

# GS1: San Francisco Green Building Site Permit Submittal Form

Green Building Submittal (GS) Forms are part of DBI Administrative Bulletin 093 - Implementation of Green Building Regulations.

For more information visit [sf.gov/departments--department-building-inspection](http://sf.gov/departments--department-building-inspection) - See: *Administrative Bulletins in the SF Building Code*  
Municipal projects: Use GS6; additional Environment Code Chapter 7 requirements apply.

### INSTRUCTIONS:

- Select one (1) column to identify requirements for the project. Applicability of any individual requirement may depend upon project scope.
- Fill in the Project Information box at the right.  
Submittal must be a minimum of 24" x 36". A scorecard is not required with site permit application, but using such tools as early as possible is recommended.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →

Green Building Submittal (GS) Forms are part of DBI Administrative Bulletin 093 - Implementation of Green Building Regulations. For more information visit <a href="http://sf.gov/departments--department-building-inspection">sf.gov/departments--department-building-inspection</a> - See: <i>Administrative Bulletins in the SF Building Code</i> Municipal projects: Use GS6; additional Environment Code Chapter 7 requirements apply.				NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO
				LOW-RISE RESIDENTIAL	HIGH-RISE RESIDENTIAL	LARGE NON-RESIDENTIAL	OTHER NON-RESIDENTIAL	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	FIRST-TIME NON-RESIDENTIAL INTERIORS	OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS	
				R 1-3 Floors	R 4+ Floors	A, B, E, I, M 25,000 sq. ft. or greater	F, H, L, S, U or A, B, E, I, M less than 25,000 sq. ft.	R 25,000 sq. ft. or greater	R adds any amount of conditioned area	B, M 25,000 sq. ft. or greater	A, B, I, M 25,000 sq. ft. or greater	A, B, E, F, H, L, I, M, S, U ≥1,000 sq ft addition or alteration ≥\$200,000 value	PROJECT NAME
LEED/GPR				LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED SILVER (50+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	BLOCK/LOT
TITLE				DESCRIPTION OF REQUIREMENT									ADDRESS
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.										
	Adjustment for Retention/Demolition of Historic Features/Buildings	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable adjustments to LEED or GPR point requirements in box at right.										
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems meeting GPR measures K2, K3 and L2 or LEED EQc2. New large non-residential interiors and major alterations to existing residential and non-residential buildings: interior paints, coatings, sealants, adhesives when applied on-site, flooring and composite wood must meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6	PRIMARY OCCUPANCY
	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (1.8gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).	•	•	LEED WEC2 (2 pts)	•	•	•	•	•	•	GROSS BUILDING AREA
WATER	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥40,000 sq.ft. must calculate a water budget. New development projects ≥100,000 sq.ft. must install and operate an onsite water reuse system using available rainwater, graywater, and foundation drainage for toilet and urinal flushing and irrigation. See <a href="http://www.sfpuc.org">www.sfpuc.org</a> for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r	DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (maximum 0.55 for residential, 0.45 for non-residential) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See <a href="http://www.sfpuc.org">www.sfpuc.org</a> for details.	•	•	•	•	•	•	•	•	•	
	WATER METERING	CALGreen 4.303.2, 5.303.1, Plumbing Code 601.2.1	Provide submeters or utility meters for: Nonresidential spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in buildings ≥ 50,000 sq. ft. AND each individual residential dwelling unit.	•	•	•	•	n/r	n/r	•	•	•	
ENERGY	ALL-ELECTRIC CONSTRUCTION	SFBC 106A.1.17	Newly constructed buildings must be all-electric, with no gas piping systems or infrastructure. For permits filed July 1, 2026 or later, Major Renovations to existing buildings (as defined by San Francisco Building Code Section 202) must be all-electric. See <a href="http://Administrative Bulletin 112">Administrative Bulletin 112</a> for details.	•	•	•	•	GPR: J5	n/r	n/r	n/r	n/r	
	ENERGY DESIGN	CA Title 24 Part 6	Comply with Title 24 Part 6 (2025).	•	•	•	•	•	•	•	•	•	
	BETTER ROOFS	SFGBC 4.201.2 & 5.201.1.2 CA Energy Code 140.10(a-b), 150.1(s), 170.2(f-g)	Photovoltaics and battery energy storage systems are prescriptively required for common nonresidential occupancies per CA Energy Code 140.10(a-b) and multifamily per 170.2(f-g). PV is prescriptively required for single family per 150.1(c)14, along with either installation or wiring for future installation of energy storage systems per 150.0(s). If <a href="http://SFPUC Stormwater Requirements">SFPUC Stormwater Requirements</a> apply, each square foot of living roof contributing to Stormwater Management Ordinance compliance may reduce the Solar Access Roof Area by 1 square foot.	•	•	Applies to most types of A, B, I, E, M occupancies. See Energy Code 140.10(a).		n/r	n/r	n/r	n/r	n/r	
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1	For projects ≥10,000 sq.ft, include Owners Project Requirements, Basis of Design, and commissioning plan in design & construction. Perform commissioning. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED Eac1 opt. 1	•	n/r	n/r	•	•	•	
PARKING	BICYCLE PARKING	CALGreen 4.106.4.4, 5.106.4, Planning Code 155.1-2	Provide short- and long-term bike parking per CalGreen or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added	
