GREEN BUILDING CODE

~~2022~~ 2025 Edition

The San Francisco Green Building Code is current through:
[Includes legislation adopted by the Board of Supervisors through ~~December 31, 2022~~]

by

THE CITY AND COUNTY OF SAN FRANCISCO

A Municipal Corporation

PUBLISHER'S NOTE

The full ~~2022~~ 2025 San Francisco Green Building Code consists of the ~~2022~~ 2025 California Green Building Standards Code, and as further amended by these San Francisco amendments.

The San Francisco Green Building Code amendments contained herein are designed to be used in conjunction with the ~~2022~~ California Green Building Standards Code.

The San Francisco Green Building Code amendments contained herein were adopted by the Board of Supervisors of the City and County of San Francisco on ~~November 10, 2022~~, by Ordinance ~~227-22,~~ effective ~~December 11, 2022~~, and operative January 1, ~~2023~~ 2025.

~~2022~~ 2025California Green Building

Standards Code

+

Complete

San Francisco

Green Building Code

~~2022~~ 2025San Francisco Amendments

Note that prior to the 2013 revision of the Building Inspection Commission Codes, material derived from the California Green Building Standards Codes was published as Chapter 13C of the San Francisco Building Code.

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Building Inspection Commission (BIC) Codes

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PREFACE

Text Format:

The text in this publication is formatted to allow the user to quickly and easily determine the source of the included material. Language derived from the ~~2022~~ 2025 California Code that is *unchanged* by local amendment is printed in shaded text (see below). Language constituting San Francisco *amendments* to the California Code is printed in unformatted (or "plain") text. In either case, bold and/or italic typefaces may be used as appropriate for emphasis, etc. See below for examples.

To further simplify use of the San Francisco amendments with corresponding sections of the ~~2022~~ 2025 California Code, explanatory remarks appearing in italics are provided (in boxes at the beginning of affected provisions) indicating whether the San Francisco amendment to the California Code is adding, revising, or replacing a section or portion of a section.

To summarize:

Explanatory remarks are boxed and italicized.

Unchanged language from the ~~2022~~ 2025 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.

[←] An arrow represents the location of language that has been deleted by San Francisco from the ~~2022~~ 2025 California Code.

A solid line represents a change from the original published edition of the ~~2022~~ 2025 San Francisco Green Building Code.

Historical Notations:

Language which has been added, amended, or deleted from the ~~2022~~ 2025 publication of the San Francisco Green Building Code is indicated with an historical notation, setting forth the ordinance number and date of adoption. Additionally, a table is included below that lists and summarizes all legislation that has affected this Code and the other Building Inspection Commission codes after their initial enactment.

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 61 percent below 1990 levels by the year 2030, as stated in 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 (~~2022~~ 2025) 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 – ~~9.0~~ 10.0 or current

~~GreenPoint Rated (GPR) Multifamily New Home Construction – 9.0 or current~~

GreenPoint Rated (GPR) Existing Multifamily –v~~1.0~~ 2.0 or current

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~~9.0~~ 10.0.

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 future 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.

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.

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).

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.

MIXED-FUEL BUILDING. A building that uses natural gas or propane as fuel for space heating, water heating (including pools and spas), cooking appliances or clothes drying appliances, or is plumbed for such equipment.

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.

TOTAL ENERGY DESIGN RATING. A metric required by the California Energy Commission to be applied to low-rise residential construction in order to comply with California Title 24 Part 6 Energy Standards. The Total Energy Design Rating has two components: (a) the Energy Efficiency Design Rating; and (b) the Solar Electric Generation and Demand Flexibility Design Rating. The Solar Electric Generation and Demand Flexibility Design Rating is subtracted from the Energy Efficiency Design Rating to determine the Total Energy Design Rating. California Energy Standards require that each building must separately comply with the Energy Efficiency Design Rating and the Total Energy Design Rating.

