016 by the Board of Supervisors of  
the City and County of San Francisco.

  
Angela Calvillo  
Clerk of the Board

  
Mayor

5/6/2016  
Date Approved