

1 [Resource Efficiency Requirements and Green Building Standards.]

2

3 **Ordinance amending the San Francisco Environment Code Chapter 7, Resource**  
4 **Efficiency Requirements, to include new provisions for green building design**  
5 **principles for City construction projects and to reconfigure the Resource Efficiency**  
6 **Task Force.**

7 Note: Additions are *single-underline italics Times New Roman*;  
8 deletions are *strikethrough italics Times New Roman*.  
9 Board amendment additions are double underlined.  
Board amendment deletions are ~~strikethrough normal~~.

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

11 Section 1. The San Francisco Environment Code is hereby amended by amending  
12 Chapter 7, to read as follows:

13 SEC. 700. FINDINGS AND PURPOSE.

14 The Board of Supervisors finds that:

15 (a) The planning, design, construction, and operation of the City's buildings,  
16 facilities, and leaseholds can have a significant positive effect on the City's sustainability. An  
17 objective set out in the Sustainability Plan for the City of San Francisco is to establish a plan  
18 for promoting resource-efficient building design of the City's buildings in order to increase their  
19 efficiency, save City financial resources, and to reduce the negative environmental impact of  
20 construction, demolition and operation of buildings.

21 (b) According to World Watch Institute, construction, demolition and operation of  
22 buildings collectively consume up to 4% of the earth's energy and other natural resources.

23 (c) San Francisco's design and building decisions have a significant impact on the  
24 prudent use of the City's energy and water supplies, the cost of remediating hazardous  
25

1 materials conditions, the health and productivity of its employees, transportation choices of  
2 city employees and members of the public who visit municipal buildings, City facilities and City  
3 leaseholds, and the rate at which the City's landfill capacity is depleted.

4 (d) The California Integrated Waste Management Act (commencing with Public  
5 Resources Code section 40000) requires that local governments develop source reduction,  
6 reuse, recycling, and composting programs to reduce the tonnage of solid waste disposed in  
7 landfills by 50 percent by the year 2000. Construction, demolition, and land-clearing debris  
8 generated by public works construction are among the materials targeted by San Francisco to  
9 achieve these state-mandated diversion rates. Construction and demolition debris account for  
10 a significant portion of the mixed solid waste disposed of at landfills.

11 (e) The lack of adequate areas for collecting and loading recyclable materials is a  
12 significant impediment to diverting solid waste and creates an urgent need for state and local  
13 agencies to address space allocation for solid waste source reduction, recycling, and  
14 composting activities.

15 (f) Planning and design decisions made by the City in the construction and  
16 remodeling of its facilities and leaseholds can result in significant cost savings to the City over  
17 the life of such facilities and leaseholds. Examples range from the San Francisco Public  
18 Utilities Commission's ("PUC") estimate of \$22 million in lifetime savings over the next ten  
19 years for energy conservation measures in \$1 billion worth of construction, to its estimate of  
20 \$200,000 in savings per year for converting the toilet stock in City-owned buildings to low-  
21 flush toilets.

22 (g) A building that utilizes resource-efficient building principles for indoor air quality,  
23 thermal comfort, natural lighting, and other ambiance factors can increase the productivity of  
24 City staff. Recent studies, *cited in Lean and Clean Management by Joseph Romm published by*  
25 *Kodansha International, cited in "The Economics of Green Buildings" by David Gottfried*, have

1 shown that buildings with good overall environmental quality, including effective ventilation,  
2 natural or proper levels of lighting, indoor air quality, and good acoustics, can increase worker  
3 productivity by six to 16 percent. Additionally, studies show that green buildings can reduce sick-  
4 building syndrome, absenteeism and workers compensation claims, and aid recruitment and retention  
5 of employees.

