



San Francisco Municipal Green Building

Capital Planning Committee
Aug. 29, 2016



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SF Environment

Our home. Our city. Our planet.

A Department of the City and County of San Francisco

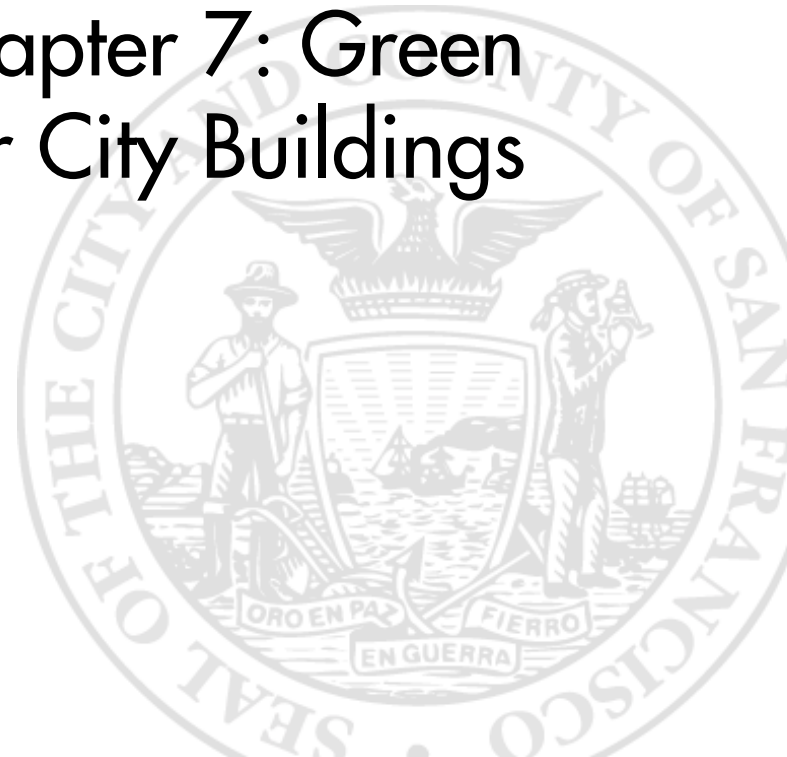




Capital Planning Committee

Information and Discussion on proposed legislative changes to:

SF Environment Code Chapter 7: Green Building Requirements for City Buildings





SF Green Building Code—city wide requirements

Timeline: aligned with state code adoption cycle

- 2008 LEED Silver
- 2012 LEED v3 Gold
- 2016 proposed LEED v4 Gold

Process

- DBI CAC Green Building Subcommittee
- DBI Code Advisory Committee
- Building Inspection Commission
- to Board of Supervisors in Sept.
- 2016 codes in effect Jan. 1, 2017





SF Environment Code Chapter 7

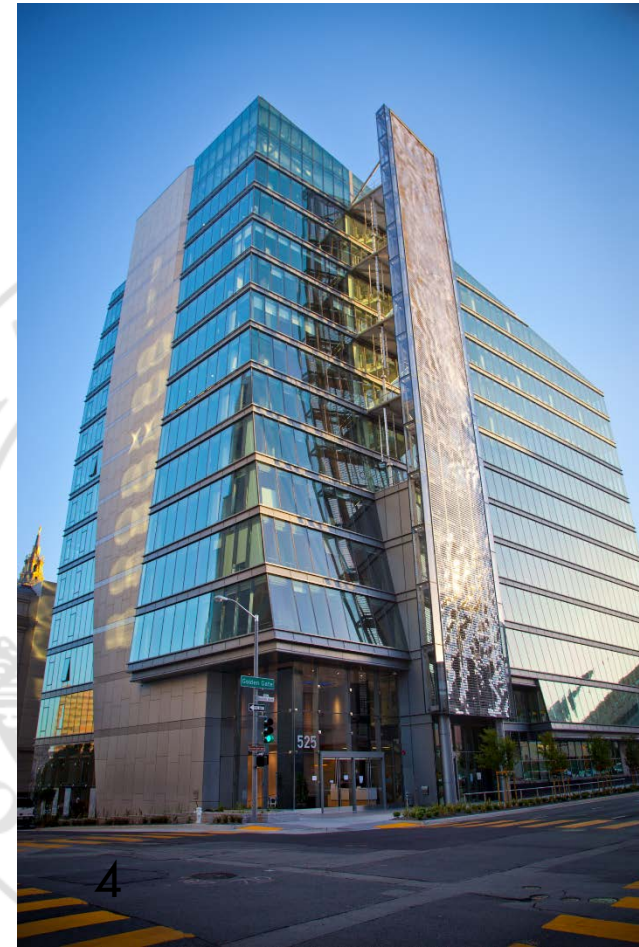
Green Building Requirements for City Buildings

