

Topic: Development Standards/ Green Buildings & Energy Efficiency
Resource Type: Regulations
State: California
Jurisdiction Type: Municipal
Municipality: San Francisco
Year: 2008
Community Type – applicable to: Urban; Suburban
Title: San Francisco Green Building Code
Document Last Updated in Database: June 29, 2016

Abstract

To ensure that all buildings are healthy, sustainable places to live, work and learn, the San Francisco Green Building Code requirements reduce energy and water use, divert waste from landfills, encourage alternate modes of transportation, and support the health and comfort of building occupants in San Francisco. The 2008 green building requirements apply to newly constructed residential and commercial buildings and for major renovations to existing buildings. New construction in San Francisco must meet all applicable California codes, provide on-site facilities for recycling and composting, and meet city green building requirements tied to the LEED and GreenPoint Rated green building rating systems.

Resource



The San Francisco Green Building Code is current through Ordinances approved through December 31, 2013.

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PUBLISHER'S NOTE

The full 2013 San Francisco Green Building Code consists of the 2013 California Green Building Standards Code, and as further amended by these San Francisco amendments.

The San Francisco Green Building Code amendments contained herein are designed to be used in conjunction with the 2013 California Green Building Standards Code.

The San Francisco Green Building Code amendments contained herein were adopted by the Board of Supervisors of the City and County of San Francisco on November 5, 2013, by Ordinance [259-13](#), effective January 1, 2014.

**2013 California Green Building
Standards Code**

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**Complete
San Francisco
Green Building Code**

2013 San Francisco Amendments

Note that prior to this 2013 revision of the Building Inspection Commission Codes, material derived from the California Green Building Standards Codes was published as Chapter 13C of the San Francisco Building Code.

Supplements to this Code and complete copies of all six Building Inspection Commission (BIC) Codes (Building, Electrical, Green Building, Housing, Mechanical, and Plumbing) can be ordered from:

AMERICAN LEGAL PUBLISHING CORPORATION

One West Fourth Street, 3rd Floor

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PREFACE

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Where the effect of a local amendment is to *delete* text that appeared in the California Code, an arrow is used to mark the location of the deleted material. This notation is used both when material was deleted to be replaced with alternate language and when material was struck from the Code without replacement. See below for an example.

All material amended after the initial enactment of the 2013 San Francisco Code is marked by a solid vertical line at the left margin of the affected material. Again, an example is provided below. Additionally, a history note is included at the end of affected sections; see below for further explanation of the manner in which this Code's legislative history is documented.

To further simplify use of the San Francisco amendments with corresponding sections of the 2013 California Code, explanatory remarks appearing in italics are provided (in boxes at the beginning of affected provisions) indicating whether the San Francisco amendment to the California Code is adding, revising, or replacing a section or portion of a section.

To summarize:

Explanatory remarks are boxed and italicized.

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Legislative History and Historical Notations:

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
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Chapter 1 GENERAL

SECTION 101 - GENERAL



Revise this section as follows:

101.1 Title. These regulations shall be known as the San Francisco  Green Building Code and may be cited as such and will be referred to herein as "this code." The San Francisco  Green Building Code consists of the combination of Part 11 of the official compilation and publication of the adoption, amendment and repeal of building regulations to the California Code of Regulations, Title 24, and Chapter 13C of San Francisco Building Inspection Commission Amendments to the California Building Standards Code.

101.2 Purpose. The purpose of this chapter is to promote the health, safety and welfare  of San Francisco residents, workers, and visitors by minimizing waste of energy, water, and other resources in the construction and operation of buildings in the City and County of San Francisco and by providing a healthy indoor environment. The green building practices required by this chapter will also further the goal of reducing the greenhouse gas emissions in the City and County of San Francisco to 25 percent below 1990 levels by the year 2017, as stated in Board of Supervisors Resolution No. 158-02 and San Francisco [Environment Code Chapter 9](#).

