Capital Planning Committee

Information and Discussion on proposed legislative changes to:

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

Certified
1

Platinum
9

Silver
8

Gold
32

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
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
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