Timeline

- 1999 pre-LEED Municipal Green Building Ordinance
- 2004 LEED Silver
- 2011 LEED v3 Gold
- 2016 proposed LEED v4 Gold

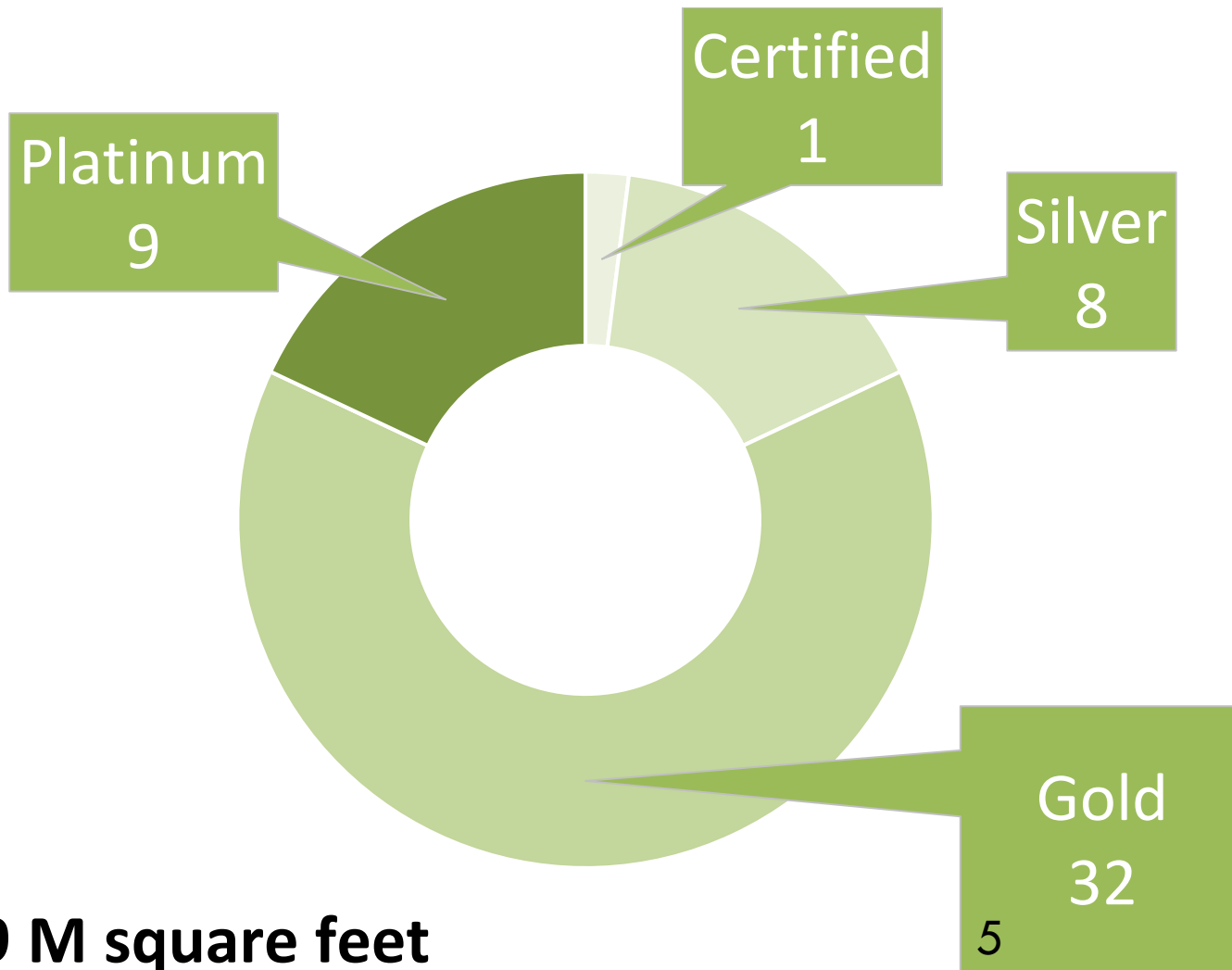
Process

- SF Municipal Green Building Task Force
Representation and Roles
- Commission on the Environment
- Board of Supervisors





