

File No. 250958

Committee Item No. 5

Board Item No. 17

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Land Use and Transportation

Date: October 27, 2025

Board of Supervisors Meeting:

Date: November 18, 2025

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Prepared by: John Carroll

Date: October 24, 2025

Prepared by: John Carroll

Date: October 30, 2025

Prepared by:

Date:

[Green Building Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

Ordinance repealing the 2022 Green Building Code in its entirety and enacting a 2025 Green Building Code consisting of the 2025 California Green Building Standards Code as amended by San Francisco; adopting environmental findings, findings of local conditions under the California Health and Safety Code, and findings under the California Public Resources Code; providing for an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the ordinance to the California Building Standards Commission as required by State law.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in *strikethrough italics Times New Roman font*.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Environmental Findings. The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 250958 and is incorporated herein by reference. The Board affirms this determination.

Section 2. General Findings.

(a) The California Building Standards Code is contained in Title 24 of the California Code of Regulations. It consists of 12 Parts, which are based upon model codes that are

1 amended by the State agencies with jurisdiction over the subject matter. The California Green
2 Building Standards Code is Part 11 of Title 24 of the California Code of Regulations.

3 (b) The State of California adopts a new California Building Standards Code every
4 three years (“triennial CBSC”) with supplemental amendments published in intervening years.
5 The triennial CBSC goes into effect throughout the State of California 180 days after its
6 publication by the California Building Standards Commission or at a later date established by
7 the Commission. The 2025 triennial CBSC will go into effect on January 1, 2026.

8 (c) Local jurisdictions must enforce the California Building Standards Code but they
9 may also enact more restrictive building standards that are reasonably necessary because of
10 local climate, geologic, or topographical conditions. Local amendments may be made both to
11 a triennial CBSC and also to its individual Parts during the intervening years; however, local
12 amendments previously adopted are not automatically applicable to a triennial CBSC. Rather,
13 they must be re-enacted with the required findings of local climate, geologic, or topographical
14 conditions, expressly made applicable to the new triennial CBSC, and with an operative date
15 no earlier than the effective date of the triennial CBSC.

16 (d) As in past triennial CBSC adoption cycles, by this ordinance the Board of
17 Supervisors repeals the 2022 San Francisco Green Building Code in its entirety, enacts the
18 2025 San Francisco Green Building Code, and re-enacts the existing local amendments to
19 make them applicable to the 2025 California Green Building Standards Code.

20 (e) On October 16, 2025, the Building Inspection Commission considered this
21 ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building
22 Code Section 104A.2.11.2. A copy of a letter from the Secretary of the Building Inspection
23 Commission regarding the Commission's recommendation is on file with the Clerk of the
24 Board of Supervisors in File No. 250958.

1 Section 3. Findings Regarding Local Conditions.

2 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that
3 before making any changes or modifications to the California Green Building Code and any
4 other applicable provisions published by the California Building Standards Commission, the
5 local governing body must make an express finding that each such change or modification is
6 reasonably necessary because of specified local conditions. The local amendments together
7 with the required findings must be filed with the California Building Standards Commission
8 before the local changes or modifications can go into effect.

9 (b) The City and County of San Francisco is unique among California communities
10 with respect to local climate, geologic, topographical, and other conditions. A specific list of
11 findings that support San Francisco's modifications to the 2025 California Green Building
12 Standards Code, with a section-by-section correlation of each modification with a specific
13 numbered finding, are contained in Exhibit A entitled "Standard Findings for San Francisco
14 Building Standards Code Amendments."

15 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,
16 the Board of Supervisors finds and determines that the local conditions described in Exhibit A
17 constitute a general summary of the most significant local conditions giving rise to the need
18 for modification of the 2025 California Green Building Standards Code provisions published by
19 the California Building Standards Commission. The Board of Supervisors further finds and
20 determines that the proposed modifications are reasonably necessary based upon the local
21 conditions set forth in Exhibit A.

22
23 Section 4. Findings Required by California Public Resources Code and Title 24 of the
24 California Code of Regulations.

1 (a) California Public Resources Code Section 25402.1(h)(2) and Section 10-106 of
2 the California Code of Regulations, Title 24, Part 1, Locally Adopted Energy Standards,
3 authorize a local jurisdiction to adopt and enforce more restrictive local energy standards,
4 provided that the local jurisdiction makes a determination that the local standards are cost
5 effective and will save more energy than the current Statewide standards and provided further
6 that the local jurisdiction files an application for approval with the California Energy
7 Commission together with documentation supporting the cost-effectiveness determination.
8 Local energy standards may take effect only after the California Energy Commission has
9 reviewed and formally approved them.

10 (b) The proposed 2025 San Francisco Green Building Code does not contain local
11 energy standards that would require a cost-effectiveness study, findings, or approval Local
12 ~~energy standards previously adopted are not automatically applicable to a triennial CBSC.~~
13 ~~Rather, they must be re-enacted with a new cost-effectiveness study and determination based~~
14 ~~on the new State standards, and be re-approved by the California Energy Commission.~~

15 (c) ~~Based upon the findings of a cost-effectiveness study performed on the more~~
16 ~~restrictive local standards contained in the City's proposed 2025 San Francisco Green~~
17 ~~Building Code, the Board of Supervisors hereby determines that these local energy standards~~
18 ~~are cost effective and will save more energy than the standards contained in the 2025~~
19 ~~California Green Building Standards Code. A copy of the cost-effectiveness study is on file~~
20 ~~with the Clerk of the Board of Supervisors in File No. 250958.~~

21
22 Section 5. Repeal of the 2022 San Francisco Green Building Code and Enactment of
23 the 2025 San Francisco Green Building Code.

