

GS2: San Francisco Green Building Submittal Form for LEED or GreenPoint Rated Projects

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

For supporting resources, visit: sf.gov/departments-department-building-inspection - See: *Administrative Bulletins in the SF Building Code*

INSTRUCTIONS:

- For each applicable requirement, indicate evidence of fulfillment in the References column. For items that are not applicable, indicate "N/A".
- Fill out the project information in the Verification box at the right.
- Attach LEED or GreenPoint Rated Scorecard on separate sheet. Submittal must be a minimum of 24" x 36".
First-time tenant improvements consisting of multiple permits totalling 25,000 square feet or more must fulfill New Large Commercial Interior requirements.

**CHECK THE ONE COLUMN
THAT BEST DESCRIBES YOUR PROJECT** →

		SOURCE OF REQUIREMENT		FOR REFERENCE		DESCRIPTION OF REQUIREMENT		NEW CONSTRUCTION			ALTERATIONS + ADDITIONS			REFERENCES	VERIFICATION	
								LOW-RISE RESIDENTIAL R 1-3 Floors	HIGH-RISE RESIDENTIAL R 4+ Floors	LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	NEW LARGE COMMERCIAL INTERIORS B,M 25,000 sq.ft. or greater	DRAWING OR SPECIFICATION # (If not applicable, indicate "N/A".)	PROJECT NAME	BLOCK/LOT
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/Building	SFGBC 4.104, 4.105, 5.104 & 5.105				Enter any applicable adjustments to LEED or GPR point requirements in box at right.										
	Points on Current Scorecard					Enter current expected score in box at right as appropriate.										
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	EQc2	K2, K3, L2		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 that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	LEED EQc2 or GPR K2, K3 & L2	LEED EQc2	LEED EQc2				
WATER	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	WEp2, WEc2	G2		Meet flush/flow requirements for: toilets (1.28 gpf); urinals (0.125 gpf wall, 0.5gpf floor); showerheads (1.8 gpm); lavatories (1.2 gpm private, 0.5 gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8 gpm); metering faucets (0.2 gpc); food waste disposers (1 gpm/8 gpm). 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 and. 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).	4.303.1	4.303.1	LEED WEc2 (2 pts)	SF Housing Code sec.12A10	SF Building Code ch.13A if applicable, CalGreen 5.303.3	SF Building Code ch.13A if applicable, CalGreen 5.303.3				
	NON-POTABLE WATER REUSE	Health Code art.12C	WEc2			New buildings ≥400,000 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 www.SFPUC.org for details.	n/r	•	•	n/r	n/r	n/r				
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	WEp1, WEc1			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 (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•	•	•	•	•	•				
	WATER METERING	CALGreen 4.303.2, 5.303.1, Plumbing Code 601.2.1	WEc4			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	•	•				
ENERGY	ALL-ELECTRIC CONSTRUCTION	SFBC 106A.1.17		J5		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. Where natural gas may be permitted per Administrative Bulletin 112, comply with Design Guidelines for Public Safety and Electric Ready Construction See Administrative Bulletin 112 for details.	•	•	•	See Admin Bulletin 112	See Admin Bulletin 112	n/r				
	ENERGY DESIGN	CA Energy Code - In Entirety	EAp2, EAc2	J5		Comply with Title 24 Part 6 (2025) and meet GreenPoint Rated or LEED prerequisites. See Attachment H for details.	•	•	•	•	•	•				
	BETTER ROOFS	SFGBC 4.201.2 & 5.201.1.2 CA Energy Code 140.10(a-b), 150.1(s), 170.2(f-g)	EAc5, EAc2	I3		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 wiring for future installation of energy storage systems per 150.0(s). If SFPUC Stormwater Requirements apply, each 1 square foot of living roof contributing to Stormwater Management Ordinance compliance may reduce the Solar Access Roof Area by 1 square foot.	•	•	•	n/r	n/r	n/r				
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1 SFGBC 5.103.1.4	EAp1, EAc1			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	•	•				
PARKING	BICYCLE PARKING	CALGreen 4.106.4.4, 5.106.4, Planning Code sec.155.1-2	LTc6	N3.5, N3.6		Provide short- and long-term bike parking per CalGreen or meet SF Planning Code sec.155.1-2, whichever is greater.	•	•	•	Planning Code 155.1-2	•	•				
	ELECTRIC VEHICLE CHARGING	CALGreen 4.106.4 (all sections), 5.106.5.4 (all sections) AND SFGBC Table 5.106.5.3.1	LTc8			New 1 - 2 Unit Dwellings: If off-street parking is constructed, install at least one circuit dedicated to EV charging (minimum 40A 208/240V) per dwelling unit terminating in receptacle or permanently installed Level 2 EV charger. New 3+ Unit Multifamily and Hotel/Motel: Install at least one Low-Power Level 2 EV Charging Receptacle (minimum 20A 208/240V) for each dwelling unit (or all parking spaces if the number of dwelling units exceeds the number of parking spaces). In addition, 25% of unassigned parking spaces shall be equipped with Level 2 EV chargers and available for use by guests and residents. Multifamily Alterations: 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. Non-residential new construction: Install Level 2 EV Charging Stations and EV Capable spaces (see SFGBC Table 5.106.5.3.1 for minimum quantities). Non-residential alterations: Install Level 2 EV Charging Stations and EV Capable spaces. See SFGBC Table 5.106.5.3.1 for minimum quantities based on the total number of spaces added or served by electrical facilities within the project scope. All non-residential projects: At minimum provide capacity to deliver 3.3kW simultaneously to each EVSE and EV Capable Space required by SFGBC Table 5.106.5.3.1 or CalGreen 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.	•	•	•	Applies to any multifamily alteration where: Off-street parking is added, OR Electrical systems are altered in existing parking facilities	•	n/r				
REUSE & RECOVERY	RECYCLING AND COMPOSTING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088	MRp1	M4		Provide adequate space and equal access for storage, collection, and loading of compostable, recyclable and landfill materials. To help estimate adequate space for collection by hauler, see supporting materials including a design guide and calculator at: www.sfenvironment.org/refusecalculator .	•	•	•	•	•	•				
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3, CalGreen 4.408.2, 5.405.1.1 Environment Code ch.14, SF Building Code ch.13B	MRp2, MRC5	A2.1		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 DBI Information Sheet GB-02 or contact: debrisrecovery@sfgov.org / 415-355-3799.	≥65% diversion	≥75% diversion	≥75% diversion	≥65% diversion	≥65% diversion	≥75% diversion				
	EMBODIED CARBON REDUCTION	CalGreen 5.105, 5.409	MRC1, MRC2			Either: Performance (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: Prescriptive (5.409.3) For each applicable permanent installed product listed in Table 5.409.3, obtain Type III Environmental Product Declaration (EPD) and meet GWP limit. OR: Reuse (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	projects ≥50,000 sq ft	n/r	projects ≥50,000 sq ft	n/r				
HVAC	HVAC INSTALLER QUALS	CALGreen 702.1				Installers must be trained and certified in best practices.	•	•	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				
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	EAc6			Use no halons or CFCs in HVAC.	•	n/r	•	n/r	•	•				
GOOD NEIGHBOR	LIGHT POLLUTION	CA Energy Code	SSc6			Comply with CA Energy Code for Lighting Zones 1-4.	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	EQp2			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	SSc5			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.	•	•	•	•	•	•				
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works art.4.2 sec.147	SSc4	A6		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.	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope				
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works art.4.2 sec.146	SSp1			Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. A Stormwater Pollution Prevention Plan is optional for GPR projects that disturb <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				
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	EQc9			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	•	•				
	AIR FILTRATION - CONSTRUCTION	CALGreen 4.504.1 & 5.504.1-3	EQc3			Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•				
	AIR FILTRATION - OPERATIONS	CALGreen 5.504.5, Energy Code 160.2 & 180.1(1) SF Health Code art.38	EQc1			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	if applicable	•	if applicable	•	•				
	CONSTRUCTION IAQ MGMT	SFGBC 5.103.1.8	EQc3			During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r				
RESIDENTIAL ONLY	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	if applicable	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				
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1				Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	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				
	MOISTURE CONTENT	CALGreen 4.505.3				Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	•	n/r	n/r				
	BATHROOM EXHAUST	CALGreen 4.506.1				Must be ENERGY STAR compliant, ducted to exterior, and humidistat shall be capable of adjusting between <50% to >80% (Humidistat may be separate.)	•	•	n/r	•	n/r	n/r				