RESIDENTIAL LONG-TERM BICYCLE PARKING. [HCD] A secure locker, weather protected enclosure, or storage room that provides bicycle parking for more than twelve hours that allows individual locking of bicycles to a permanently anchored parking device or rack.

RESIDENTIAL SHORT-TERM BICYCLE PARKING. [HCD] A permanently anchored bicycle parking device, rack or lockers, in an unsheltered, open area, that provides bicycle parking for twelve hours or less that allows individual locking of bicycles to the parking device or rack.

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 tothe 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 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.

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 GreenPoints 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 GreenPoint 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® Silver 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 submit documentation demonstrating that 49 points from the GreenPoint Rated Existing Multifamily checklist have been achieved within the project area.

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.

4.104 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 2022 California Building Energy Efficiency Standards (Title 24, Part 6) and the 2022 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 GREENPOINTS 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. New construction shall comply with Section 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions:

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

1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.

1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, [←] 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.

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. The raceway termination location shall be permanently and visibly marked as [←] "EV READY" for full circuits.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging 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 charging 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.

4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A. Accessible spaces must meet the dimensions specified in Section 4.106 .4.2.2.1.2, Planning Code Section 154, or other applicable accessibility requirements, whichever would result in the largest space size.

4.106.4.2.3 EV space requirements.

1. **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).

2. **Multiple EV spaces required.** Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles, or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required 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.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

a. **Multiple Levels of Parking:**

i. Branch circuit panelboard(s) shall be installed at each parking level with service capacity dedicated to EV Capable Spaces and EV spaces proportional to the number of vehicle spaces on each level, including panelboard(s) space and capacity. 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.

ii. 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.

NOTES:

Electric vehicle charging infrastructure and housing are critical priorities for the City and County of San Francisco. Automated Load Management Systems, energy efficiency, and selection of low-amperage technologies can help mitigate increases to peak electric load. Where the installation of a utility electrical transformer may be determined to be necessary in the context of compliance with Section 4.106.4.2.4 of this chapter, SF Building Code Section 106A.1.17.1, or other provisions of the San Francisco Electrical Code, and where 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.

4.106.4.2.4 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.

Division 4.2

ENERGY EFFICIENCY

SECTION 4.201 – GENERAL

4.201 Add the following section:

4.201.2. Better roofs.

(a) Newly constructed Group R occupancy buildings are required by California Title 24 Part 6 Energy Standards to install photovoltaic (PV) energy systems. For newly constructed multifamily buildings the minimum size of such systems is required by Section 170.2(f) and 170.2(g) to be not less than the smaller of PV system size determined by Equation 170.2-C or Equation 170.2-D, or the total of all Solar Access Roof Area (SARA) multiplied by 14 W/ft^2. Projects that constitute a Large Development Project or Small Development Project under the Stormwater Management Ordinance (Public Works Code secs 147-147.6) may exclude from SARA any roof area where both:

(1) The area is occupied by living roof, meaning the area of media for growing plants, and

(2) The area occupied by living roof contributes to determination of compliance with the Stormwater Management Ordinance, as documented by a Preliminary Stormwater Control Plan or a Modified Compliance Application submitted to the San Francisco Public Utilities Commission.

(b) In any final Stormwater Control Plan approved by the San Francisco Public Utilities Commission, including where such approval may occur subsequent to addenda to a Site Permit wherein compliance with California Title 24 Part 6 Energy Standards is documented, the applicant shall ensure the area occupied by living roof contributing to determination of compliance with the Stormwater Management Ordinance is no less than the square footage approved for exclusion from SARA.

4.201.3 Energy Performance.

(a) **All-electric buildings.** A newly constructed residential all-electric building shall be designed and constructed such that the Energy Budget for the proposed building is no greater than the corresponding Energy Budget for a Standard Design Building compliant with California Title 24 Part 6 Energy Standards.

(b) **Mixed-fuel residential buildings.** A newly constructed mixed-fuel residential building shall be designed and constructed such that the Energy Budget is no greater than 90% of the Title 24 Part 6 Energy Budget for the Standard Design Building as calculated by compliance software approved by the California Energy Commission.