24 (a) The 2022 San Francisco Green Building Code is hereby repealed in its entirety.
25 The San Francisco Green Building Code being repealed was enacted on November 11, 2022,

1 by Ordinance No. 227-22, with an operative date of January 1, 2023. The ordinance is
2 available on the Board of Supervisors' website and in the Office of the Clerk of the Board of
3 Supervisors.

4 (b) The 2025 San Francisco Green Building Code is hereby enacted. It consists of
5 the 2025 California Green Building Standards Code and San Francisco's existing local
6 amendments, which are re-enacted and expressly made applicable to the 2025 California
7 Green Building Standards Code. Copies of the 2025 California Green Building Standards
8 Code and the stand-alone San Francisco amendments are declared to be part of Board File
9 No. 250958 and are incorporated into this ordinance by reference as though fully set forth.
10 Existing San Francisco amendments that are being made applicable to the 2025 California
11 Green Building Standards Code are shown in unformatted ("plain") text and may include bold
12 and/or italicized type; new San Francisco amendments are underlined; and deleted San
13 Francisco amendments are in strikeout text.

14
15 Section 6. Continuance of Actions Under Prior Code. Nothing contained in this
16 ordinance shall be construed as abating any action now pending under or by virtue of any
17 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance
18 be construed as discontinuing, abating, modifying or altering any penalties accruing, or to
19 accrue, or as waiving any right of the City under any such ordinance.

20
21 Section 7. Severability. If any section, subsection, sentence, clause, or phrase of this
22 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the
23 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would
24 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this
25

1 ordinance, irrespective of the fact that any one or more sections, subsections, sentences,
2 clauses, or phrases be declared invalid.

3
4 Section 8. Effective and Operative Dates. This ordinance shall become effective 30
5 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor
6 returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it,
7 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall
8 be operative on and after either January 1, 2026 or its effective date if the effective date is
9 later.

10
11 Section 9. Directions to Clerk. Upon enactment of this ordinance, the Clerk of the
12 Board of Supervisors is hereby directed to transmit to the California Building Standards
13 Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit
14 A attachment, and 3) the San Francisco modifications to the 2025 California Green Building
15 Standards Code.

16
17 APPROVED AS TO FORM:
18 DAVID CHIU, City Attorney

19 By: /s/ Robb Kapla
20 ROBB KAPLA
Deputy City Attorney

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REVISED LEGISLATIVE DIGEST
(Amended in Committee – October 27, 2025)

[Green Building Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

Ordinance repealing the 2022 Green Building Code in its entirety and enacting a 2025 Green Building Code consisting of the 2025 California Green Building Standards Code as amended by San Francisco; adopting environmental findings, findings of local conditions under the California Health and Safety Code, and findings under the California Public Resources Code; providing for an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the ordinance to the California Building Standards Commission as required by State law.

Existing Law

The 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. The Code encourages sustainable construction practices in the categories of: planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and environmental quality. The current San Francisco Green Building Code consists of the 2022 California Green Building Standards Code and San Francisco's local amendments to the 2022 California Green Building Standards Code.

Amendments to Current Law

On January 1, 2026, a 2025 California Green Building Standards Code (also known as CalGreen) will go into effect throughout the State. The San Francisco Amendments to the 2022 California Code must be re-enacted and made applicable to the 2025 California Code. Therefore, as in past State Code adoption cycles, San Francisco will repeal its existing Green Building Code in its entirety and adopt a new Green Building Code consisting of the 2025 California Green Building Standards Code and San Francisco's local amendments to the 2025 California Green Building Standards Code ("San Francisco Amendments"). The San Francisco Amendments to the 2022 California Green Building Standards Code will be carried forward and made applicable to the 2025 California Green Building Standards Code with no or only minor technical changes.

The San Francisco Amendments are not integrated into the text of the California Codes 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, unchanged language from the 2025 California Green Building Standards Code is shaded gray, San Francisco's additions to the 2025 California Green Building Standards Code are shown in unshaded text, new (minor and technical) additions to San Francisco's amendments are underlined and deletions are shown with strikethrough.

Background Information

The State of California adopts a new California Building Standards Code every three years (the “triennial State Code”) with supplements published in intervening years. The triennial State Code goes into effect throughout the State 180 days after its publication by the California Building Standards Commission or at a later date established by the Commission. In the current triennial State Code adoption cycle, the California Building Standards Code will go into effect on January 1, 2026. 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 the State agencies with jurisdiction over the subject matter. The California Green Building Standards Code is Part 11 of Title 24 of the California Code of Regulations.