Option 1:

Verification of compliance for this project will be provided via USGBC/GBCI certification under the LEED rating system, or Build It Green under the GreenPoint Rated system. Green Building Compliance Professional of Record is not required.

PERMIT APPLICANT (sign & date)

Option 2: LEED GBCPR

Green Building Compliance Professional of Record will verify compliance.

NAME FIRM

ARCHITECTURAL OR ENGINEERING LICENSE

I am a LEED Accredited Professional

I have completed one or more LEED projects

I have been retained by the project sponsor to review all submittal documents and verify that all approved construction documents and construction fulfill the requirements of the San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met for the above referenced project. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.

AFFIX STAMP BELOW:

LICENSED PROFESSIONAL (sign & date)

Option 3: GreenPoint Rated GBPCR

Green Building Compliance Professional of Record will verify compliance.

NAME FIRM

ARCHITECTURAL OR ENGINEERING LICENSE

I am a GreenPoint Rater I am not a GreenPoint Rater

I have completed one or more GreenPoint Rated projects

If the above licensed professional is not a Certified GreenPoint Rater, additional signature by a Certified GreenPoint Rater is required:

GreenPoint Rater (print name) (contact phone #)

(sign & date)

I have been retained by the project sponsor to review all submittal documents and verify that all approved construction documents and construction fulfill the requirements of the San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met for the above referenced project. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, or if I am no longer the Green Building Compliance Professional of Record for the project.

AFFIX STAMP BELOW:

LICENSED PROFESSIONAL (sign & date)