

1 [Green Building Ordinance – Finding of Cost Effectiveness and Energy Savings.]

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3 **Resolution adopting a finding by the Board of Supervisors, required by State law, that**
4 **the City's Green Building Ordinance (Chapter 13C of the San Francisco Building Code)**
5 **is cost effective and will save more energy than the 2008 California Building Efficiency**
6 **Standards that will go into effect throughout the State of California on August 1, 2009,**
7 **and directing the Department of Building Inspection or other appropriate City staff to**
8 **cause the Green Building Ordinance, this resolution, and the supporting study to be**
9 **transmitted to the California Energy Commission for its review and re-approval.**

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11 WHEREAS, Section 25402.1(h)(2) of the California Public Resources Code authorizes
12 a local jurisdiction to adopt and enforce more stringent local energy standards, provided that
13 the local jurisdiction makes a determination that the local standards are cost effective and will
14 save more energy than the current Statewide standards and files an application for approval
15 with the California Energy Commission together with documentation supporting the cost-
16 effectiveness determination; and,

17 WHEREAS, A local ordinance may take effect only after the California Energy
18 Commission has reviewed and approved the proposed local energy standards; and,

19 WHEREAS, On July 29, 2008, this Board of Supervisors finally passed a Green
20 Building Ordinance (Chapter 13C of the San Francisco Building Code), which was approved
21 by the Mayor on August 4, 2008; and,

22 WHEREAS, The Green Building Ordinance imposed stricter local energy efficiency and
23 other green building requirements than the 2005 California Building Efficiency Standards then
24 in effect for new construction and major alterations in various types of buildings, which ranged
25 from: (1) submitting a checklist, (2) achieving specific ratings and points under the LEED®,

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1 Build It Green, or an equivalent rating system, (3) providing space for on-site compostable
2 waste, (4) having water efficient landscaping, reducing water use, and managing stormwater,
3 (5) managing construction waste, (6) providing renewable energy on-site, (7) using low-
4 emitting materials, and (8) achieving enhanced commissioning; and,

5 WHEREAS, In its legislative findings, this Board expressly determined that the
6 standards imposed by the Green Building Ordinance were cost effective and would save more
7 energy than the 2005 California Building Energy Efficiency Standards then in effect; and,

8 WHEREAS, The Board's cost effectiveness and energy saving determination was
9 based upon a study performed by Gabel Associates, LLC; and,

10 WHEREAS, The California Energy Commission approved the Green Building
11 Ordinance and it went into effect on November 3, 2008; and,

12 WHEREAS, On April 23, 2008, the California Energy Commission adopted the 2008
13 California Building Energy Efficiency Standards that will go into effect throughout the State of
14 California on August 1, 2009; and,

15 WHEREAS, Section 25402.1(h)(2) of the Public Resources Code requires this Board of
16 Supervisors to make a determination that the City's Green Building Ordinance is more cost
17 effective and will save more energy than the 2008 California Building Energy Efficiency
18 Standards in order for the Green Building Ordinance to remain in effect after August 1, 2009;
19 and,

20 WHEREAS, Gabel Associates, LLC has revised the previous study to compare the
21 City's Green Building Ordinance with the 2008 California Building Energy Efficiency Standards
22 that will go into effect on August 1, 2009, which revised study is on file with the Clerk of the
23 Board of Supervisors in File No. 090469 and is hereby declared to be a part of this resolution
24 as if set forth fully herein; and,

1 WHEREAS, No changes are being made to the City's Green Building Ordinance that
2 the California Energy Commission previously approved; now, therefore, be it

3 RESOLVED, That this Board of Supervisors hereby finds and determines that the
4 City's Green Building Ordinance, codified as Chapter 13C of the San Francisco Building
5 Code, is cost effective and will save more energy than the 2008 California Building Energy
6 Efficiency Standards that will go into effect on August 1, 2009; and, be it

7 FURTHER RESOLVED, That this determination is based upon the San Francisco
8 Green Building Ordinance Revised Energy Cost-Effectiveness Study Under the 2008 Title 24
9 Standards prepared by Gabel Associates, LLC, which compares the City's Green Building
10 Ordinance with the 2008 California Building Energy Efficiency Standards; and be it

11 FURTHER RESOLVED, That the Department of Building Inspection, or other
12 appropriate City staff, is hereby directed to cause the City's Green Building Ordinance, this
13 resolution, and the supporting study to be transmitted to the California Energy Commission
14 with an application for its review and re-approval of the Green Building Ordinance so that the
15 Ordinance will remain in effect after August 1, 2009.