Local jurisdictions must enforce the California Building Standards Code but they may also enact more restrictive building standards that are reasonably necessary because of local conditions caused by climate, geology, or topography. Local amendments may be made to a triennial State Code and also throughout the intervening years. However, local amendments previously adopted are not automatically applicable to a new triennial State Code. Rather, they must be re-enacted with the required findings of local conditions, expressly made applicable to the new triennial State Code, and with an operative date no earlier than the effective date of the new State Code.

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2025 San Francisco Green Building Code

Amendments to the

**2025 California Green Building Standards Code
(CALGreen)**

Operative date: January 1, 2026

Text Format:

Unchanged language from the 2025 California Code is shaded, and may include **bold** and/or *italicized* formatting.

San Francisco amendments are printed in unformatted ("plain") text, and may include **bold** and/or *italicized* formatting.

[←] An arrow represents the location of language that has been deleted by San Francisco from the 2025 California Code.

A solid line represents a change from the original published edition of the 2025 San Francisco Green Building Code.

Chapter 1

ADMINISTRATION

SECTION 101 – GENERAL

101.1 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 is Part 11 of thirteen parts 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 Revise this section as follows:

101.2 Purpose. The purpose of this [←] chapter is to promote the health, safety and general 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 61 percent below 1990 levels by the year 2030, as stated in San Francisco Environment Code Chapter 9.

101.3 Revise this section as follows:

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 Revise this section as follows:

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, E and R as defined by California Building Code Title 24 Section 302 (2022 2025) 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 Revise this section as follows:

101.4 Appendices. [←] [Reserved]

101.6 Revise this section as follows:

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 Revise this section as follows:

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 Revise this section as follows:

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 Revise this section as follows:

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 v4 for Interior Design and Construction (LEED v4 ID+C)

LEED v4 for Building Design and Construction (LEED v4 BD+C)

LEED v4 for Homes Design and Construction

GreenPoint Rated (GPR) ~~Single Family New Home Construction – 9.0~~ 10.0 or current

~~GreenPoint Rated (GPR) Multifamily New Home Construction – 9.0 or current~~

GreenPoint Rated (GPR) Existing Multifamily – ~~v4.0~~ 2.0 or current

Wherever specific LEED prerequisites or credits are cited, such references are to LEED v4 BD+C. 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 v4 BD+C or GPR ~~v9.0~~ 10.0.

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 or equivalent requirements verified via other rating systems, as approved by the Director.

101.11 Revise this section as follows:

101.11 Effective use of this code. The following steps shall 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

202 Add and amend the following definitions:

ELECTRIC VEHICLE CHARGING SPACE (EV Space). A space intended for future installation of EV charging equipment and charging of electric vehicles. The EV Space need not be reserved exclusively for electric vehicle charging.

ELECTRIC VEHICLE CHARGING STATION (EVCS). One or more electric vehicle charging spaces served by electric vehicle charger(s) or other charging equipment allowing charging of electric vehicles. For purposes of determining compliance with accessibility requirements, when the permitted length of time a vehicle may occupy an electric vehicle charging station differs from the permitted duration of stay in publicly accessible parking spaces in the same parking area, electric vehicle charging stations are not considered parking spaces. When the permitted duration of stay in a space served by electric vehicle charger(s) is the same as other publicly accessible parking spaces in the same parking area, EVCS may be considered parking spaces. The EVCS need not be reserved exclusively for electric vehicle charging.

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.

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, I, or E, 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).

MAJOR ALTERATIONS. Alterations and additions 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.

MIXED-FUEL BUILDING. A building that uses natural gas or propane as fuel for space heating, water heating (including pools and spas), cooking appliances or clothes drying appliances, or is plumbed for such equipment.

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.

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.

TOTAL ENERGY DESIGN RATING. A metric required by the California Energy Commission to be applied to low-rise residential construction in order to comply with California Title 24 Part 6 Energy Standards. The Total Energy Design Rating has two components: (a) the Energy Efficiency Design Rating; and (b) the Solar Electric Generation and Demand Flexibility Design Rating. The Solar Electric Generation and Demand Flexibility Design Rating is subtracted from the Energy Efficiency Design Rating to determine the Total Energy Design Rating. California Energy Standards require that each building must separately comply with the Energy Efficiency Design Rating and the Total Energy Design Rating.

RESIDENTIAL LONG-TERM BICYCLE PARKING. [HCD] A secure locker, weather protected enclosure, or storage room that provides bicycle parking for more than twelve hours that allows individual locking of bicycles to a permanently anchored parking device or rack.

RESIDENTIAL SHORT-TERM BICYCLE PARKING. [HCD] A permanently anchored bicycle parking device, rack or lockers, in an unsheltered, open area, that provides bicycle parking for twelve hours or less that allows individual locking of bicycles to the parking device or rack.

Chapter 3

GREEN BUILDING

SECTION 301 – GENERAL

301.1 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.

SECTION 302 – MIXED OCCUPANCY BUILDINGS

302.1 Revise this section as follows:

302.1 Mixed Occupancy Buildings. In mixed occupancy buildings, each portion of a building shall comply with the specific [←] measures applicable to each specific occupancy as required by California Code of Regulations Title 24 Part 11 and the San Francisco Green Building Code. However, to fulfill any requirements of San Francisco Green Building Code Sections 4.103 through 4.105 and 5.103 through 5.105, as applicable, the project sponsor may apply a single required green building standard to the entire building.