6 (h) ~~In adopting the requirements set forth in this legislation, the Board of Supervisors~~  
7 ~~recognizes that while the r~~Resource-efficient buildings will result in substantial reduction of long-  
8 term building ownership costs and significant environmental benefits to the City's citizens. Although  
9 the requirements may potentially entail some additional first costs, these can be expected to decrease  
10 as the City gains experience and integrates sustainable practices in their ongoing building design  
11 processes. The City has already begun to experience the positive effects of resource-efficient building  
12 practices through implementation of a pilot program for resource-efficient City construction projects in  
13 fiscal years 1999-2001.~~requirements may entail increased initial capital expenditures, compliance with~~  
14 ~~the requirements will result in substantial long-term net benefits to the City's citizens and environment.~~

15 (i) The incorporation of sustainable or "green building" design principles in City  
16 Construction Projects should be maximized. The green building design principles set forth in Section  
17 708 are designed to encourage City Departments to set and achieve goals that will increase the  
18 environmental performance and level of sustainability in City Construction Projects. In order to carry  
19 out this program, the City shall adopt the Leadership in Energy and Environmental Design  
20 ("LEED™") rating system to measure the environmental performance of its buildings. The City  
21 encourages the San Francisco Unified School District, the San Francisco Community College District,  
22 the San Francisco Redevelopment Agency, the San Francisco Housing Authority and the Treasure  
23 Island Development Authority to adopt the LEED™ rating system for all new construction projects  
24 5,000 square feet or more. Development of many of the specific criteria and requirements needed for  
25 resource-efficient buildings and construction is a highly technical and complex task that will require

1 ~~extensive coordination on the part of various City departments. However, there are some requirements~~  
2 ~~that may be implemented now. It is in the best interests of the City and its residents to begin~~  
3 ~~implementing a resource efficiency program for City-owned facilities and leaseholds, including~~  
4 ~~requirements that do not require a lengthy development process, as soon as possible. To this end, this~~  
5 ~~Chapter establishes resource efficiency requirements for City-owned facilities and City leaseholds and~~  
6 ~~a pilot program for the resource-efficient construction of certain selected City construction projects. It~~  
7 ~~is the intention of the Board of Supervisors to amend this Chapter in the future to include more detailed~~  
8 ~~technical standards and procedures for implementing the standards.~~

9 (j) The LEED™ rating system was developed by the U.S. Green Building Council  
10 ("USGBC") for evaluating the environmental performance of a building based on existing, proven  
11 technology. It is a consensus-based, market driven, national and international environmental building  
12 rating system that has been adopted by many municipalities and government agencies including Los  
13 Angeles, Portland, San Jose, San Mateo County, Seattle and the Federal General Services  
14 Administration.

15 (k) The City shall use the LEED™ Silver rating as the minimum standard for all City  
16 Construction Projects 5,000 square feet or more.

17 (l) Achieving a green building requires a high quality commissioning process to verify that  
18 the project intent is being realized at each stage of the process, including the planning, design,  
19 construction and warranty periods. Section 708 revises this Chapter to adopt the LEED™  
20 Commissioning Process

21 ~~(j)(m)~~ ~~‡~~ This Chapter applies the Precautionary Principle to decisions made concerning  
22 the construction of City-owned buildings. Energy, water, and resource efficiency as well as  
23 indoor air quality must be considered in the design and remodeling of buildings in order to  
24 create healthy work spaces that minimize impacts on natural resources.

25 SEC. 701. DEFINITIONS.

1 The following terms shall have the meanings set forth below.

2 (a) "Building" means:

3 (1) Any structure used for support or shelter of any use or occupancy. "Structure"  
4 means that which is built or constructed, an edifice or building of any kind, or any piece of  
5 work artificially built or composed of parts joined together in some definite manner and  
6 permanently attached to the ground.

7 (2) "Building" includes office buildings and other structures wherein things may be  
8 grown, made or produced, kept, handled, stored or disposed of. "Building" also includes  
9 marinas, outdoor recreation areas, and parking facilities.

10 (3) "Building" does not include machinery, equipment, or appliances installed for  
11 manufacture or process purposes only, any construction installation that is not part of a  
12 building, or any tunnel, roadway or bridge, or any vehicle or mobile equipment.

13 (b) "City Department" means any department of the City and County of San  
14 Francisco. City Department does not include any other local agency, ~~agency or any~~ federal or  
15 State agency, including but not limited to, the San Francisco Unified School District, the San  
16 Francisco Community College District, the San Francisco Redevelopment Agency and the  
17 San Francisco Housing Authority.