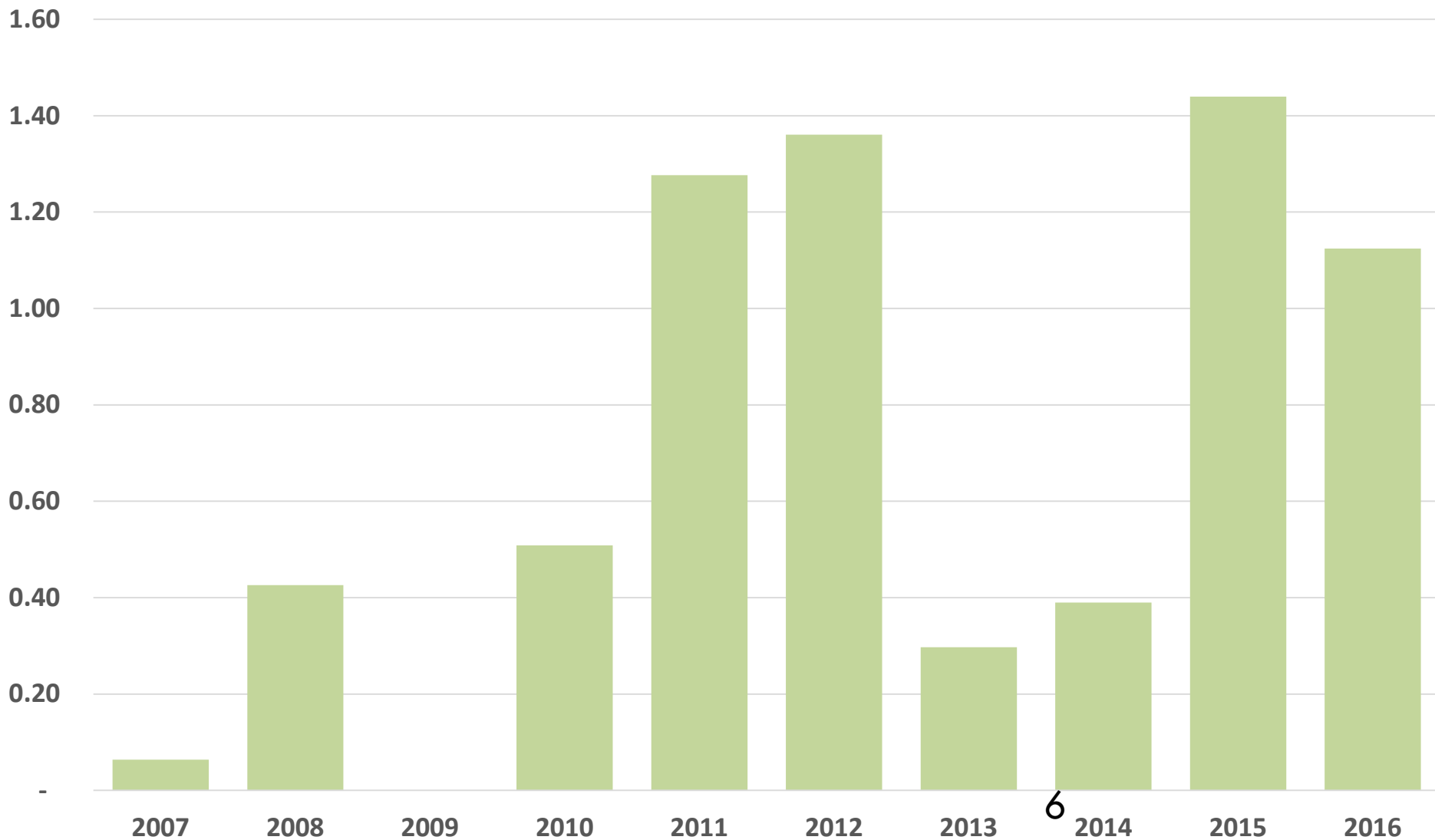
SF Municipal LEED Portfolio



TOTAL 6.9 M square feet

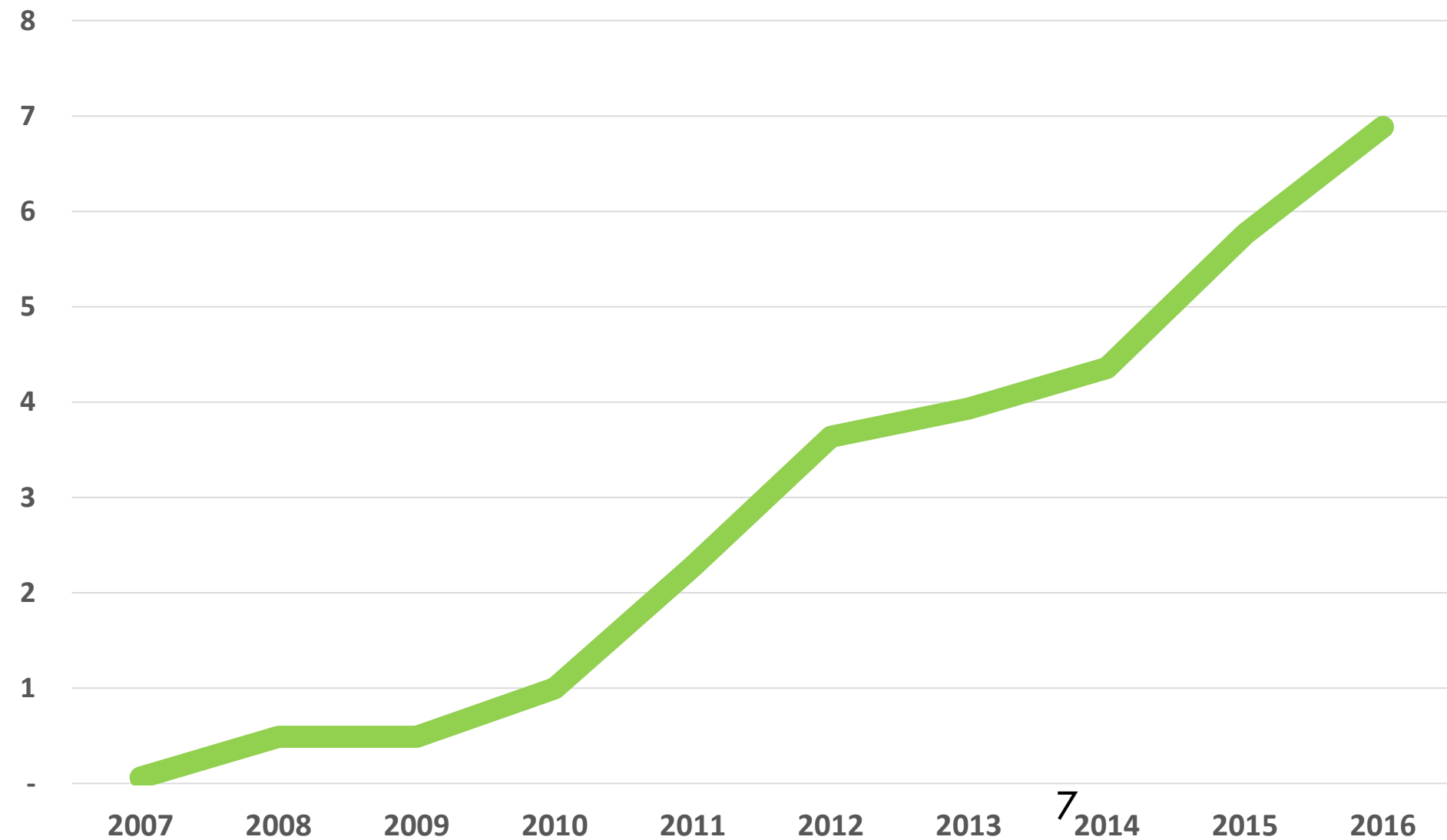


SF Municipal LEED square footage by year (millions)





Cumulative LEED certified SF Municipal square footage (millions)