101.3 Scope. The provisions of this code shall apply to the planning, design, operation, construction, use and occupancy of every newly constructed building or structure, unless otherwise indicated in this code, as well as alterations to existing buildings throughout the  City and County of San Francisco.

While this code  references green building programs, the City and County of San Francisco does not confer certification under any green building program.

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, and R as defined by California Building Code Title 24 Section 302 (2013) 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.

101.4 Appendices. [Reserved] 

101.6.1 Differences. In the event of any differences between these building standards and the standard reference documents, the text of this Chapter [←] shall govern.

101.6.3 Conflicts. When the requirements of this code conflict with the requirements of any other part of the California Building Standards Code, Title 24, [←] any provision contained elsewhere in the San Francisco Municipal Code, or any regulation or requirement adopted by the Public Utilities Commission or other City agency under its Charter authority, the most restrictive requirement shall prevail.

101.7 City and County Amendments, Additions and Deletions. [←] This code includes the amendments, deletions, and additions to California green building requirements which maintain stricter local green building standards.

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® for Green Interior Design and Construction v2009

LEED® for Building Design and Construction v2009

LEED® for Homes v2008

GreenPoint Rated (GPR) Single Family New Home Construction – v6

GreenPoint Rated (GPR) Multifamily New Home Construction – v6

GreenPoint Rated (GPR) Existing Multifamily – v6

Wherever specific LEED® prerequisites or credits are cited, such references are to LEED® BD&C 2009. 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® BD&C 2009 or GPR v6.

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, as approved by the Director.

101.11 Effective use of this code. The following steps may be used to establish which provisions of this code are applicable to a specific occupancy:

1. Establish the type of occupancy.
2. Find [←] the section which covers the established occupancy.
3. Identify [←] the minimum requirements of this code for the established occupancy in Sections 4 and 5.
4. [←] Administrative Bulletin 93, provided by the Department of Building Inspection, summarizes how the requirements of San Francisco Green Building Code and relevant local requirements may be met. Appendices to Administrative Bulletin 93 include tabular summaries of required measures, and provide submittal forms.

Chapter 2 DEFINITIONS

SECTION 202 – DEFINITIONS

Add and amend the following definitions:

GREENPOINT RATED, GREENPOINTS and GREENPOINTS CHECKLIST. The residential green building rating system and checklist and certification methodology of the non-profit organization Build It Green.

HIGH-RISE RESIDENTIAL BUILDING. For the purposes of this code [←], a building that is of Occupancy Group R and is four stories or greater.

HISTORICAL RESOURCE. A property that meets the terms of the definitions in Section 21084.1 of the CEQA Statute (The California Environmental Quality Act [Public Resources Code Section 21084.1]) and Section 15064.5 of the CEQA Guidelines, as determined by the San Francisco Planning Department.

LARGE COMMERCIAL BUILDING. A commercial building or addition of Group B, M, A, or I occupancy that is 25,000 gross square feet or more.

LEED® and LEED® CHECKLIST. The Leadership in Energy and Environment Design rating system, certification methodology, and checklist of the United States Green Building Council (USGBC).

LOW-RISE RESIDENTIAL BUILDING. For the purposes of this code, [←] a building that is of Occupancy Group R and is three stories or less or that is a one or two family dwelling or townhouse.

MAJOR ALTERATIONS. Alterations where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed where areas of such construction are 25,000 gross square feet or more in Group B, M or R occupancies of existing buildings.

MID-SIZE COMMERCIAL BUILDING. A commercial building of Group B or M occupancy that is 5,000 or more and less than 25,000 gross square feet, and is not a high-rise building.

NEWLY CONSTRUCTED (or NEW CONSTRUCTION). A newly constructed building (or new construction) is a building that has never before been used or occupied for any purpose and does not include additions, alterations or repairs.

NEW LARGE COMMERCIAL INTERIORS. First-time tenant improvements where areas of such construction are over 25,000 gross square feet or more in Group B or M occupancy areas of existing buildings.