18 (c) "City-owned Facility" means any building owned by the City and County of San  
19 Francisco. "City-owned Facility" does not include City-owned facilities or portions thereof that  
20 the City leases to non-City entities, except when the City enters into a new lease or other  
21 similar agreement with a new tenant executed after August 31, 1999, ~~following 90 days from the~~  
22 ~~effective date of this ordinance. When the City enters into a new lease with a new tenant, the City~~  
23 ~~Department responsible for executing the new lease may, in its sole discretion, grant a waiver from the~~  
24 ~~requirements of this Chapter.~~

25

1 (d) "City Project Engineer/Architect" means that person who is in charge of site  
2 operations for a given City Construction Project.

3 (e) "Commission" means the Commission on the Environment.

4 (f) "Commissioning Process" means a City Department's process to ensure the  
5 procurement of quality facilities pursuant to Section 708(g). The process focuses on verifying and  
6 documenting that the building and all of its systems and assemblies are planned, designed, installed,  
7 tested, and are operating and maintained as designed. The Commissioning Process shall coordinate  
8 with, but not include, routine inspections performed by the Department of Building Inspection.

9 (g) "Construction Project" means any building, planning or construction activity,  
10 including new construction, renovation, remodeling, or building additions by a City Department, at  
11 a City-owned Facility, Existing City Leasehold, or New City Leasehold, ~~for which a building~~  
12 ~~permit is issued at any time following 90 days after the effective date of this Chapter.~~

13 ~~(h)(g)~~ "Department" means the Department of the Environment.

14 ~~(i)(h)~~ "Director" means the Director of the Department of the Environment or his or her  
15 designee.

16 ~~(j)(i)~~ "Existing City Leasehold" means that portion or portions of any building that is  
17 leased or otherwise occupied, but not owned, by the City and County of San Francisco or any  
18 City Department for a term of one year or more pursuant to a written agreement that ~~was has~~  
19 ~~been executed before at any time up until August 31, 1999.~~ 90 days after the effective date of this  
20 ordinance.

21 ~~(k)~~ "LEED™ rating system" or "LEED™: Leadership in Energy and Environmental Design  
22 rating system" means the rating system developed by the USGBC for evaluating the environmental  
23 performance of a building. Buildings are rated on a scale from lowest to highest: LEED™ Certified,  
24 LEED™ Silver, LEED™ Gold and LEED™ Platinum. If, however, there are substantive changes to  
25

1 the LEED™ rating system after the City's adoption of the LEED™ rating system, then the Task Force  
2 shall recommend revisions to the LEED™ rating system or suggest adoption of a new standard.

3 (l) "LEED™ Accredited Professional" means an employee of a City Department or another  
4 individual who has passed the LEED™ exam issued by the USGBC in applying LEED™ principles to  
5 building design.

6 (m)(j) "New City Leasehold" means that portion or portions of any building that is  
7 leased or otherwise occupied, but not owned, by the City and County of San Francisco or any  
8 City Department for a term of one year or more pursuant to a written agreement that ~~was~~  
9 executed or renewed ~~after August 31, 1999, at any time following 90 days from the effective date of~~  
10 ~~this ordinance.~~ "New City Leasehold" does not include common area portions of a building that  
11 are not exclusively leased or otherwise occupied by a City department.

12 (n)(k) "Resource-efficient Building Practices" means design, construction, renovation,  
13 operation and reuse of buildings in a resource-efficient and energy-efficient manner.  
14 Resource-efficient buildings and other facilities exhibit a high level of environmental, economic  
15 and engineering performance, including energy and water conservation, indoor environmental  
16 quality, materials efficiency, occupant health and productivity, transportation efficiency,  
17 ~~minimal~~ ~~minimized~~ use of toxic materials and ~~minimal~~ ~~minimized~~ production of hazardous waste,  
18 deterrence to pest infestation, and reduced impact on ecosystems.

19 (o)(l) "PUC" means the Public Utilities Commission of the City and County of San  
20 Francisco.

