

LEGISLATIVE DIGEST

[San Francisco Building Code - Green Building Requirements – Repealing and Replacing]

Ordinance repealing Chapter 13C of the San Francisco Building Code in its entirety and enacting a new Chapter 13C that consists of the 2010 California Green Building Standards Code with local amendments; adopting findings of local conditions pursuant to California Health & Safety Code Section 17958.7 and Public Resources Code Section 25402.1(h)(2), and directing the Clerk of the Board to forward San Francisco's amendments and findings to the State Building Standards Commission; making environmental findings; and providing for an operative date of January 1, 2011.

Existing Law

The San Francisco Building Code regulates and controls the design, construction, quality of materials, use and occupancy, location, maintenance and demolition of all buildings and structures, and quarrying, grading, excavation and filling of land in the City and County of San Francisco. Chapter 13C establishes green building requirements.

Amendments to Current Law

On January 1, 2011, the 2010 California Green Building Standards Code will go into effect throughout the State of California. As in past State code adoption cycles, San Francisco will repeal its existing Building Code in its entirety and adopt a new San Francisco Building Code that consists of the new California Building Code and San Francisco's local amendments thereto. The new Chapter 13C integrates San Francisco's green building requirements into the 2010 California Green Building Standards Code. In the San Francisco amendments, additions to the 2010 California Green Building Standards Code are shown in underlined type; deletions are shown with strikethrough.

Background Information

Generally, the State of California adopts a new California Building Standards Code every three years that goes into effect throughout the State 180 days after publication. The California Building Standards Code is contained in Title 24 of the California Code of Regulations, and consists of several parts that are based upon model codes with amendments made by various State agencies with jurisdiction. The California Green Building Standards Code is a new code that has just been adopted by the State Building Standards Commission. It will go into effect throughout the State on January 1, 2011. San Francisco adopted Chapter 13C of the San Francisco Building Code in 2008, before the State enacted green building requirements.

Local jurisdictions are required to enforce the new California Green Building Standards Code. Local jurisdictions may also enact more stringent requirements than those contained in the

State Code where more stringent requirements are reasonably necessary because of local conditions caused by climate, geology, or topography. The local amendments are not effective until findings supporting any amendments, additions, or deletions to the State Code are adopted and sent to the State Building Standards Commission. Any green building requirements that San Francisco adopted when it enacted Chapter 13C will not apply to the 2010 California Green Building Standards Code unless and until those amendments are readopted and sent to the State Building Standards Commission.

In addition to filing San Francisco's local amendments with the State Building Standards Commission, the City must file an application and a supporting study with the California Energy Commission and obtain the approval of that Commission before the revised Chapter 13C can become effective. The specific findings that Public Resources Section 25402.1(h)(2) requires the Board to make in support of the application are included in the Ordinance.