Chapter 3 GREEN BUILDING

SECTION 301 - GENERAL

Revise this section as follows:

301.1 Scope. Buildings in the City and County of San Francisco [←] shall be designed to include the green building measures specified as mandatory under the California Green Building Standards Code (CalGreen).

Additional green building requirements established by the City and County of San Francisco are mandatory for:

- (1) Newly constructed Group R occupancy buildings,
- (2) Newly constructed buildings of Group B, M, A, and I occupancies that are 25,000 gross square feet or more,
- (3) New first-time build-outs of commercial interiors that are 25,000 gross square feet or more in buildings of Group B or M occupancies, and

(4) Major alterations that are 25,000 gross square feet or more in existing buildings of Group B, M or R occupancies, where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed.


Exempt from additional local requirements of this chapter, unless otherwise noted, are:

(1) Any new building in which laboratory use of any occupancy classification is the primary use, and

(2) Any building undergoing renovation in which the area of renovation will be primarily for laboratory use of any occupancy classification.

SECTION 302 - MIXED OCCUPANCY BUILDINGS

Revise this section as follows:

302.1 Mixed Occupancy Buildings. In mixed occupancy buildings, each portion of a building shall comply with the specific California Title 24 Part 11 required  measures applicable to each specific occupancy. However, to fulfill any additional local green building requirements, the project sponsor may apply a single required green building standard to the entire building.

SECTION 303 - PHASED PROJECTS

Add the following section:

303.1.1.1 Maintenance of required features. Any structure subject to this chapter shall maintain the green building features required herein, or equivalent, regardless of subsequent alterations, additions, or changes of use, unless subject to subsequent or more stringent requirements.



Chapter 4


RESIDENTIAL REQUIREMENTS

Division 4.1

PLANNING AND DESIGN

SECTION 4.101 - GENERAL

Revise this section as follows:

4.101.1 Scope. The provisions of this division outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore, enhance the environmental quality of the site, respect the integrity of adjacent properties, and promote the health, safety and welfare of San Francisco residents. 

Add the following section:



SECTION 4.103 - REQUIREMENTS FOR GROUP R OCCUPANCY BUILDINGS

4.103.1 New Low-rise Residential Buildings.

4.103.1.1 Rating requirements. New low-rise residential buildings must be GreenPoint Rated and applicants must submit documentation demonstrating that a minimum of 75 GreenPoints from the GreenPoints Single Family New Construction Checklist or the GreenPoints Multifamily New Construction Checklist will be achieved. Alternatively, this rating requirement may be met by obtaining LEED Silver certification.

4.103.1.2 Stormwater management. Projects subject to this section shall meet the San Francisco Public Utilities Commission stormwater management requirements.

4.103.2 New High-rise Residential Buildings.

4.103.2.1 Rating requirement. Permit applicants must submit documentation to achieve LEED® "Silver" certification. Alternatively, this rating requirement may be met by obtaining the GreenPoint Rated designation and submitting documentation demonstrating that a minimum of 75 GreenPoints from the GreenPoint Rated Multifamily New Construction checklist will be achieved.

4.103.2.2 Indoor water use reduction. Permit applicants must submit documentation verifying that a minimum 30 percent reduction in the use of indoor potable water is achieved, as calculated to meet LEED® credit WE3.2. Projects applying GreenPoint Rated or other equivalent rating systems may alternately use the CALGreen Performance Method (Title 24 Part 11 Section 4.301.1.2) to demonstrate 30% reduction.

4.103.2.3 Construction debris management. Permit applicants must submit documentation verifying the diversion of a minimum 75 percent of the projects construction and demolition debris, as calculated to meet LEED® credit MR2.2. The waste management plan necessary to meet this requirement shall be updated as necessary and shall be accessible during construction for examination by the Department of Building Inspection. Permit applicants must also meet the requirements of San Francisco [Environment Code Chapter 14](#) and San Francisco [Building Code Chapter 13B](#) (Construction and Demolition Debris Recovery Program).