Exceptions:

1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For the purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/work units shall comply with Chapter 4 and Appendix A4, as applicable.

SECTION 303 – PHASED PROJECTS

303.1.1.1 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.

304 Modify the following section:

SECTION 304 – VOLUNTARY TIERS

[←] This section not applicable in San Francisco.

305 Modify the following section:

SECTION 305 [OSHPD 1] – CALGREEN TIER 1 AND CALGREEN TIER 2

[←] This section not applicable in San Francisco.

306 Modify the following section:

SECTION 306 [←] – VOLUNTARY MEASURES

[←] This section not applicable in San Francisco.

Chapter 4

RESIDENTIAL MANDATORY MEASURES

Division 4.1

PLANNING AND DESIGN

SECTION 4.101 – GENERAL

4.101.1 Revise the 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 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.

4.103 Replace this section as follows:

[←] SECTION 4.103 – REQUIREMENTS FOR GROUP R OCCUPANCY BUILDINGS

4.103.1 New low-rise residential buildings.

4.103.1.1 Rating requirements

New 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 [Reserved]

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. 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.

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® Silver 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 submit documentation demonstrating that 49 points from the GreenPoint Rated Existing Multifamily checklist have been achieved within the project area.

4.103.3.2 Low-Emitting Materials.

Alterations utilizing LEED must submit documentation verifying that low-emitting materials are used, subject to on-site verification, meeting at least the following categories of materials covered under LEED EQ Credit Low-Emitting Materials wherever applicable: interior paints and coatings applied on-site, interior sealants and adhesives applied on site, flooring, and composite wood.

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.

4.104 Replace this section as follows:

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 2022 California Building Energy Efficiency Standards (Title 24, Part 6) and the 2022 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 described in Table 4.104A. 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.

TABLE 4.104.A

SIGNIFICANT HISTORICAL ARCHITECTURAL FEATURES	PERCENT RETAINED*	ADJUSTMENT TO MINIMUM LEED POINT REQUIREMENT	ADJUSTMENT TO MINIMUM GREENPOINTS REQUIREMENT
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)	100%	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	100%	1	3
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

4.104.2. Adjustment to Green Credit for Retention of Historic Features. Where the historical resource is a portion of the total project, the LEED or GreenPoint Rated requirement shall be adjusted to equal the percentage of gross floor area of the historical resource compared to the total project gross floor area.

4.105 Replace this section as follows:

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.

SECTION 4.106 – SITE DEVELOPMENT

4.106.4 Revise this section as follows:

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers.

Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.

1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, [←] increase the utility side cost to the homeowner or the developer by more than \$400 per parking space. In such cases, buildings subject to Section 4.106.4 shall maximize the number of EV Charging Spaces, up to a utility side cost of a maximum of \$400 per space. Cost shall be determined by dividing the increase in local utility infrastructure cost attributable to compliance with this section by the sum of parking spaces and EV Charging Spaces.

2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one-and-two-family dwellings and townhouses with attached or adjacent private garages. [←]

For each parking space, install a 40-Amp 208 or 240-volt branch circuit, including raceway, electrical panel capacity, overprotection devices, wire, and termination point such as a receptacle. The termination point shall be in close proximity to the proposed EV charger location. Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces. Raceway for each circuit shall not be less than trade size 1 (nominal 1-inch inside diameter).

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as [←] “EV READY” for full circuits. The raceway termination location shall be permanently and visibly marked as [←] “EV READY” for full circuits.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

b. Notwithstanding any other applicable requirements, when an EV charger is installed serving an accessible parking space, the space may be considered a parking space if the duration of stay is not subject to any limitations different from those generally applied to other publicly accessible parking spaces in the same parking area. If the duration of stay in an accessible space equipped with an EV charger is subject to limitations different from those generally applied to other publicly accessible parking spaces in the same parking area, the space is not a parking space.

4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section

1109A. Accessible spaces must meet the dimensions specified in Section 4.106 .4.2.2.1.2, Planning Code Section 154, or other applicable accessibility requirements, whichever would result in the largest space size.

4.106.4.2.3 EV space requirements.

1. **Single EV space required.** [←] Where a single EV space is required, install a full circuit with a minimum of 40-Amp 208 or 240 Volt capacity, including listed raceway, sufficient electrical panel capacity, overcurrent protection devices, wire, and termination point such as a receptacle. The termination point shall be in close proximity to the proposed EV charger location. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter).

2. **Multiple EV spaces required.** Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles, or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

a. **Multiple Levels of Parking:**

i. Branch circuit panelboard(s) shall be installed at each parking level with service capacity dedicated to EV Capable Spaces and EV spaces proportional to the number of vehicle spaces on each level, including panelboard(s) space and capacity. The circuits and overcurrent protective devices shall remain reserved exclusively for EV charging.

Exception: Circuits and overcurrent protective devices in panelboards not located on the same level may contribute to the requirements of 4.106.4.2.4(b), provided the circuits are reserved exclusively for EV charging. For example, the circuit serving an EV Space dedicated to a condominium owner may connect to the electrical panelboard of the corresponding condominium.

ii. Install raceway or sleeves where penetrations to walls, floors, or other partitions will be necessary to install panels, raceways, or related electrical components necessary per site conditions for future installation of branch circuits. All such penetrations must comply with applicable codes, including but not limited to the San Francisco Electrical Code and the San Francisco Fire Code.