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 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 major alterations and newly-constructed parking facilities associated with 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 2022 California Building Energy Efficiency Standards (Title 24, Part 6) and the 2022 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 REQUIREMENT	ADJUSTMENT TO MINIMUM GREENPOINTS 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 Revise this section as follows:

5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 EV capable spaces, Section 5.106.5.3.2 Electric vehicle charging stations (EVCS)-Power allocation method and associated Table 5.106.5.3.6, and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions: *(Relocated from 2019 CALGreen Section 5.106.5.3.3 and edited)*

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. ~~Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section.~~ Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.
3. In major alterations, where there is evidence substantiating that meeting the requirements of this section present an unreasonable hardship or are technically infeasible, the Director may

upon request from the project sponsor consider an appeal to reduce the number of EV Spaces required.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	Other than Office and Retail NUMBER OF REQUIRED EVCS ~~(EV CAPABLE SPACES PROVIDED WITH EVSE)~~ [2 3]	Office and Retail NUMBER OF REQUIRED EVCS 2,3
~~1~~ 41-9	2	~~0~~1	2
10-25	5	~~2~~3	4
26-50	11	~~4~~6	8
51-75	19	~~5~~10	14
76-100	26	~~9~~13	20
101-150	38	~~13~~19	29
151-200	53	~~18~~27	40
201 and over	30 percent of total [1]	~~33~~ 50percent of EV capable spaces [1]	75 percent of EV capable spaces1

1. Calculation for spaces shall be rounded up to the nearest whole number.

2. Each EVSE shall reduce the number of required EV capable spaces by the same number. ~~The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count toward the total number of required EV capable spaces shown in column 2.~~

3. At least one Level 2 EVES shall be provided.

Division 5.2

ENERGY EFFICIENCY

SECTION 5.201 – GENERAL

5.201 Add the following sections:

5.201.1.1 Energy performance.

(a) **All-electric buildings.** A newly constructed all-electric non-residential building shall demonstrate the Energy Budget for the proposed building is no greater than the Energy Budget calculated for the Standard Design Building meeting California Title 24 Part 6 Energy Standards.

(b) **Mixed-fuel buildings.** A newly constructed mixed-fuel non-residential building shall demonstrate the Energy Budget for the proposed building is no greater than 90% of the Title 24 Part 6 Energy Budget for the Standard Design Building meeting California Title 24 Part 6 Energy Standards.

Exception: Buildings consisting primarily of occupancy F, L, or H are exempt from this Section.

5.201.1.2. Better roofs.

(a) California Title 24 Part 6 Energy Standards section 140.10 requires newly constructed buildings of uses noted in Table 140.10-A to install photovoltaic (PV) energy systems, and

requires the minimum size of such systems to be not less than the smaller of PV direct current size determined by Equation 140.10-A, or the total of all Solar Access Roof Area (SARA) multiplied by 14 W/ft^2. Projects that constitute a Large Development Project or Small Development Project under the Stormwater Management Ordinance (Public Works Code secs 147-147.6) may exclude from SARA any roof area where both:

(1) The area is occupied by living roof, meaning the area of media for growing plants, and

(2) The area occupied by living roof contributes to determination of compliance with the Stormwater Management Ordinance, as documented by a Preliminary Stormwater Control Plan or a Modified Compliance Application submitted to the San Francisco Public Utilities Commission.

(b) In any final Stormwater Control Plan approved by the San Francisco Public Utilities Commission, including where such approval may occur subsequent to addenda to a Site Permit wherein compliance with California Title 24 Part 6 Energy Standards is documented, the applicant shall ensure the area occupied by living roof contributing to determination of compliance with the Stormwater Management Ordinance is no less than the square footage approved for exclusion from SARA.

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

702.2 Modify certification number 2 as follows:

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 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.

CODIFICATION NOTE

1. So in Ord. 227-22.