4.103.2.4 Stormwater management. Projects subject to this section shall meet the San Francisco Public Utilities Commission stormwater management requirements.

4.103.2.4.1 Construction activity stormwater pollution prevention. All projects, whether greater or lesser than one acre, must develop and implement construction activity pollution prevention and site run-off controls adopted by the San Francisco Public Utilities Commission, as well as LEED® prerequisite SSp1, as applicable.

4.103.3 Major Alterations to Existing Group R Occupancy Buildings.

4.103.3.1 Rating requirement. Permit applicants must submit documentation to achieve a LEED® Gold rating. Alternatively, this rating requirement may be met by obtaining the GreenPoint Rated designation and submitting documentation demonstrating that a minimum of 75 GreenPoints from the GreenPoint Rated Multifamily checklist will be achieved. Major alterations applying to less than 80% of the building's gross floor area may alternately obtain the GreenPoint Rated Elements designation and submit documentation demonstrating that 49 points from the GreenPoint Rated Multifamily checklist have been achieved.

4.103.3.2 Low-emitting materials. Alterations utilizing LEED® must submit documentation to verify the use of low-emitting materials meeting the LEED® credits EQ 4.1 (adhesives and sealants), EQ 4.2 (paints and coatings), and EQ 4.3 (carpet systems) where applicable. Alterations utilizing GreenPoint Rated must submit documentation to verify the use of low-emitting materials meeting the GreenPoint Rated Multifamily New Homes measures for low-emitting coatings, adhesives and sealants, and carpet systems.

Add the following section:

SECTION 4.104 – HISTORIC PRESERVATION

4.104.1 On-site Retention of Historical Features. For alterations of buildings determined to be historical resources, after demonstrating compliance with all applicable codes, including the 2013 California Building Energy Efficiency Standards (Title 24, Part 6) and the 2013 California Historical Building Code (Title 24, Part 8), the minimum points or

credits required under this chapter shall be reduced for retention and in-situ reuse or restoration of certain character defining features, as follows:

TABLE 4.104.A

SIGNIFICANT HISTORICAL ARCHITECTURAL FEATURES	PERCENT RETAINED*	ADJUST- MENT TO MINIMUM LEED POINT REQUIRE- MENT	ADJUST- MENT TO MINIMUM GREEN- POINTS REQUIRE- MENT	
Windows @ principal façade(s)			At least 50%	2 7
Windows @ principal façade(s)			At least 75%	3 11
Windows @ principal façade(s)			100%	4 15
Other windows			At least 50%	1 3
Other windows			100%	2 6
Exterior doors @ principal façade(s)			100%	1 3
Siding or wall finish @ principal façade(s)			80%	1 4
Trim & casing @ wall openings on principal façade(s)			100%	1 3
Roof cornices or decorative eaves visible from right-of-way			100%	1 3
Sub-cornices, belt courses, water tables, and running trim visible from right-of-way			80%	1 3
Character-defining elements of significant interior spaces			At least 50%	2 7
Character-defining elements of significant interior spaces			100%	4 15
Other exterior ornamentation (e.g. cartouches, corbels, quoins, etc.) visible from right-of-way			80%	1 3

* Retention includes the rehabilitation and repair of character-defining features that conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Add the following section:



SECTION 4.105 – DEMOLITION OF EXISTING STRUCTURES

4.105.1 Adjustments to Rating Requirements for Building Demolition and Density. Applications subject to the San Francisco Green Building Code, whereby construction of a new building is proposed within five years of the demolition of a building

on the site, where such demolition occurred after the effective date of the Green Building Ordinance - November 3, 2008 - the sustainability requirements for new buildings pursuant to the San Francisco Green Building Code shall be increased as follows:

4.105.1.1 LEED® Projects. For projects attaining a LEED® certification:

(1) Where the building demolished was an historical resource, the required points shall be increased by 10 points.

