

## LEGISLATIVE DIGEST

[Green Building Code - Enactment of New Code]

**Ordinance enacting a 2013 San Francisco Green Building Code consisting of the 2013 California Green Building Standards Code, as amended by San Francisco; adopting environmental findings and findings required by the California Health and Safety Code, California Public Resources Code, and Title 24 of the California Code of Regulations; providing for an operative date of January 1, 2014; and directing the Clerk of the Board to forward the legislation to the State Building Standards Commission as required by State law.**

### Existing Law

The San Francisco Green Building Code enhances the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices in planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. San Francisco's existing green building requirements were enacted before California adopted its the first California Green Building Standards Code (also known as the CALGreen Code) in the 2010 Code cycle and are contained in Chapter 13C of the San Francisco Building Code.

### Amendments to Current Law

On January 1, 2014, a new California Green Building Standards Code will go into effect throughout the State. San Francisco's existing green building requirements will not be carried forward unless re-enacted and made applicable to the 2013 California Green Building Standards Code. Therefore, as in past State code adoption cycles, San Francisco will repeal its existing requirements and re-enact them. In this Code cycle, San Francisco will adopt a new San Francisco Green Building Code instead of including the green building requirements in the Building Code. The new San Francisco Green Building Code will consist of the 2013 California Green Building Standards Code with San Francisco amendments. The San Francisco amendments will be those currently contained in Chapter 13C of the 2010 San Francisco Building Code with only minor technical changes.

The San Francisco amendments are not integrated into the text of the California Green Building Standards Code but rather are separately printed in a stand-alone document. Therefore, the user must consult both texts in order to determine the complete code requirement. In the San Francisco amendments, additions to the 2013 California Green Building Standards Code are shown in bold 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. In this Code cycle, the California Building Standards Code will go into effect on January 1, 2014. 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. The California Green Building Standards Code is Part 11 of Title 24 of the California Code of Regulations.

Local jurisdictions are required to enforce the 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.

In addition, if a local jurisdiction enacts more stringent energy standards, the local jurisdiction must file an application for approval with the California Energy Commission together with documentation supporting a determination that the local standards are cost-effective and will save more energy than the Statewide standards. These local energy standards may take effect only after the California Energy Commission has reviewed and formally approved them. The City has obtained a cost-effectiveness study for its 2013 Green Building Standards Code and is in the process of obtaining the California Energy Commission's approval of the City's more stringent local requirements.

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