NOTES:

Electric vehicle charging infrastructure and housing are critical priorities for the City and County of San Francisco. Automated Load Management Systems, energy efficiency, and selection of low-amperage technologies can help mitigate increases to peak electric load. Where the installation of a utility electrical transformer may be determined to be necessary in the context of compliance with Section 4.106.4.2.4 of this chapter, SF Building Code Section 106A.1.17.1, or other provisions of the San Francisco Electrical Code, and where such transformer cannot be accommodated on the project site due to the combination of project site dimensions, San Francisco Building Code, San Francisco Electrical Code, and applicable utility regulations, the Director of Public Works is encouraged to issue a Sidewalk Vault Encroachment Permit, provided that the fronting property owner complies with all requirements governing

street occupancy, including but not limited to the San Francisco Public Works Code and Department of Public Works Order 165,553.

4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as “EVSE READY” for full circuits and otherwise “EVSE CAPABLE” in accordance with the California Electrical Code.

Division 4.2

ENERGY EFFICIENCY

SECTION 4.201 – GENERAL

4.201 Add the following section:

4.201.2. Better roofs.

(a) Newly constructed Group R occupancy buildings are required by California Title 24 Part 6 Energy Standards to install photovoltaic (PV) energy systems. For newly constructed multifamily buildings the minimum size of such systems is required by Section 170.2(f) and 170.2(g) to be not less than the smaller of PV system size determined by Equation 170.2-C or Equation 170.2-D, or the total of all Solar Access Roof Area (SARA) multiplied by 14 W/ft². Projects that constitute a Large Development Project or Small Development Project under the Stormwater Management Ordinance (Public Works Code secs 147-147.6) may exclude from SARA any roof area where both:

- (1) The area is occupied by living roof, meaning the area of media for growing plants, and
- (2) The area occupied by living roof contributes to determination of compliance with the Stormwater Management Ordinance, as documented by a Preliminary Stormwater Control Plan or a Modified Compliance Application submitted to the San Francisco Public Utilities Commission.

(b) In any final Stormwater Control Plan approved by the San Francisco Public Utilities Commission, including where such approval may occur subsequent to addenda to a Site Permit wherein compliance with California Title 24 Part 6 Energy Standards is documented, the applicant shall ensure the area occupied by living roof contributing to determination of compliance with the Stormwater Management Ordinance is no less than the square footage approved for exclusion from SARA.

4.201.3 Energy Performance.

~~—(a) **All electric buildings.** A newly constructed residential all electric building shall be designed and constructed such that the Energy Budget for the proposed building is no greater than the corresponding Energy Budget for a Standard Design Building compliant with California Title 24 Part 6 Energy Standards.~~

~~—(b) **Mixed-fuel residential buildings.** A newly constructed mixed-fuel residential building shall be designed and constructed such that the Energy Budget is no greater than 90% of the Title 24 Part 6 Energy Budget for the Standard Design Building as calculated by compliance software approved by the California Energy Commission.~~

Chapter 5

NONRESIDENTIAL MANDATORY MEASURES

Division 5.1

PLANNING AND DESIGN

SECTION 5.101 – GENERAL

5.101.1 Modify the section as follows:

5.101.1 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.

5.103 Replace this section as follows:

SECTION 5.103 [←] – REQUIREMENTS FOR GROUP A, B, I, E and M BUILDINGS

5.103.1 New large commercial 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 project meets maximum prescriptive fixture flow rates in accordance with the California Plumbing Code. The project must also achieve the LEED WE Prerequisite Indoor Water Use Reduction (WEp2) and a minimum 30 percent reduction in the use of indoor potable water, as calculated to meet the LEED WE credit Indoor Water Use Reduction (WEc2).

5.103.1.3 Construction waste management. Permit applicants must submit documentation verifying the diversion of a minimum 75 percent of the project’s construction and demolition waste, as calculated to meet LEED MR Prerequisite Construction and Demolition Waste Management Planning and LEED MR Credit Construction and Demolition Waste Management. 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.

5.103.1.4 Commissioning. Permit applicants must submit documentation verifying that the facility has been or will meet the criteria necessary to achieve CALGreen section 5.410.2 and Option 1 of LEED EA credit (Enhanced Commissioning), in addition to LEED EA Prerequisite (Fundamental Commissioning) and Verification.

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 EQ Credit Construction Indoor Air Quality Management and Title 24 Part 11 Sections 5.504.1 and 5.504.3.

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 at least the following categories of materials covered under LEED EQ Credit Low-Emitting Materials wherever applicable: interior paints and coatings applied on-site, interior sealants and adhesives applied on site, flooring, and composite wood.

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

Title 24 Part 11 Section(s)	Topic/Requirement	Alternate Compliance Option:
5.106.8	Light pollution reduction	Meet LEED SS Credit Light Pollution Reduction
5.508.1.2	Halons not allowed in HVAC, refrigeration and fire suppression equipment.	Meet LEED EA Credit Enhanced Refrigerant Management, and additionally document that all HVAC&R systems do not contain CFCs or halons.

