[Environment Code - Municipal Green Building Requirements]

**Ordinance amending the Environment Code to update and strengthen the Green Building Requirements for New Construction, Major Renovation, and Tenant Improvement of City Buildings; and affirming the Planning Department's determination under the California Environmental Quality Act.**

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
**Additions to Codes** are in *single-underline italics Times New Roman font*.
**Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~.
**Board amendment additions** are in double-underlined Arial font.
**Board amendment deletions** are in ~~strikethrough Arial font~~.
**Asterisks (* * * *)** indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. CEQA Findings.

The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 260837 and is incorporated herein by reference. The Board affirms this determination.

Section 2. Chapter 7 of the Environment Code is hereby amended by revising Sections 701 and 704, to read as follows:

**SEC. 701. DEFINITIONS.**

For purposes of this Chapter 7, the following terms shall have the meanings set forth below.

~~*"All-Electric" shall have the same meaning as "All-Electric Building or Project" as defined in the San Francisco Green Building Code, as amended from time to time.*~~

*"All-Electric" shall mean a building or project that uses a permanent supply of electricity as the source of energy for all on-site space conditioning (including heating and cooling), water heating (including pools and spas), cooking appliances, and clothes drying appliances. An All-Electric Building or Project shall not install or include natural gas or propane piping systems, fixtures, or infrastructure for those purposes (space heating and cooling, water heating, cooking appliances, and clothes drying) in or in connection with the building or structure, or within the parcel property lines. An All-Electric Project may use steam generated off-site for space conditioning, water heating, laundry equipment, or cooking appliances. Natural gas infrastructure serving purposes allowed under 704(b)(3) of this Chapter 7 is allowed.*

* * * *

"Small Project" means New Construction, Major Renovation, or Tenant Improvement that either is less than 10,000 gross square feet or is of any size with insufficient scope to meet all LEED prerequisites.

*"Temporary Building" means an occupied structure erected for a specific, short-term purpose other than construction support and an intended use not to exceed five years.*

* * * *

**SEC. 704. REQUIREMENTS.**

(a) **Green Building Rating Systems.**

(1) **LEED®**. New Construction, Major Renovation, and Tenant Improvement project teams shall use LEED to certify and/or document environmental attributes. Wherever specific LEED prerequisites or credits are cited in this Chapter 7, such references are to LEED version 4.1 *for projects that apply for a building permit or equivalent on or before June 30,*

*2027, and version 5* ("v*5.1*") *for projects that apply for a building permit or equivalent on or after July 1, 2027*. The U.S. Green Building Council updates LEED from time to time; more recent versions may be used, provided the credits and points achieved are at least as stringent as LEED v*5.1*. The Director shall adopt by regulation the current applicable versions of LEED pursuant to Section 702(b)(2).

(A) **Projects of 10,000 gross square feet or more.** The minimum requirement for a project of 10,000 gross square feet or more shall be certified as LEED Gold®. In addition, the following applies:

(i) **Conceptual design phase.** During the conceptual design phase, the sponsoring City Department shall assemble a project team, which shall include a LEED Project Administrator.

(ii) **Schematic design phase.** During the schematic design phase, the LEED Project Administrator shall register the Municipal Construction Project with GBCI as a LEED registered project.

(iii) **All Design Phases.** At the conclusion of each Design Phase, the LEED Project Administrator shall submit to the Department an updated LEED Scorecard for optional review *by the Task Force*. The *Department*~~*Task Force*~~ may provide comment on the LEED Scorecard within 35 days of submittal. The LEED Scorecard shall indicate a LEED Gold rating or higher, incorporating all LEED credits referenced in Section 704 and other compatible locally required measures.

(iv) **Project Closeout.** At the completion of construction, the LEED Project Administrator shall submit LEED documentation to GBCI for certification. Upon achieving certification, the LEED Project Administrator shall submit to the Department a copy of the LEED Gold or LEED Platinum certificate and the final LEED Scorecard for review *by the Task Force*.