San Francisco's LEED Accredited Professionals



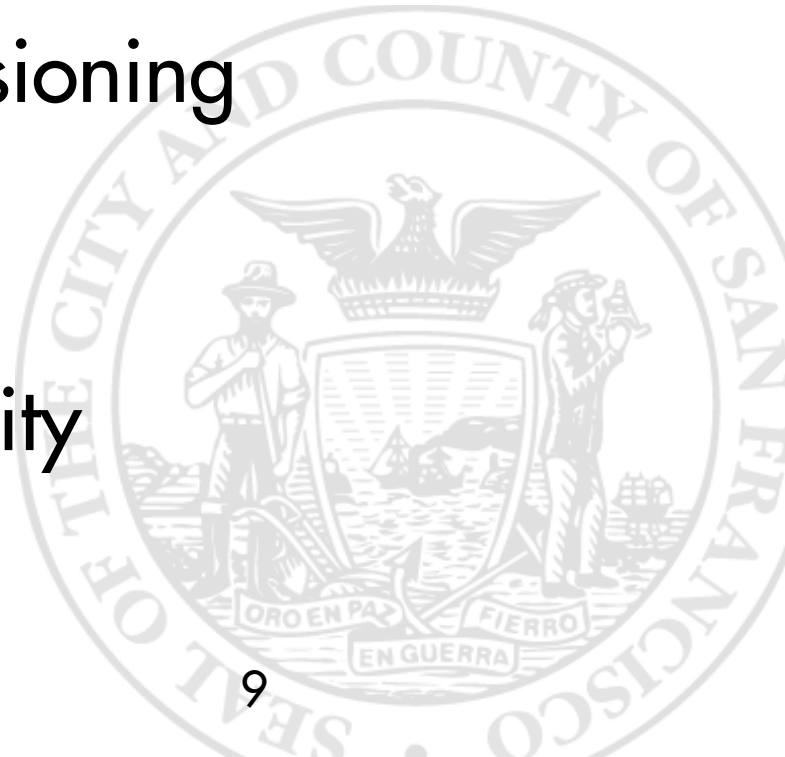


What's New in LEED v4

- Integrative Process
- Rainwater Management
- Building Envelope Commissioning
- Materials and Resources
- Indoor Environmental Quality



LEED
v4





What's New in Env Code Chapter 7

Requirements:

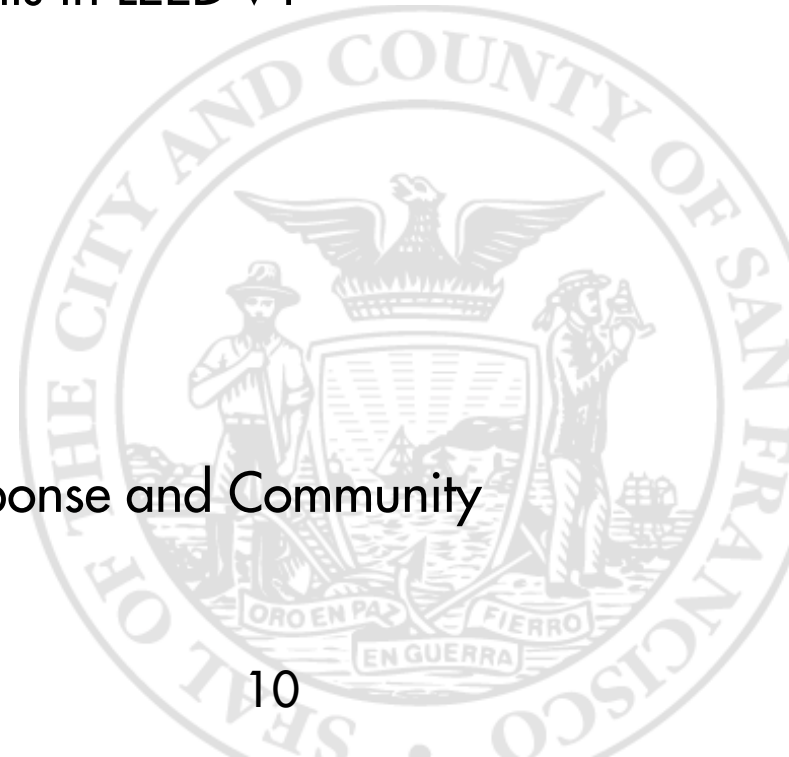
- Title 24 2016 (~15% stricter than 2013)
- CalGreen 2016 (only minor changes)

CalGreen compliance = 15 to 25 points in LEED v4

- LEED v4 Gold
- Better Roofs

Feasibility:

- Zero Net Energy (state goal by 2030)
- Solar Plus Energy Storage (Emergency Response and Community Resilience)





16 LEED v4 registered projects (over 2 million sf) at SFO





Cost of Green Building

- Massachusetts Case Study: v3 Gold to v4 Gold = 0.053% of total project cost
- San Francisco Case Study: updated and confirmed above study for local requirements and construction costs
- San Francisco comparison: CalGreen 2016 vs LEED v4—learning curve is biggest barrier
- Adapt SF Case Study for a municipal project
- Project Budgeting



**UPDATING THE SAN FRANCISCO
GREEN BUILDING CODE**
CALGreen 2016 and LEED v4 Assessment



Next Steps

- DRAFT Chapter 7 amendment submitted to City Attorney
- DRAFT amendment submitted to CPC
- DRAFT amendment submitted to COE
- DRAFT amendment introduced at BOS
- BOS Committee hearing
- 1st Hearing BOS
- 2nd Hearing BOS