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 verifying that low-emitting materials are used, subject to in-site verification, meeting at least the following categories of materials covered under LEED EQ Credit Low-Emitting Materials: interior paints and coatings applied on-site, interior sealants and adhesives applied on site, flooring, and composite wood.

5.103.3.3 Electric vehicle charging. Section 5.106.5.3 of this chapter shall apply to major alterations and newly-constructed parking facilities associated with existing Group A, B, I, and M occupancy buildings where electrical service to the building will be upgraded. In major alterations where existing electrical service will not be upgraded, all requirements under Section 5.106.5 shall apply to the maximum extent that:

- (1) does not require upgrade to existing service; and
- (2) the Director does not determine that compliance with Section 5.106.5.3.3 and Title 24 Chapter 11B, if applicable, is technically infeasible, as defined in California Building Code Chapter 2, Section 202.

5.103.4 New large commercial interiors.

5.103.4.1 Rating requirement. Permit applicants must submit documentation to achieve 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 at least the following categories of materials covered under LEED EQ Credit Low-Emitting Materials: interior paints and coatings applied on-site, interior sealants and adhesives applied on site, flooring, and composite wood.

5.104 Replace this section as follows:

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 2022 California Building Energy Efficiency Standards (Title 24, Part 6) and the 2022 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 described in Table 5.104A. 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.

TABLE 5.104.A

SIGNIFICANT HISTORICAL ARCHITECTURAL FEATURES	PERCENT RETAINED*	ADJUSTMENT TO MINIMUM LEED POINT REQUIREMENT	ADJUSTMENT TO MINIMUM GREENPOINTS REQUIREMENT
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)	100%	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	100%	1	3
Character-defining elements of significant interior spaces	100%	4	15
Other exterior ornamentation (e.g. cartouches, corbels, quoins,	80%	1	3

etc.) visible from right-of-way			
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5.104.2. Adjustment to Green Credit for Retention of Historic Features. Where the historical resource is a portion of the total project, the LEED or GreenPoint Rated point requirement shall be adjusted to equal the percentage of gross floor area of the historical resource compared to the total project gross floor area.

5.105 Replace this section as follows:

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.

SECTION 5.106 – SITE DEVELOPMENT

5.106.5.3 Revise this section as follows:

5.106.5.3 Revise this section as follows:

5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 EV capable spaces, Section 5.106.5.3.2 Electric vehicle charging stations (EVCS)-Power allocation method and associated Table 5.106.5.3.6, and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions: (Relocated from 2019 CALGreen Section 5.106.5.3.3 and edited)

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:

- a. Where there is no local utility power supply.
- b. Where the local utility is unable to supply adequate power.
- c. Where there is evidence suitable to the local enforcement agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

2. ☐ Areas of parking facilities served by parking lifts, including but not limited to, automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

3. In major alterations, where there is evidence substantiating that meeting the requirements of this section present an unreasonable hardship or are technically infeasible, the Director may upon request from the project sponsor consider an appeal to reduce the number of EV Spaces required.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	Other than Office and Retail	Office and Retail
		NUMBER OF REQUIRED EVCS ☐ ^{2 3}	NUMBER OF REQUIRED EVCS ^{2,3}
1-41-9	2	01	2
10-25	5	23	4
26-50	11	46	8
51-75	19	510	14
76-100	26	913	20
101-150	38	1319	29
151-200	53	1827	40
201 and over	☐ 30 percent of total ¹	☐ 33 50 percent of EV capable spaces ¹	75 percent of EV capable spaces ¹

1. Calculation for spaces shall be rounded up to the nearest whole number.

2. ☐ Each EVSE shall reduce the number of required EV capable spaces by the same number.

3. At least one Level 2 EVSE shall be provided.

Division 5.2

ENERGY EFFICIENCY

SECTION 5.201 – GENERAL

5.201 Add the following section:

5.201.1.1 Energy performance.

~~—(a) **All-electric buildings.** A newly constructed all-electric non-residential building shall demonstrate the Energy Budget for the proposed building is no greater than the Energy Budget calculated for the Standard Design Building meeting California Title 24 Part 6 Energy Standards.~~
~~—(b) **Mixed-fuel buildings.** A newly constructed mixed-fuel non-residential building shall demonstrate the Energy Budget for the proposed building is no greater than 90% of the Title 24 Part 6 Energy Budget for the Standard Design Building meeting California Title 24 Part 6 Energy Standards.~~
~~—**Exception:** Buildings consisting primarily of occupancy F, L, or H are exempt from this Section.~~

5.201.1.2. Better roofs.

(a) California Title 24 Part 6 Energy Standards section 140.10 requires newly constructed buildings of uses noted in Table 140.10-A to install photovoltaic (PV) energy systems, and requires the minimum size of such systems to be not less than the smaller of PV direct current size determined by Equation 140.10-A, or the total of all Solar Access Roof Area (SARA) multiplied by 14 W/ft². Projects that constitute a Large Development Project or Small Development Project under the Stormwater Management Ordinance (Public Works Code secs 147-147.6) may exclude from SARA any roof area where both:

- (1) The area is occupied by living roof, meaning the area of media for growing plants, and
- (2) The area occupied by living roof contributes to determination of compliance with the Stormwater Management Ordinance, as documented by a Preliminary Stormwater Control Plan or a Modified Compliance Application submitted to the San Francisco Public Utilities Commission.

