

# GS5: San Francisco Green Building Submittal Form for Residential Alteration, Addition, and Accessory Dwelling Unit Projects

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

For supporting resources, visit: [sf.gov/submit-out-green-building-forms](https://sf.gov/submit-out-green-building-forms) and [sf.gov/departments--department-building-inspection](https://sf.gov/departments--department-building-inspection) - See: *Administrative Bulletins in the SF Building Code*

INSTRUCTIONS: Fill out the project information in the Verification box at the right. Submittal must be a minimum of 11" x 17".

TITLE		SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	OTHER RESIDENTIAL ALTERATIONS, ADDITIONS AND ACCESSORY DWELLING UNITS
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	adds any amount of conditioned area, volume, or size, OR a single freestanding unit accessory to an existing dwelling if applicable
	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.	
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	
	SLAB CAPILLARY BREAK	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.	
	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.	
	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).	
MATERIAL EMISSION	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	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.	•
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.28 gpf); urinals (0.125 gpf wall, 0.5 gpf floor); showerheads (1.8 gpm); lavatories (1.2 gpm private, 0.5 gpm public/common); kitchen faucets (1.8 gpm); wash fountains (1.8 gpm); metering faucets (0.2 gpc); food waste disposers (1 gpm/8 gpm). Replace all non-compliant fixtures within the project area per SF Housing Code sec.12A10 and CalGreen 4.303.1.	•
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.	•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.	•
	ALL-ELECTRIC CONSTRUCTION	SFBC 106A.1.17	Freestanding ADUs must be All-Electric. For permits filed July 1, 2026 or later, Major Renovations (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 for future conversion of all mixed-fuel loads to all-electric. See <a href="#">Administrative Bulletin 112</a> for details.	Applies to freestanding ADU or Major Renovation only
PARKING	ELECTRIC VEHICLE CHARGING	CalGreen 4.106.4.3	For alterations to multifamily where spaces are added or altered, 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 installed EV chargers have capacity of 30A or greater. Exception: Where work in the parking area is primarily performed to install 120V receptacles for EV charging.	Applies to alterations where: Off-street parking is added, OR Electrical systems are altered in existing parking facilities
	BICYCLE PARKING	CalGreen 4.106.4.4, Planning Code sec.155.1-2	Multifamily: Within 200 feet of entrance, provide one short-term bike parking space per 10,000 sq ft (minimum 2). In addition provide minimum one secure long-term bicycle parking space for every two dwelling units. OR Meet requirements of SF Planning Code sec.155.1-2, whichever is greater.	if applicable
RESOURCE 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	Environment Code ch. 14 SFGBC 4.103.2.3 CalGreen 4.408.2, 4.408.5	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% recovery rate. For more information, see <a href="#">DBI Information Sheet GB-02</a> or contact: <a href="mailto:debrisrecovery@sfgov.org">debrisrecovery@sfgov.org</a> or 415-355-3799.	•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.	•
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•
GOOD NEIGHBOR	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	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•
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.gov">www.sfpuc.gov</a> for details.	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	if project extends outside envelope
INDOOR AIR QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.	•
	AIR FILTRATION (OPERATION)	Energy Code 160.2 & 180.1(1)	Multifamily must provide MERV-13 filters on HVAC for regularly occupied, actively ventilated spaces. (Excludes existing equipment that is not replaced.)	multifamily alterations and additions

**VERIFICATION**

*Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion*

PROJECT NAME \_\_\_\_\_

BLOCK/LOT \_\_\_\_\_

ADDRESS \_\_\_\_\_

PRIMARY OCCUPANCY \_\_\_\_\_

GROSS BUILDING AREA \_\_\_\_\_

INCREASE IN CONDITIONED FLOOR AREA \_\_\_\_\_

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

LICENSED PROFESSIONAL (sign & date) \_\_\_\_\_  
*May be signed by applicant when <1,000 sq. ft. is added.*

**AFFIX STAMP BELOW:**

GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #) \_\_\_\_\_

FIRM \_\_\_\_\_

I am a LEED Accredited Professional

I am a GreenPoint Rater

I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL (sign & date) \_\_\_\_\_

*Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.*

FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY		
Each fixture must not exceed CALGreen 4.303 maximum flow rates:		
FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE	NOTES:
Showerheads <sup>2</sup>	1.8 gpm @ 80 psi	1. For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L) 2. The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)
Lavatory Faucets: residential	1.2 gpm @ 60 psi	
Kitchen Faucets	1.8 gpm @ 60 psi default	
Wash Fountains	1.8 gpm / 20 [rim space (inches) @ 60 psi]	
Metering Faucets	.20 gallons per cycle	
Tank-type water closets	1.28 gallons / flush <sup>1</sup> and EPA WaterSense Certified	
Flushometer valve water closets	1.28 gallons / flush <sup>1</sup>	
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush	

### Water Efficiency of Existing Non-Compliant Fixtures

*All fixtures that are not compliant with the San Francisco Residential Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards at left. For more information, see "Comply with water conservation requirements" available at SFGOV.*

**NON-COMPLIANT PLUMBING FIXTURES INCLUDE:**

- Any toilet manufactured to use more than 1.6 gallons/flush
- Any urinal manufactured to use more than 1 gallon/flush
- Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
- Any interior faucet that emits more than 2.2 gpm

*Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.*

GREEN BUILDING COMPLIANCE PROFESSIONAL (sign & date) \_\_\_\_\_

*Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.*