

**REVISED LEGISLATIVE DIGEST**

(10/17/2016, Amended in Committee)

[Planning, Green Building Codes - Better Roof Requirements, Including Living Roofs]

**Ordinance amending the Planning Code and Green Building Code to establish requirements for certain new building construction facilitating development of renewable energy facilities and living roofs; setting an operative date of January 1, 2017; providing findings as to local conditions pursuant to the California Health and Safety Code; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

Existing Law

State law requires that certain new residential and nonresidential buildings set aside a “solar ready” portion of the roof equal to 15% of the total roof area. The solar ready area must be unshaded and free of obstructions, to allow that portion of the roof to be used for future installation of solar energy or heating systems. Recently-adopted amendments to the San Francisco Green Building Code require a building owner to actually use the solar ready area of the roof for solar energy or heating systems (“the Better Roofs requirements”).

Amendments to Current Law

The proposal is an ordinance that would amend the Planning Code and the Green Building Code to allow the use of “Living Roofs” as an additional means of meeting the Better Roofs requirements. A “Living Roof” is also referred to as a “roof garden” or “landscaped roof.”

The proposed ordinance would set requirements, to be implemented by City Planning, for the planning and approval of Living Roofs for this purpose, and authorize the Zoning Administrator to grant minor modifications of the requirements where strict compliance was physically infeasible.

The proposed ordinance would apply to new buildings that: were subject to the City’s Stormwater Management Ordinance; had a gross floor area of 2,000 or more square feet; had 10 or fewer occupied floors; and applied for a site permit or building permit after January 1, 2017.