	ELECTRIC VEHICLE CHARGING	CALGreen 4.106.4 (all sections), 5.106.5.4 (all sections) AND SFGBC Table 5.106.5.3.1	<b>New 1 - 2 Unit Dwellings:</b> If off-street parking is constructed, install at least one circuit dedicated to EV charging (minimum 40A 208/240V) per parking space, terminating in a receptacle or permanently installed Level 2 EV charger. <b>New 3+ Unit Multifamily:</b> If assigned parking, or unassigned, or both are provided, install at least one Low-Power Level 2 EV Charging Receptacle (minimum 20A 208/240V) for each dwelling unit. If dwelling units exceed parking spaces, install at 100% of parking spaces. Circuits serving assigned parking shall originate at the panel serving the dwelling unit. Additionally if unassigned parking is provided, install Level 2 EV chargers serving 25% of unassigned parking spaces that are not equipped with a receptacle; Level 2 EV chargers shall be available for use by guests and residents. <b>New Hotel/Motel:</b> Install Level 2 EV chargers at 25% of spaces and low-power Level 2 receptacles at 40% of spaces. (Total: 65% of spaces.) <b>Multifamily Alterations:</b> Each parking space altered or added shall have access to either low-power Level 2 EV charging receptacle (minimum 20A 208/240V branch circuit and receptacle) or Level 2 EV charger. An Automated Load Management System may reduce required electrical capacity if the system has capacity to deliver minimum 3.3kW simultaneously to each space served by the ALMS, each branch service has minimum 40A capacity and each installed EV charger has capacity of 30A or greater. <b>Non-residential new construction:</b> Install Level 2 EV Charging Stations and EV Capable spaces. See <a href="http://SFGBC Table 5.106.5.3.1">SFGBC Table 5.106.5.3.1</a> for minimum quantities. <b>Non-residential alterations:</b> Install Level 2 EV Charging Stations and EV Capable spaces. See <a href="http://SFGBC Table 5.106.5.3.1">SFGBC Table 5.106.5.3.1</a> for minimum quantities based on the total number of spaces added or served by electrical facilities within the project scope. <b>All non-residential projects:</b> At minimum provide capacity to deliver 3.3kW simultaneously to each EVSE and EV Capable Space required by <a href="http://SFGBC Table 5.106.5.3.1">SFGBC Table 5.106.5.3.1</a> or comply with Table 5.106.5.3.6-EVCS, whichever is greater. Automated Load Management Systems, installed DC Fast Chargers, and installed Low-Power Level 2 EV Charging receptacles may modify capacity and minimum number of spaces equipped with charging.	•	•	•	•	•	•	n/r	•		
REUSE & RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. For help estimating adequate space for collection by hauler, see supporting materials including a design guide and calculator at: <a href="http://www.sfenvironment.org/refusecalculator">www.sfenvironment.org/refusecalculator</a> .	•	•	•	•	•	•	•	•	•	
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	SFGBC 4.103.2.3, 5.103.1.3.1, CalGreen, Environment Code ch.14, SF Building Code ch.13B	100% of mixed debris must be taken by a Permitted Transporter to a Registered Facility for recycling and recovery. Complete Material Reduction and Recovery Plan and demonstrate minimum 65% or 75% recovery rate as noted at right. For more information, see <a href="http://DBI Information Sheet GB-02">DBI Information Sheet GB-02</a> or contact: <a href="mailto:debrisrecovery@sfgov.org">debrisrecovery@sfgov.org</a> / 415-355-3799.	≥65% diversion	≥75% diversion	≥75% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥65% diversion	
	EMBODIED CARBON REDUCTION	CalGreen 5.105, 5.409	New construction, alterations and additions 50,000 sq ft or greater shall either: <b>Performance</b> (5.409.2): Conduct a whole building life cycle assessment in accord with ISO 14040 & ISO 14044 demonstrating minimum 10% reduction in global warming potential (GWP), excluding operating energy. OR: <b>Prescriptive</b> (5.409.3) For each applicable permanently installed product listed in Table 5.409.3, obtain Type III Environmental Product Declaration (EPD) and meet GWP limit. OR: <b>Reuse</b> (5.105 - alterations & additions only) Reuse a minimum of 45% of the existing building's structure and enclosure - excluding window assemblies, insulation, and hazardous materials remediated as part of the project.	n/r	n/r	if ≥50,000 sq ft	n/r	n/r	n/r	if ≥50,000 sq ft	n/r	n/r	
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r	•	•	n/r	n/r	•	•	•	
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8	Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	•	n/r	n/r	•	•	•	
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•	
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	•	•	•	
	SHADE TREES	CalGreen 5.106.12	Plant trees to sufficient to provide shade within 15 years for 20% of landscape and hardscape area. Exclude shade structures covered by photovoltaics or cool roof materials from total area calculation, including surface parking covered by PV.	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r	
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See <a href="http://www.sfpuc.org">www.sfpuc.org</a> for details.	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See <a href="http://www.sfpuc.org">www.sfpuc.org</a> for details.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65dB Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	•	n/r	n/r	•	•	•	
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•	
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, Energy Code 160.2 & 180.1(1) SF Health Code art.38	Multifamily and non-residential projects must provide MERV-13 filters on HVAC for regularly occupied, actively ventilated spaces. Single family new construction in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	•	•	•	•	n/r	•	•	•	
	CONSTRUCTION IAQ	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-13 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r	
RESIDENTIAL	ELECTRIC READY	SF Building Code 106A.1.17	In situations where natural gas is permitted per Admin Bulletin 112, meet San Francisco Design Guidelines for Public Safety and Electric Ready Construction.	•	•	•	•	n/r	n/r	n/r	n/r	n/r	
	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r	
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	CAPILLARY BREAK	CALGreen 4.505.2	Slab on grade foundation with vapor retarder requires capillary break, such as 4 inches 1/2-in aggregate & slab design by licensed professional.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80%. (Humidistat may be separate component).	•	•	n/r	n/r	•	•	n/r	n/r	n/r	