(2) Where the building demolished was not an historical resource, the required points shall be increased by 6 additional points.

(3) Where the building demolished was not an historical resource and the number of dwellings in the residential portion of the replacement structure are tripled, the required points shall be increased by 5 additional points.

4.105.1.2 GreenPoint Rated projects. For projects attaining GreenPoint Rated:

(1) Where the building demolished was an historical resource, the required points shall be increased by 25 additional points.

(2) Where the building demolished was not an historical resource, the required points shall be increased by 20 additional points.

(3) Where the building demolished was not an historical resource and the number of dwellings in the residential portion of the replacement structure are tripled, the required points shall be increased by 17 additional points.

Division 4.2

ENERGY EFFICIENCY

SECTION 4.201- GENERAL



Chapter 5

NONRESIDENTIAL REQUIREMENTS

Division 5.1

PLANNING AND DESIGN



SECTION 5.101 - GENERAL

Revise this section as follows:

5.101 Scope. The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore, and enhance the environmental quality of the site, respect the integrity of adjacent properties, and promote the health, safety and welfare of San Francisco residents. [←]

Add the following section:



SECTION 5.103 - REQUIREMENTS FOR GROUP A, B, I, AND M BUILDINGS

5.103.1 New Large Commercial Buildings.

5.103.1.1 Rating requirement. Permit applicants must submit documentation to achieve LEED® "Gold" certification.

5.103.1.2 Indoor water use reduction. Permit applicants must submit documentation verifying that a minimum 30 percent reduction in the use of indoor potable water is achieved, as calculated to meet LEED® credit WE3.2.

5.103.1.3 Construction debris management. Permit applicants must submit documentation verifying the diversion of a minimum 75 percent of the projects construction and demolition debris, as calculated to meet LEED® credit MR2.2. Permit applicants must also meet the requirements of San Francisco [Environment CodeChapter](#)

14 and San Francisco [Building Code Chapter 13B](#) (Construction and Demolition Debris Recovery Program.) The waste management plan necessary to meet this requirement shall be updated as necessary and shall be accessible during construction for examination by the Department of Building Inspection.

5.103.1.4 Commissioning. Permit applicants must submit documentation verifying that the facility has been or will meet the criteria necessary to meet LEED® credit EA 3.0 (Enhanced Commissioning), in addition to LEED® prerequisite EAp1 (Fundamental Commissioning of Building Energy Systems.)

5.103.1.5 Renewable energy. Effective January 1, 2012, permit applicants must submit documentation verifying either:

(1) Acquisition of renewable on-site energy or purchase of green energy credits in accord with LEED EA2 or EA6, OR

(2) Achieve a 10% compliance margin over Title 24 Part 6 2013 California Energy Standards.

5.103.1.6 Stormwater management. Projects subject to this section shall meet the San Francisco Public Utilities Commission stormwater management requirements. All new building projects must develop and implement an Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan and implement site run-off controls adopted by the San Francisco Public Utilities Commission as applicable.

5.103.1.7 Energy performance. [Reserved]

5.103.1.8 Temporary ventilation and IAQ management during construction. Permit applicants must submit documentation verifying that an Indoor Air Quality Management Plan is prepared and implemented which meets LEED® credit EQ 3.1. and Title 24 Part 11 5.504.1.3.

5.103.1.9 Low Emitting Materials. Permit applicants must submit documentation verifying that low-emitting materials are used, subject to on-site verification, meeting LEED® credits EQ 4.1, EQ 4.2, EQ 4.3, and EQ 4.4 wherever applicable.

Exceptions: 100% reused or 100% post consumer recycled hard surface flooring may be exempted from this requirement. Projects exercising this exemption must otherwise be eligible for LEED® credit EQ 4.3.