21 (p)(m) "Recycling area" means space allocated for collecting, storing, and loading  
22 recyclable materials. Such areas shall be able to accommodate receptacles for recyclable  
23 materials.

1 SEC. 705. EXEMPTIONS.

2 If, due to specific circumstances, compliance would defeat the intent of this Chapter or create  
3 an unreasonable burden on the Construction Project or City Department, a request for an exemption  
4 shall be submitted in writing to the Task Force and shall include documentation of the circumstances  
5 and burdens at issue. Based on recommendations from the Task Force, the Director may grant an  
6 exemption from any requirement imposed by this Chapter. The Director shall report regularly to the  
7 Commission on exemptions. Exemptions may be granted by the Director from any requirement imposed  
8 by Sections 703 or 704 of this Chapter if, due to specific circumstances, compliance would defeat the  
9 intent of this Chapter or create an unreasonable burden on the project or department. Such requests  
10 shall be submitted in writing and shall include documentation of the circumstances and burdens at  
11 issue.

12 SEC. 706. Reserved. ~~REPORT TO THE BOARD OF SUPERVISORS.~~

13 ~~Within three years of the effective date of this Chapter, the Resource-Efficient Building~~  
14 ~~Program, in consultation with affected City Departments and with input from interested members of the~~  
15 ~~public, shall submit to the Board of Supervisors a report on the effects of this Chapter, including but~~  
16 ~~not limited to the following:~~

- 17 (1) ~~An assessment of whether this Chapter has achieved its stated goals; and~~  
18 ~~— (2) Recommended changes, if any, to this Chapter.~~

19 SEC. 707 RESOURCE-EFFICIENT BUILDING TASK FORCE AND PILOT PROJECTS.

20 (a) Establishment and Purpose. The Board of Supervisors hereby establishes a  
21 pilot program for the design and construction of new Resource-efficient City Buildings. In  
22 order to carry out this program, there is hereby created the Resource-Efficient Building Task  
23 Force (the "Task Force") an inter-agency Resource-Efficiency Design Task Force, which shall will  
24 consist of one voting representative from each of the following:

- 25 (1) The Department of the Environment;



- 1 (2) The Bureau of Architecture within the Department of Public Works;
- 2 (3) ~~The Customer Service Bureau within~~ The PUC;
- 3 (4) ~~The Department of Recreation and Park~~ The Bureau of Energy Conservation within the
- 4 PUC;
- 5 (5) The Bureau of Construction Management within the Department of Public
- 6 Works;
- 7 (6) ~~The Solid Waste Management Program within the Department of the Environment; and~~
- 8 ~~(7) —~~ The Department of Building Inspection; and
- 9 (7) A member of the public appointed by the Mayor

10 ~~In addition, up to three other departments with building projects being considered by the pilot program~~

11 ~~may each have a representative on the Task Force. The selection of these additional representatives~~

12 ~~shall be at the discretion of the Director. At least one member of the Task Force shall be a LEED™~~

13 Accredited Professional.

14 ~~(b) — Applicability. The pilot program for design, construction, and Commissioning of~~

15 ~~Resource-efficient Pilot Projects (“Pilot Projects”) shall apply to all projects approved by the Bureau~~

16 ~~of Architecture in accordance with Subsection (e).~~

17 ~~(c) — Commissioning Guidelines. To ensure that Pilot Projects perform as designed and that~~

18 ~~building systems and equipment are installed and operate as specified, the Bureau of Architecture~~

19 ~~within the Department of Public Works shall adopt Commissioning guidelines within 90 days of the~~

20 ~~effective date of this Chapter.~~

21 ~~(b)(d) Pilot Projects Identification. Under the original enactment of this Chapter, the Task~~

22 ~~Force selected the following as Pilot Projects: If any Construction Projects are currently planned by the~~

23 ~~following City Departments, within 90 days of the effective date of this Chapter, such City~~

24 ~~Departments, assisted and advised by the Bureau of Architecture, shall identify in writing to the~~

25 ~~Director at least one of those construction projects that the City Department plans to fund within the~~