(B) **Small Projects.** LEED certification is not required and LEED credit documentation is not necessary for a Small Project. Instead, the sponsoring City Department, in consultation with a LEED AP With Specialty, shall prepare and submit to the Department a LEED Scorecard for informational and reporting purposes as follows:

(i) At the conclusion of the conceptual design phase, indicating the maximum LEED credits that are practicable for the project, the sponsoring City Department shall integrate the environmental attributes of these LEED credits throughout the design and construction process.

(ii) Upon receiving a temporary certificate of occupancy or similar indication that the project is substantively complete, indicating all LEED credits that have been or would likely be achieved.

(C) ***Exemptions*~~*Maintenance*~~.** LEED certification, LEED credit documentation, and LEED Scorecard preparation is not required for Maintenance *and Temporary Buildings*.

(2) **Other Green Building Rating Systems**. The Department, in consultation with affected City Departments, ~~*shall explore*~~*may approve* the ~~*applicability*~~*use* of Green Building Rating Systems *other than LEED* for Non-Building Projects *on a project-by-project basis*~~*and report to the Task Force no later than two years after the effective date of the ordinance in Board File No. 221223, enacting this Chapter 7 and repealing an earlier version of Chapter 7*~~.

(b) **Energy Optimization.**

(1) Each Municipal Construction Project is subject to compliance with the following locally required measures:

(A) **Electric Service To City Departments And Facilities** (Administrative Code Section 99.3).

(B) **Better Roofs** (San Francisco Green Building Code Chapter 5, Section 5.201.1.2).

(2) **Commissioning.** For each *New Construction or Major Renovation* Municipal Construction Project subject to a LEED certification requirement, the LEED Project Administrator shall submit documentation to the Department of Environment verifying that the project achieves the LEED credit Enhanced Commissioning Option 1, Path *12*~~2~~: Enhanced *Commissioning for MEP Systems (2 points)* and *Option 2, Monitoring-Based Commissioning (MBCx) Path 1: Basic Software (1 point). For each Tenant Improvement subject to a LEED certification requirement, the LEED Project Administrator shall submit documentation verifying that the project achieves the LEED credit Enhanced Commissioning Option 1: Enhanced Commissioning (1 point) and Option 2: Monitoring-based Commissioning (1 point)* ~~*monitoring-based commissioning*~~.

(3) **All-Electric Building**. Each New Construction or Major Renovation that includes HVAC system replacement shall be All-Electric, except as follows:

(A) Natural Gas or propane service and plumbing may be installed if necessary for processes or features separate from the operation of systems integral to Building functions, such as vehicle fueling and mechanic shop equipment.

(B) Existing equipment that uses Natural Gas and serves the project area, but is outside the scope of the project, may be retained. Projects which both (i) are served by existing equipment that use Natural Gas and are outside the scope of work, and (ii) include upgrade to electric service in the project scope of work, ~~*are encouraged to include*~~*shall plan for* sufficient electrical service capacity to, in the future, replace existing systems that use Natural Gas with All-Electric systems.

(C) Emergency backup electricity generation systems may use any combination of technologies permitted under applicable law, including combustion of fossil fuels. Zero-emissions emergency backup electricity systems are encouraged, such as onsite batteries that store electricity from onsite solar photovoltaics.

(4) **Electrification of Existing Building Systems.**

(A) Each City Department shall conduct an inventory of gas-using equipment in their managed Buildings using a template provided by the Director, and *keep its inventory up-to-date via annual updates to the online portal* ~~*upload the inventory results to the City and County of San Francisco's online data catalog no later than December 31, 2023*~~.

(B) Where ~~*a*~~ gas-using equipment or *a* system integral to building functions is removed from a Building other than a hospital and/or new equipment is required for a Municipal Construction Project, electric equipment or system must be installed, and:

(i) If new equipment can be supported by existing electric service capacity, no upgrade to electric service infrastructure is required by this subsection 704(b).

(ii) If new equipment requires an increase from existing electric service capacity, the upgraded electric service infrastructure must be sufficient to accommodate the new equipment, future replacement, and electrification of the Building's remaining gas-using equipment.

