

Instructions for Code Comment Form

SECTION 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.				
COMMENT 1:				
Name: <i>Peter Tan</i> Date: 3/7/2025				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
		X		
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
COMMENT 2:				
Name: Date:				
Comments/Findings:				
Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
Index keywords:				
COMMENT : TSD Analysis				
Name: Date:				

Comments/Findings:

**Place an X in one
of the following:**

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Update as noted:

Revise:

Delete:

**Place an X in one
of the following:**

More Restrictive:

Less Restrictive:

Neither more nor less:

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SECTION 101.10 — Equivalency

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 – ~~10.0 9.0~~ or current

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

GreenPoint Rated (GPR) Existing Home Multifamily – ~~v2.01.0~~ 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~~10.0 9.0~~.

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.

COMMENT 1:

Name: *Barry Hooper*

Date: 3/13/2025

Comments/Findings:

When a rating system version referenced by SFGBC is no longer available for registration (the prerequisite to voluntary certification – which is encouraged by SFGBC), then we recommend updating to the next version that is open for registration.

LEED:

There are two versions of LEED open for registration as of March 17, 2025:

- LEED v4 (minimum for SFGBC 2019 and 2022) and
- LEED v4.1 (an update that has been available for registration since 2019).

This proposal would carry forward the LEED v4 requirement, with no change. Note that at the time of writing, US Green Building Council has also published LEED v5, and USGBC indicates LEED v5 will be open for registration “in early 2025.” USGBC generally allows registration using the prior version of LEED for a minimum of 3 years after the new version is open for registration; therefore all three versions (v4, v4.1, v5) will be acceptable for demonstrating compliance with SF GBC 2025. GS forms should continue to use v4 as the default/baseline option.

GreenPoint Rated:

GreenPoint Rated for New Home Construction is updated in accord with the triennial code cycle. The version of GreenPoint Rated for projects initiated between January 2026 – December 2028 will be GreenPoint Rated New Home Construction 10.0. No significant changes to the rating system are anticipated, other than conformance to 2025 CalGreen and 2025 Energy Code.

Place an X in one of the following:

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Update as noted:

Revise:

Delete:

X

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			X	
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SECTION 5.106.5.3 — 5.106.5.3 Electric vehicle (EV) charging [N] [BSC-CG]

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 and associated Table 5.106.5.3.1, or section 5.106.5.3.6 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:

1. ...
 - a. ...
 - b. ...
 - c. ...
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. ...

COMMENT 1: *(leave this section blank)*

Name: *David Delos Santos*

Date: *3/7/25*

Comments/Findings:

2025 BSC FET modifies the 2022 SFGBC section as underlined.

Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
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COMMENT 2:

Name:

Date:

Comments/Findings:

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TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	<u>Other than Office and Retail</u> <u>NUMBER OF REQUIRED EVCS</u> <u>(EV CAPABLE SPACES PROVIDED WITH EVSE) ^{2, 3}</u>	<u>Office and Retail</u> <u>NUMBER OF REQUIRED EVCS</u>
1-4	0	0	0
5-9	2	0	
10-25	4	0 <u>2</u>	<u>3</u>
26-50	8	2 <u>4</u>	<u>6</u>
51-75	13	3 <u>6</u>	<u>8</u>
76-100	17	4 <u>8</u>	<u>13</u>
101-150	25	6 <u>12</u>	<u>19</u>
151-200	35	9 <u>18</u>	<u>26</u>
201 and over	20 percent of actual parking spaces ¹	25 <u>50</u> percent of EV capable spaces ¹	<u>75</u> percent of EV capable spaces

1. ...
2. Each EVCS 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 EVSE shall be provided.

COMMENT 1: *(leave this section blank)*

Name: *David Delos Santos*

Date: *3/7/25*

Comments/Findings:

Table 5.106.5.3.1 separates requirements by occupancy, removes requirements where less than 10 parking spaces are proposed, and revises quantities and footnotes

Place an X in one of the following:	Retain as is:	Update as noted:	Revise:	Delete:
	<i>Mark just one of</i>	<i>the boxes on this</i>	<i>line with an X</i>	
Place an X in one of the following:	More Restrictive:	Less Restrictive:	Neither more nor less:	
			X	

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SECTION 702.2 — Special Inspection				
<p>702.2 Special inspection. ...</p> <p>2. <input type="checkbox"/> Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, <input checked="" type="checkbox"/> home energy auditors, and ICC Certified CALGreen Inspectors.</p>				
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Name: <i>Peter Tan</i> Date: 3/7/2025				
Comments/Findings:				
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