1 ~~next two fiscal years commencing after the effective date of this ordinance that may be a suitable~~  
2 ~~candidate for designation as a Pilot Project:~~

3 (1) ~~EcoCenter and San Francisco Department of the Environment Offices~~~~San Francisco~~  
4 ~~International Airport;~~

5 (2) ~~Moscone West Convention Center~~~~Department of Public Health;~~

6 (3) ~~West End Pavillion~~~~Department of Human Services;~~

7 (4) ~~Visitation Valley Clubhouse~~~~Department of Parking and Traffic;~~

8 (5) ~~23<sup>rd</sup> and Treat Streets New Mission Park and Clubhouse~~ ~~Department of Real Estate;~~

9 (6) ~~Laguna Honda Hospital Replacement Project~~~~Department of Public Transportation;~~

10 (7) ~~New California Academy of Sciences~~~~Fire Department;~~

11 (8) ~~Golden Gate Music Concourse Underground Parking Facility~~~~Mayor's Treasure Island~~  
12 ~~Project Office;~~

13 (9) ~~Islais Creek, MUNI Maintenance and Operations Facility~~~~Police Department;~~

14 ~~———— (10) ——— Public Utilities Commission;~~

15 ~~———— (11) ——— Recreation and Park Department;~~

16 ~~———— (12) ——— San Francisco Public Library;~~

17 ~~(13) — War Memorial and Performing Arts Center, Asian Art Museum of San Francisco, and~~  
18 ~~Fine Arts Museum of San Francisco;~~

19 ~~———— (14) ——— Port of San Francisco;~~

20 ~~———— (15) ——— Sheriffs Department.;~~

21 ~~———— (e) ——— Pilot Project Selection.~~

22 ~~———— (1) ——— Within six months of the effective date of this Section, the Bureau of Architecture, in~~  
23 ~~consultation with the Resource Efficiency Design Task Force, shall select a minimum of one to three~~  
24 ~~proposed Pilot Projects for the Pilot Program for Fiscal Year 1999-2000.~~

1 ~~—— (2) — By June 1, 2000, the Bureau of Architecture, in consultation with the Resource-~~  
2 ~~Efficiency Design Task Force, shall select additional projects for Fiscal Year 2000-2001 for a total of~~  
3 ~~five to seven projects for the Pilot Program.~~

4 ~~—— (3) — Pilot Projects shall be selected and designed in order to demonstrate innovative~~  
5 ~~construction techniques, building materials, landscaping techniques, and/or other building systems~~  
6 ~~addressing the following pilot demonstration goals:~~

7 ~~—— (A) — Improved energy efficiency;~~

8 ~~—— (B) — Consideration of energy generation by passive solar or other renewable source;~~

9 ~~—— (C) — Improved water conservation;~~

10 ~~—— (D) — Healthy indoor air quality;~~

11 ~~—— (E) — Adequate storage and collection of recyclables;~~

12 ~~—— (F) — Environmentally sensitive landscaping, including planting of drought-resistant native~~  
13 ~~plants and design for landscape maintenance using integrated pest management;~~

14 ~~—— (G) — Procurement of building materials with minimal impact on indoor air quality,~~  
15 ~~maximized recycled product content, and future recycling potential;~~

16 ~~—— (H) — Building design features that discourage pest infestation, such as sloping ledges to~~  
17 ~~discourage the roosting of pigeons and easy-to-clean floor surfaces to discourage dust mites and other~~  
18 ~~insects;~~

19 ~~—— (I) — Stormwater management;~~

20 ~~—— (J) — Water pollution prevention; and~~

21 ~~—— (K) — Wastewater recycling.~~

22 ~~—— The design documents shall be submitted to the Bureau of Architecture and shall include~~  
23 ~~consideration and a description of the total environmental and economic costs and benefits associated~~  
24 ~~with the pilot project.~~