* * * *

(c) **Responsible Production and Consumption.**

(1) **Building Material Management.**

(A) Each Municipal Construction Project located within the nine counties surrounding the San Francisco Bay must comply with ~~*the Construction and Demolition Debris Recovery Ordinance (No. 27-06) and*~~ Environment Code Chapter 14.

(B) For each Municipal Construction Project, the contract between the City Department and the Contractor shall require the Contractor responsible for construction and/or demolition (C&D) debris management to:

(i) Conduct a site assessment to estimate the types of material discards that will be generated during the project, including packaging and/or shipping materials.

(ii) Write and implement a Material Reduction and Recovery Plan (MRRP) in accordance with regulations promulgated under this Chapter 7 to guide onsite material management procedures for waste prevention and material reuse and recycling.

(iii) At a minimum, source-separate for reuse or recycling concrete, metal, clean solid wood, clean and unpainted drywall, and carpet and carpet padding. Other C&D debris must either be source-separated or placed in a C&D debris box for transport to a registered facility to maximize material recovery. The Director may adjust the materials to be source-separated by regulation under Section 702(b)(2) based on the Director's assessment of infrastructure and markets available.

(iv) If needed, maintain dedicated separate bins for recyclable, compostable, and trash materials as required by Environment Code Chapter 19 Mandatory Recycling and Composting.

(C) For each Tenant Improvement subject to a LEED certification requirement, the LEED Project Administrator shall submit documentation verifying that the project achieves the Interior Design + Construction ~~*Commercial Interiors*~~ LEED credit Construction and Demolition Waste *Diversion Path 2 (2 points)*~~*Management Option 2: Waste Prevention (1 point)*~~.

(2) **Material Reuse.** City Departments are encouraged to prioritize source reduction and onsite reuse through whatever means practicable. To the extent permitted by law, City Departments shall list in the Virtual Warehouse all unwanted furniture, fixtures, equipment, computers, and supplies purchased with City and County of San Francisco funds. Before buying any new furniture, fixtures, equipment, computers, or supplies, City Departments shall check the Virtual Warehouse for available items that meet their needs.

(3) **Material Recovery.**

(A) City Departments shall ensure that all City-Owned Properties and City Leaseholds have adequate, accessible, and convenient areas for the collection, storage, and

loading of 100% of recyclable, compostable, and refuse materials. Design and/or construction contract documents shall incorporate requirements of Environment Code Chapter 19 Mandatory Recycling and Composting, and ensure that the designed and designated areas are sufficient to accommodate containers consistent with both current methods and projected needs when zero waste goals are met, as well as allow for easy access by a collector's vehicle.

(B) City Departments are required to recycle used fluorescent and other mercury-containing lamps, batteries, and universal waste as defined by California Code of Regulations Section 66261.9.

(4) **Embodied Carbon.**

(A) Each Municipal Construction Project of 10,000 gross square feet or more shall submit to the Department an embodied carbon reduction strategies checklist on a form provided by the Director for informational and reporting purposes as follows:

(i) At the conclusion of the schematic design phase, as an assessment of the maximum embodied carbon reduction strategies that are practicable for the project. The sponsoring City Department shall prioritize the integration of these strategies throughout the design and construction process.

(ii) Upon receiving a temporary certificate of occupancy or similar indication that the project is substantively complete, explaining the embodied carbon reduction strategies that have been successfully integrated into the design and/or construction process.

(B) For each New Construction or Major Renovation subject to a LEED certification requirement, the LEED Project Administrator shall submit documentation verifying that the project achieves the LEED credit ~~*Building Life-Cycle Impact Reduction Option 2:*~~ *Reduce Embodied Carbon Option 1:* Whole-Building Life-Cycle Assessment~~,~~ *(3 points).* ~~*Path 3 by addressing at least three product categories or building assembly types.*~~ For each Tenant

Improvement subject to a LEED certification requirement, the LEED Project Administrator shall submit documentation verifying that the project achieves the LEED credit ~~*Interiors Life-Cycle Impact Reduction Option 1: Interior Furniture and Nonstructural Elements Reuse*~~*Interior Materials Reuse* (1 point) or ~~*Option 3: Building Interiors Life Cycle Assessment*~~*Reduce Embodied Carbon Option 1 and Option 2* (2 points).