(b) In any final Stormwater Control Plan approved by the San Francisco Public Utilities Commission, including where such approval may occur subsequent to addenda to a Site Permit wherein compliance with California Title 24 Part 6 Energy Standards is documented, the applicant shall ensure the area occupied by living roof contributing to determination of compliance with the Stormwater Management Ordinance is no less than the square footage approved for exclusion from SARA.

Chapter 7

INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS

SECTION 701 – GENERAL

701.1 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

702.2 Modify certification number 2 as follows:

702.2 Special inspection. ...

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

702.3 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 703 – VERIFICATIONS

703.1 Modify the section as follows:

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.

EXHIBIT A

STANDARD FINDINGS FOR SAN FRANCISCO BUILDING STANDARDS CODE AMENDMENTS:

1. Certain buildings/occupancies in San Francisco are at increased risk for earthquake-induced failure and consequent fire due to local hazardous micro zones, slide areas, and local liquefaction hazards. (Geology)
2. Certain buildings/occupancies in San Francisco are at increased risk of fire due to high density of buildings on very small lots, with many buildings built up to the property lines. (Topography)
3. Topography of San Francisco has led to development of a high density of buildings on small lots, necessitating special provisions for exiting, fire separation, or fire-resistive construction. (Topography)
4. Many buildings are built on steep hills and narrow streets, requiring special safety consideration. (Topography)
5. Additional fire, structural and other protection is required due to high building density and crowded occupancy. (Topography)
6. San Francisco has narrow, crowded sidewalks due to building and population density and unusual topography. (Topography)
7. All rain water in San Francisco drains to the building drains and sewer; unusual geology, occasional extremely high local rainfall amounts, and the configuration of the City as a peninsula restrict the installation of separate storm water and sewer systems. (Topography, Climate, Geology)
8. Moist, corrosive atmosphere of salt-laden fog in San Francisco necessitates additional requirements. (Climate)
9. Not a building standard; no local findings required.
10. Soil conditions in this region induce adverse reactions with some materials, leading to premature failures and subsequent unsanitary conditions. (Climate)
11. The region is subject to fluctuating rainfall due to changes in climatic conditions. (Climate)
12. San Francisco is a peninsula surrounded on three sides by water at sea level; mitigation of climate change impacts, including sea level rise, is critical to the

long term protection of the local built environment and local infrastructure.
(Topography)

13. Climate and potential climate change impacts San Francisco's water resources, including reservoirs and distribution facilities. (Climate)
14. Organic material in San Francisco's waste breaks down into methane gas which is a significant contributor to climate change. (Climate)
15. San Francisco is topographically constrained and its built environment occupies most available land, requiring minimization of debris and solid waste.
(Topography)
16. Prevailing winds, coastal mountain ranges, and periodic seasonal high temperatures contribute to photochemical reactions that produce smog and ozone; limiting the emission of smog's chemical precursors - volatile organic chemicals and oxides of nitrogen - is necessary to health and safety. (Climate, Topography)
17. The aquifers underlying San Francisco are small relative to local population, necessitating ongoing water imports and special provisions to ensure efficient use of water in local buildings. (Geology)

2025 San Francisco Green Building Code Findings

CHAPTER 1

Section #	Finding #	Section #	Finding#	Section #	Finding #
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CHAPTER 3

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CHAPTER 4

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4.103.3	9	4.106	9		
4.103.3.1	5,7,11,12,13, 14,15,16,17	4.106.4 – Exception 1.2	12,14,15,16		

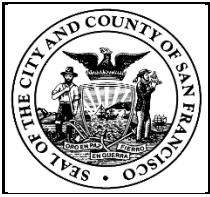
CHAPTER 5

Section #	Finding #	Section #	Finding #	Section #	Finding #
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5.103.1.4	12	5.103.3.3	5,12,15,16	5.105.1.2	12,14,15
5.103.1.6	7,11	5.103.4	9	5.106.5.3	12,14,15,16
5.103.1.7	9	5.103.4.1	5,7,11,12,13, 14,15,16,17	5.201.1.1	3,5,12,16
5.103.1.8	5,8,14,15,16	5.103.4.2	5,8,14,15,16	5.201.1.2	3,5,7,12,13,17

**CHAPTER 6
NO S.F. AMENDMENTS**

CHAPTER 7

Section #	Finding #	Section #	Finding #	Section #	Finding #
701.1	9	702.3	5,7,11,12,13,14,15,16,17	703.1	9
702.2	9				



BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection

Voice (628) 652 -3510

49 South Van Ness Avenue, 5th Floor San Francisco, California 94103

October 16, 2025

Daniel Lurie
Mayor

COMMISSION

Alysabeth
Alexander-Tut
President

Catherine Meng
Vice-President

Dan Calamuci
Lindsey Maclise
Bianca Neumann
Kavin Williams

Sonya Harris
Secretary

Monique Mustapha
Asst. Secretary

Patrick O'Riordan,
C.B.O., Director

Ms. Angela Calvillo
Clerk of the Board
Board of Supervisors, City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4694

Dear Ms. Calvillo:

RE: File Nos. 250955, 250956, 250957, 250958, 250959, 250960, 250975

Code Amendments to the 2025 California Building Standards Code, including the Building, Existing Building, Residential, Mechanical, Plumbing, Electrical, and Green Building Codes, and updates to Housing Code.