1 ~~—— (f) —— Compliance with Resource-Efficiency Requirements. All Pilot Projects must comply~~  
2 ~~with the Resource-Efficiency Requirements established by this Chapter relating to water conservation~~  
3 ~~requirements for toilets and shower heads, energy conservation for light fixtures and exit signs, indoor~~  
4 ~~air quality, storage space for recyclables, and construction and demolition debris management.~~

5 ~~(g)(c) Commissioning Process. Pilot projects are encouraged to follow the Commissioning~~  
6 ~~Process pursuant to Section 708(f).~~

7 ~~—— (1) —— “Commissioning” means the process of verification by the Commissioning Team (as~~  
8 ~~defined in 707(g)(3)) that designated equipment and systems are installed properly and able to perform~~  
9 ~~according to design specifications and operational needs. Commissioning shall not include routine~~  
10 ~~inspections performed by the Department of Building Inspection.~~

11 ~~—— (2) —— Designers of systems specified in subsection (6) shall have responsibility to monitor~~  
12 ~~performance of the designated systems for a period to coincide with the warranty of the equipment~~  
13 ~~designated, or, for a system with multiple warranties for components, for the longest component~~  
14 ~~warranty. The designer shall prepare a commissioning plan for evaluation and certification of the~~  
15 ~~systems' performance before and after occupancy based on guidelines established by the Bureau of~~  
16 ~~Architecture.~~

17 ~~of this Section, the construction contract documents shall provide performance standards for~~  
18 ~~resource efficiency as set forth in Section 703.~~

19 ~~—— (8) —— Commissioning Procedures and Standards. The Commissioning Team shall conduct~~  
20 ~~Commissioning of the system(s) in accordance with regulations to be adopted by the Bureau of~~  
21 ~~Architecture. Such regulations shall include, at a minimum:~~

22 ~~—— (A) —— HVAC Systems. A requirement that, prior to certification, the Commissioning team~~  
23 ~~determine that the project meets generally accepted industry standards, (3) —— The City Project~~  
24 ~~Engineer for each Pilot Project shall form a Commissioning Team consisting of representatives of the~~  
25 ~~Bureau of Architecture, the design team, the general contractor and subcontractors for systems to be~~

1 ~~Commissioned, the building owner, the building manager or operator, and the anticipated building~~  
2 ~~user.~~

3 ~~—— (4) — The Commissioning Team shall be responsible for oversight of the Commissioning~~  
4 ~~process and preparation of the Commissioning Report based on guidelines established by the Bureau of~~  
5 ~~Architecture.~~

6 ~~—— (5) — Projects Subject to Commissioning. All City Departments responsible for executing~~  
7 ~~contracts for Pilot Projects shall ensure that the applicable contract documents contain a~~  
8 ~~Commissioning requirement in their budget and contract documents whenever the total construction~~  
9 ~~costs of a Pilot Project, for any one system or combination of systems listed in subsection (g)(6),~~  
10 ~~exceeds ninety thousand dollars (\$90,000.00). Pilot Projects at Existing City Leaseholds in which the~~  
11 ~~City leasehold does not include the entire building shall not be subject to the Commissioning~~  
12 ~~requirements.~~

13 ~~—— (6) — Systems Subject to Commissioning. The following systems shall be subject to the~~  
14 ~~requirements of this section: mechanical systems (including HVAC); lighting systems; energy~~  
15 ~~management systems; and renewable energy equipment.~~

16 ~~—— (7) — Specifications Required in Contract. For any project subject to the requirements~~  
17 ~~including but not limited to ASHRAE Standard Guideline 1-1989, Guideline for Commissioning HVAC~~  
18 ~~Systems or subsequent versions of that guideline.~~

19 ~~—— (B) — Ventilation. A requirement that, prior to certification, the Commissioning team~~  
20 ~~determine that ventilation is sufficient for the occupant and equipment load projected for the building~~  
21 ~~and meets ASHRAE Standard 62-1989, Ventilation for Acceptable Indoor Air Quality; or subsequent~~  
22 ~~versions of that standard.~~

23 ~~—— (C) — Lighting. A requirement that, prior to certification, the Commissioning tea procedures~~  
24 ~~for conducting a walk-through, obtaining a compliance statement, applying for a certificate of~~  
25 ~~compliance, and obtaining issuance of a certificate of compliance from the Bureau of Architecture. m~~