(C) For each Municipal Construction Project subject to a LEED certification requirement, the LEED Project Administrator shall submit documentation verifying that the project achieves the LEED credit *Building Product Selection and Procurement (5 points).* ~~*Environmental Product Declarations (1 point).*~~

(d) **Human and Environmental Health.**

(1) **Indoor Air Quality.** For each Municipal Construction Project subject to a LEED certification requirement, the LEED Project Administrator shall submit documentation verifying that the project achieves the following LEED credits:

*(A) Low-Emitting Materials (2 points); and*

*(B) Air Quality Testing and Monitoring Option 1 (2 points) or, if the monitoring system begins operation prior to occupancy, Option 2 (1 point). In core and shell projects, such testing shall be conducted if the project includes or is mechanically connected to occupied areas.*

~~*(A) Enhanced Indoor Air Quality Strategies (1 point);*~~

~~*(B) Low-Emitting Materials (5 product categories);*~~

~~*(C) Construction Indoor Air Quality Management Plan (1 point); and*~~

~~*(D) Indoor Air Quality Assessment Option 2: Air Testing (2 points).*~~

(2) **Toxics Reduction and Pollution Prevention.**

~~*(A) For each Municipal Construction Project subject to a LEED certification requirement, the LEED Project Administrator shall submit documentation verifying that the project*~~

~~*achieves the LEED credit Building Product Disclosure and Optimization - Material Ingredients (1 point) using reporting methodologies that inventory content of a product's homogeneous materials to at least 1,000 ppm.*~~

~~*(B)*~~ For all Municipal Construction Projects and for purchases made by or on behalf of City Departments for these projects, product categories including but not limited to furniture, countertops, door hardware, paints, ceilings, and flooring shall comply with regulations promulgated under this Chapter 7 pertaining to the following attributes, subject to verification by the Department of the Environment:

(i) Added flame retardant chemicals;

(ii) Antimicrobial chemicals;

(iii) Fluorinated chemicals;

(iv) Volatile organic compounds (VOCs) content or emissions.

(v) Polyvinyl chloride (PVC) content;

(vi) Recycled content and recyclability;

(vii) Sustainably grown and harvested wood; and

(viii) Other environmental attributes, consistent with this Chapter.

(3) **Biodiversity and Wildlife Habitat.** Each Municipal Construction Project shall follow the City and County of San Francisco's Biodiversity Guidelines *and submit a plant list to the Department* during the construction documents phase *of each project*.

* * * *

Section 3. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under the official title of the ordinance.

Section 4. Effective Date. This ordinance shall become effective on the 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Robb Kapla
ROBB KAPLA
Deputy City Attorney

4915-2256-1471, v. 1

# City and County of San Francisco
# Tails
# Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

**File Number:** 260837 **Date Passed:** October 20, 2026

Ordinance amending the Environment Code to update and strengthen the Green Building Requirements for New Construction, Major Renovation, and Tenant Improvement of City Buildings; and affirming the Planning Department's determination under the California Environmental Quality Act.

September 28, 2026 Land Use and Transportation Committee - RECOMMENDED

October 06, 2026 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 11 - Chan, Chen, Dorsey, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong

October 20, 2026 Board of Supervisors - FINALLY PASSED

Ayes: 9 - Chan, Dorsey, Fielder, Mahmood, Mandelman, Sauter, Sherrill, Walton and Wong
Excused: 2 - Chen and Melgar

File No. 260837

**I hereby certify that the foregoing Ordinance was FINALLY PASSED on 10/20/2026 by the Board of Supervisors of the City and County of San Francisco.**

**Angela Calvillo**
**Clerk of the Board**

**Daniel Lurie**
**Mayor**

10/23/2026
**Date Approved**