The Code Advisory Committee met on October 10, 2025 to consider the repeal of existing 2022 Codes and the enactment of the 2025 San Francisco Code amendments to the Building Code, Electrical Code Mechanical Code, Plumbing Code, Existing Building Code and Green Building, and the Housing Code 2025 Triennial Code Update. The committee voted unanimously to recommend the Building Inspection Commission adopt the 2025 San Francisco Codes as written.

The Building Inspection Commission met and held a public hearing on October 16, 2025 regarding the proposed 2025 Code amendments contained in Board File Nos. 250955, 250956, 250957, 250958, 250959, 250960, and 250975.

The Commissioners voted unanimously to **recommend approval of the Code amendments.**

President Alexander-Tut	Yes
Vice-President Meng	Yes
Commissioner Calamuci	Yes
Commissioner Maclise	Yes
Commissioner Neumann	Yes
Commissioner Williams	Yes

Should you have any questions, please do not hesitate to call me at (628) 652-3510.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sonya Harris". The signature is fluid and cursive, with the first name "Sonya" and the last name "Harris" clearly distinguishable.

Sonya Harris
Commission Secretary

cc: Patrick O'Riordan, Director
Mayor Daniel Lurie
Board of Supervisors

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

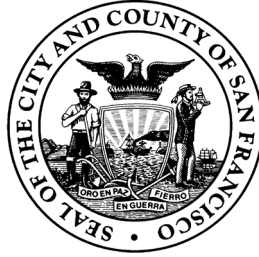
MEMORANDUM

Date: October 9, 2025
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 250958
Green Building Code - Repeal of Existing 2022 Code and Enactment of 2025 Code

- ☒ California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*) Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.
- ☒ Ordinance / Resolution
- ☐ Ballot Measure
- 10/23/2025 *Joy Navarrete*
- ☐ Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
- ☐ General Plan ☐ Planning Code, Section 101.1 ☐ Planning Code, Section 302
- ☐ Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- ☐ General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☐ Historic Preservation Commission
- ☐ Landmark (*Planning Code, Section 1004.3*)
- ☐ Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
- ☐ Mills Act Contract (*Government Code, Section 50280*)
- ☐ Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

BOARD of SUPERVISORS



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San Francisco, CA 94102-4689
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Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Patrick O'Riordan, Director, Department of Building Inspection
Sonya Harris, Secretary, Building Inspection Commission

FROM: John Carroll, Assistant Clerk
Land Use and Transportation Committee

DATE: October 9, 2025

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by the Department of Building Inspection on September 30, 2025:

File No. 250958

Ordinance repealing the 2022 Green Building Code in its entirety and enacting a 2025 Green Building Code consisting of the 2025 California Green Building Standards Code as amended by San Francisco; adopting environmental findings, findings of local conditions under the California Health and Safety Code, and findings under the California Public Resources Code; providing for an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law.

The proposed ordinance is being transmitted pursuant to Charter, Section D3.750-5, for public hearing and recommendation. It is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Please forward me the Commission's recommendation and reports at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: john.carroll@sfgov.org.

c:
Office of Chair Melgar
Tate Hanna, Department of Building Inspection
Patty Lee, Department of Building Inspection

President, District 8
BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

Tel. No. 554-6968
Fax No. 554-5163
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RAFAEL MANDELMAN

PRESIDENTIAL ACTION

Date: 10/21/25

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,
Pursuant to Board Rules, I am hereby:

☒ Waiving 30-Day Rule (Board Rule No. 3.23)

File No. 250958 Department _____
(Primary Sponsor)

Title. Green Building Code - Repeal of Existing 2022 Code and Enactment of 2025 Code

☐ Transferring (Board Rule No 3.3)

File No. _____
(Primary Sponsor)

Title. _____

From: _____ Committee

To: _____ Committee

☐ Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor: _____ Replacing Supervisor: _____

For: _____ Meeting
(Date) (Committee)

Start Time: _____ End Time: _____

Temporary Assignment: ☒ Partial ☐ Full Meeting


Rafael Mandelman, President
Board of Supervisors



September 15, 2025

Angela Calvillo, Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Dear Ms. Calvillo:

Attached please find an original single-sided and two single-sided, black and white copies of the proposed ordinance for the Board of Supervisors approval, which will repeal the 2022 San Francisco Green Building Code and enact the 2025 San Francisco Green Building Code.

The following is a list of accompanying documents:

- San Francisco amendments to the California Green Building Code
- Table of Findings
- Table of Findings Key

Per California Health and Safety Code Section 18941.5, the contents of this ordinance must become effective 180 days after publication of the California Building Standards Code, which occurred on July 1, 2025.

The following person may be contacted regarding this matter:

Tate Hanna
Legislative Affairs Manager
(628) 652-3536
Tate.hanna@sfgov.org

Thank you,

A handwritten signature in blue ink, appearing to read "Patrick O'Riordan".

Patrick O'Riordan, C.B.O.
Director, Department of Building Inspection