1 *determine that lighting systems meet Illuminating Engineering Society and California Code of*  
2 *Regulations Title 24, Part 6, standards and meet performance as well as prescriptive standards.*

3 ~~—— (D) — Other Systems. A requirement that, prior to certification, the Commissioning team~~  
4 ~~determine that other building systems, including elevators, plumbing, fire management systems, and~~  
5 ~~telecommunications systems meet appropriate industry standards, to be determined by the Bureau of~~  
6 ~~Architecture.~~

7 ~~—— (E) — Procedures for Commissioning. The Commissioning guidelines shall provide~~  
8 ~~procedures for certification, which may include applying to the Bureau of Architecture for a certificate~~  
9 ~~of compliance, within a given time frame. The guidelines may also contain~~

10 ~~(h) (d) Pilot Project Funding.~~

11 (1) Each revenue-generating City Department shall, to the extent possible, fund its  
12 Pilot Projects from its own revenue. The total costs of a pilot project shall be determined by  
13 the Bureau of Architecture, in conjunction with the Task Force, based upon the design  
14 documents submitted by the City Department to the Bureau of Architecture, *pursuant to*  
15 *Section 707(e).*

16 ~~(2) — City Departments that are attempting to obtain voter approval for the issuance of debt to~~  
17 ~~finance a potential Pilot Project shall ensure that, to the extent allowed by law, all applicable bond~~  
18 ~~documents allow the use of bond proceeds to finance the Pilot Project and, to the extent applicable, the~~  
19 ~~Pilot Project Program as set forth in this subsection.~~

20 ~~—— (3) — City Departments that are unable to fund their Pilot Projects for FY 1999-2000 by~~  
21 ~~revenue generated by the City Department shall submit requests for funding from the General Fund to~~  
22 ~~the Board of Supervisors.~~

23 (4)(2) The Department of the Environment shall identify additional public and private  
24 sector funding sources for Pilot Projects.

1           ~~(5) — The Bureau of Architecture, in conjunction with the Task Force, shall submit a funding~~  
2 ~~request for any unfunded pilot projects for FY 2000-2001 to the Capital Improvement Advisory~~  
3 ~~Committee (“CAC”). The deadline for the funding requests to the CAC for the FY 2000-2001 pilot~~  
4 ~~projects shall be January 31, 2000.~~

5           ~~—— (i) — Reports to Board of Supervisors. Within three years of the effective date of this Chapter,~~  
6 ~~the Bureau of Architecture, in consultation with the Resource Efficiency Design Task Force and~~  
7 ~~participating City Departments and with input from interested members of the public, shall submit to~~  
8 ~~the Board of Supervisors a report on the effects of this Section, including but not limited to, the~~  
9 ~~following:~~

10           ~~—— (1) — An evaluation of the environmental, health and/or economic benefits of the Pilot~~  
11 ~~Projects;~~

12           ~~(2) — A proposed system of criteria for evaluating the resource efficiency of future City~~  
13 ~~Construction Projects, including standardized methods for calculating the cost/benefits of resource-~~  
14 ~~efficient design and construction techniques;~~

15           Sec. 708. Green Building Design Requirements for Construction Projects.

16           (a) Effective Date. This section shall apply to Construction Projects for which an initial  
17 budget has been prepared on or after July 1, 2003.

18           (b) Guidelines. No later than June 1, 2003, and after a public hearing, the Task Force shall  
19 issue a Green Building Compliance Guide for San Francisco Municipal Buildings. At a minimum, the  
20 Compliance Guide shall contain all applicable LEED™ methods and standards, including guidelines  
21 for projects less than 5,000 square feet; all local and state environmental regulations regarding  
22 building design and construction; direction on how to prepare an Initial Sustainability Assessment; a  
23 method for administering a LEED™ rated project; a LEED™ project checklist; Commissioning  
24 guidelines, including how to identify a Commissioning Authority; and an annual reporting form.

25           (c) Project Definition Phase.