Interior composite wood and agrifiber products shall meet LEED® credit EQ 4.4 by containing no added urea formaldehyde resins. Interior and exterior hardwood plywood, particleboard, and medium density fiberboard composite wood products shall additionally meet California Air Resources Board Air Toxics Control Measure for Composite Wood (17 CCR 93120 *et seq.*), by or before the dates specified in those sections.

5.103.1.10 CALGreen mandatory measures. The following measures are mandatory in California for new non-residential buildings. Optionally, relevant LEED® credits can be used as alternative compliance paths, as noted below:

Title 24 Part 11 Section(s)	Topic/Requirement	Alternate Compliance Option:
5.106.4	Bicycle Parking	N/A
5.106.5	Fuel efficient vehicle and carpool parking	Meet LEED® SSc4.3 and/or SSc4.4, and demonstrate that 8% of parking is

		designated for fuel efficient vehicle and carpool parking.
5.106.8	Light pollution reduction	Meet LEED® credit SS 8
5.106.10	Drainage management plan	N/A
5.303.1	Water submeters	N/A
5.303.3.3.2	Multiple showerheads in one shower stall must not exceed maximum flow rate for single showerhead	N/A
5.503.1	Fireplaces in non-residential occupancy must meet residential efficiency and emissions requirements,	N/A
5.407.2.2 5.504.5.3	Indoor chemical and pollutant source control	Meet LEED® credit EQ 5
5.507.4 5.507.4.1 5.507.4.2	Acoustical control and noise transmission	N/A
5.508.1.2	Halons not allowed in HVAC, refrigeration and fire suppression equipment.	Meet LEED® credit EA 4, and additionally document that all HVAC&R systems do not contain CFCs or halons.

5.103.2 New Mid-size Commercial Buildings.

5.103.2.2 Construction debris management. Permit applicants must submit documentation verifying the diversion of a minimum 75 percent of the projects construction and demolition debris, as calculated either to meet LEED® credit MR2.2 or equivalent. Permit applicants must also meet the requirements of San Francisco [Environment Code Chapter 14](#) and San Francisco [Building Code Chapter 13B](#) (Construction and Demolition Debris Recovery Program.) The waste management plan necessary to meet this requirement shall be updated as necessary and shall be accessible during construction for examination by the Department of Building Inspection.

5.103.2.3 Renewable energy. Effective January 1, 2012, permit applicants must submit documentation verifying that either:

(1) Acquisition of renewable on-site energy or purchase of green energy credits in accord with LEED EA2 or EA6, OR

(2) In addition to meeting 5.103.2.5 Energy Performance requirement, achieve an additional 10% compliance margin over Title 24 Part 6 (2013) California Energy Standards.

5.103.2.5 Energy performance. [Reserved]

5.103.3 Major Alterations to Existing Non Residential Buildings.

5.103.3.1 Rating requirement. Permit applicants must submit documentation to achieve LEED® "Gold" certification.

5.103.3.2 Low emitting materials. Permit applicants must submit documentation to verify the use of low-emitting materials meeting LEED® EQ4.1, EQ4.2, EQ 4.3 and EQ4.4 wherever applicable.

5.103.4 New Large Commercial Interiors.

5.103.4.1 Rating requirement. Permit applicants must submit documentation to achieve LEED® LEED® "Gold" certification.

5.103.4.2 Low emitting materials. Permit applicants must submit documentation verifying that low-emitting materials are used, subject to in-site verification, meeting LEED® credits EQ4.1, EQ4.2, EQ4.3 and EQ 4.4 wherever applicable.

