

LEGISLATIVE DIGEST

[Environment Code - Repeal and Replace Chapter 7 Green Building Requirements]

Ordinance amending the Environment Code to repeal Chapter 7: Green Building Requirements for City Buildings and replace with new Chapter 7: Municipal Green Building Requirements; and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

Chapter 7 of the Environment Code outlines heightened green building requirements for City buildings. When originally enacted, Chapter 7's requirements were significantly stricter than the San Francisco Building and Green Building Codes that govern all other buildings in the City. These requirements include the establishment of a Municipal Green Building Task Force to oversee and guide enhancements in environmentally superior design for City projects, mandating Leadership in Energy Efficiency and Design (LEED) certification, renewable energy onsite or purchase, all-electric design, strict recycling and construction debris management, improved indoor air quality, and stricter water conservation and stormwater runoff protections for new City buildings.

Amendments to Current Law

The Proposed Legislation would repeal Chapter 7 and adopt a reorganized and retitled Chapter 7: Municipal Green Building Requirements. The new Chapter 7 would update legislative findings regarding environmental conditions, and advance building standards for City projects such that Chapter 7 will remain a "reach" code that exceeds the standards of the 2022 San Francisco Building and Green Building Codes and aligns with the 2021 Climate Action Plan.

Among the more significant updates, the Proposed Legislation would compel electrification of systems utilizing gas in existing mixed-fuel City buildings where feasible, include energy resiliency and storage requirements for critical infrastructure, mandate enhanced construction debris and material reuse requirements, and introduce embodied carbon reduction provisions for City projects. The Proposed Legislation also updates LEED certification requirements for different types of City projects; clarifies water conservation, renewable energy, and stormwater managements provisions; and better defines the composition and responsibilities of the Municipal Green Building Task Force and the Department of Environment in promulgating regulations pursuant to Chapter 7 and evaluating requests for waivers from various requirements.

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