1           (1) Projects less than 5,000 square feet. For Construction Projects with square footage less  
2 than 5,000 square feet, the Initial Sustainability Assessment shall provide for the maximum LEED™  
3 points attainable. The Initial Sustainability Assessment does not need to be prepared by a LEED™  
4 Accredited Professional. The proposing City Department shall submit the Initial Sustainability  
5 Assessment to the Task Force for informational and reporting purposes.

6           (2) Projects between 5,000 and 14,999 square feet. For Construction Projects with square  
7 footage of between 5,000 square feet and 14,999 square feet, the Initial Sustainability Assessment,  
8 prepared by a LEED™ Accredited Professional, shall recommend a LEED™ Silver rating of higher.  
9 The proposing City Department shall submit the Initial Sustainability Assessment to the Task Force for  
10 informational and reporting purposes, and the Construction Project shall proceed to the Project  
11 Design Phase and the Project Construction Phase under subsections (d) and (e) below. If the Initial  
12 Sustainability Assessment results in a rating of less than LEED™ Silver, the project may proceed with  
13 approval by the Task Force.

14           (3) Projects more than 15,000 square feet. For Construction Projects with square footage  
15 of 15,000 square feet or more, the Initial Sustainability Assessment, prepared by a LEED™ Accredited  
16 Professional shall recommend a LEED™ Silver rating or higher. The proposing City Department shall  
17 submit the Initial Sustainability Assessment to the Task Force for approval. Upon approval by the Task  
18 Force, the Construction Project shall proceed to the Project Design Phase and the Project  
19 Construction Phase under subsections (d) and (e) below. If the Initial Sustainability results in a rating  
20 of less than LEED™ Silver, the proposing City Department shall apply for an exemption under section  
21 705.

22           (d) Project Design Phase. Each City Department that proposes a Construction Project of  
23 5,000 square feet or more shall assemble a Design Team including a LEED™ Accredited Professional  
24 and shall designate an independent Commissioning Authority pursuant to subsection (b) above. The  
25 Design Team shall utilize the LEED™ rating system as a guide to design the Construction Project in



1 accordance with the LEED™ rating. The proposing City Department shall register the Construction  
2 Project with the USGBC as a LEED™ project.

3 Building Permit Application. Prior to submitting any application for a building permit, the Task Force  
4 shall certify that the requirements of this subsection regarding Project Design Phase have been met.

5 (e) Project Construction Phase. At the completion of construction, the City Department  
6 shall submit LEED™ documentation to the USGBC for certification.

7 (f) Commissioning Process. All City Departments proposing Construction Projects of  
8 5,000 square feet or more shall perform the Commissioning Process as defined by LEED™ including  
9 the building systems commissioning prerequisite and the additional commissioning credit in  
10 accordance with the Guidelines adopted pursuant to subsection (b) above. Construction verification,  
11 post-occupancy monitoring and verification shall be performed by the Commissioning Authority  
12 pursuant to subsection (b) above.

13 (g) Annual Report. No later than August 1 of each year, each City Department with a  
14 Construction Project subject to this Chapter shall submit a report to the Task Force in accordance with  
15 the Guidelines adopted pursuant to subsection (b) above.

16 (h) Report to the Board of Supervisors. Within three years of the effective date of this  
17 section, the Task Force, in consultation with City Departments that have submitted reports pursuant to  
18 subsection (g) and with input from interested members of the public, shall submit to the Board of  
19 Supervisors a report on the effects of the LEED™ program, including but not limited to, the following:

20 (1) A description of the environmental performance of the Construction Projects under the  
21 LEED™ rating system;

22 (2) A list of those City Departments that have completed an annual report and a list of those  
23 City Departments granted exemptions from the application of this Chapter;

24 (3) A proposed standard method for life-cycle costing calculations;

25 (4) An assessment of whether this section has achieved its stated goals; and

1            (5) Recommended changes, if any, to this section.

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APPROVED AS TO FORM:  
DENNIS J. HERRERA, City Attorney

By: \_\_\_\_\_  
Rebecca A. Saroyan  
Deputy City Attorney