Add the following section:

 **SECTION 5.104 – HISTORIC PRESERVATION**

5.104.1 On-site Retention of Historical Features. For alterations of buildings determined to be historical resources, after demonstrating compliance with all applicable codes, including the 2013 California Building energy Efficiency Standards (Title 24, Part 6) and the 2013 California Historical Building Code (Title 24, Part 8), the minimum points or credits required under this chapter shall be reduced for retention and in-situ reuse or restoration of certain character defining features, as follows:

TABLE 5.104.A

SIGNIFICANT HISTORICAL ARCHITECTURAL FEATURES	PERCENT RETAINED*	ADJUST- MENT TO MINIMUM LEED POINT REQUIRE- MENT	ADJUST- MENT TO MINIMUM GREEN- POINTS REQUIRE- MENT	
Windows @ principal façade(s)			At least 50%	2 7
Windows @ principal façade(s)			At least 75%	3 11
Windows @ principal façade(s)			100%	4 15
Other windows			At least 50%	1 3
Other windows			100%	2 6
Exterior doors @ principal façade(s)			100%	1 3
Siding or wall finish @ principal façade(s)			80%	1 4
Trim & casing @ wall openings on principal façade(s)			100%	1 3
Roof cornices or decorative eaves visible from right-of-way			100%	1 3
Sub-cornices, belt courses, water tables, and running trim visible from right-of-way			80%	1 3
Character-defining elements of significant interior spaces			At least 50%	2 7

Character-defining elements of significant interior spaces	100%	4	15
Other exterior ornamentation (e.g. cartouches, corbels, quoins, etc.) visible from right-of-way	80%	1	3

* Retention includes the rehabilitation and repair of character-defining features that conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Add the following section:

SECTION 5.105 – DEMOLITION OF EXISTING STRUCTURES

5.105.1 Adjustments to Rating Requirements. Applications subject to the San Francisco Green Building Code, whereby construction of a new building is proposed within five years of the demolition of a building on the site, where such demolition occurred after November 3, 2008, the sustainability requirements for new buildings pursuant to the San Francisco Green Building Code shall be increased as follows:

5.105.1.1 LEED® projects. For projects attaining a LEED® certification:

(1) Where the building demolished was an historical resource, the required points shall be increased by 10 points, which is 10% of the total available in the LEED® rating system, absent demolition.

(2) Where the building demolished was not an historical resource, the required points shall be increased by 6 additional points, which is 10% of the maximum total required points under this chapter, absent demolition.

(3) Where the building demolished was not an historical resource and the number of dwellings in the residential portion of the replacement structure are tripled, the required points shall be increased by 5 additional points, which is 8% of the maximum total required points under this chapter, absent demolition.

5.105.1.2 GreenPoint Rated projects. For projects attaining GreenPoint Rated:

(1) Where the building demolished was an historical resource, the required points shall be increased by 25 additional points.

(2) Where the building demolished was not an historical resource, the required points shall be increased by 20 additional points.

(3) Where the building demolished was not an historical resource and the number of dwellings in the residential portion of the replacement structure are tripled, the required points shall be increased by 17 additional points.

Division 5.2 ENERGY EFFICIENCY

SECTION 5.201 – GENERAL

Add the following section:

5.201.1.1 Energy performance. [Reserved]

Chapter 7

INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS

SECTION 701 – GENERAL

Add the following section:

701.1 These requirements apply to installers and Special inspectors with regards to the requirements of this chapter.

SECTION 702 – QUALIFICATIONS

Modify the following section:

702.2 Special Inspection. ...

2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, home energy auditors, [←] and ICC Certified CALGreen Inspectors.

Add the following section:

702.3 Special Inspection. The Director of the Department of Building Inspection may require special inspection to verify compliance with this code or other laws that are enforced by the agency. The special inspector shall be a qualified person who shall demonstrate competence, to the satisfaction of the Director of the Department of Building Inspection, for inspection of the particular type of construction or operation requiring special inspection. In addition, the special inspector shall have a certification from a recognized state, national, or international association, as determined by the Director of the Department of Building Inspection. The area of certification shall be closely related to the primary job function, as determined by the local agency.

SECTION 7.703 – VERIFICATIONS

Modify the section as follows:

7.703.1 Documentation. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the Director of the Department of Building Inspection [←] which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in [←] Administrative Bulletin 93.