



SF Environment

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A Department of the City and County of San Francisco

Environment Code Chapter 7 Update: Municipal Green Building Requirements



Agenda



Climate Targets &
Goals

01

Purpose of Chapter 7
& Legislative Outline

02

Cost Impacts

03

Waivers

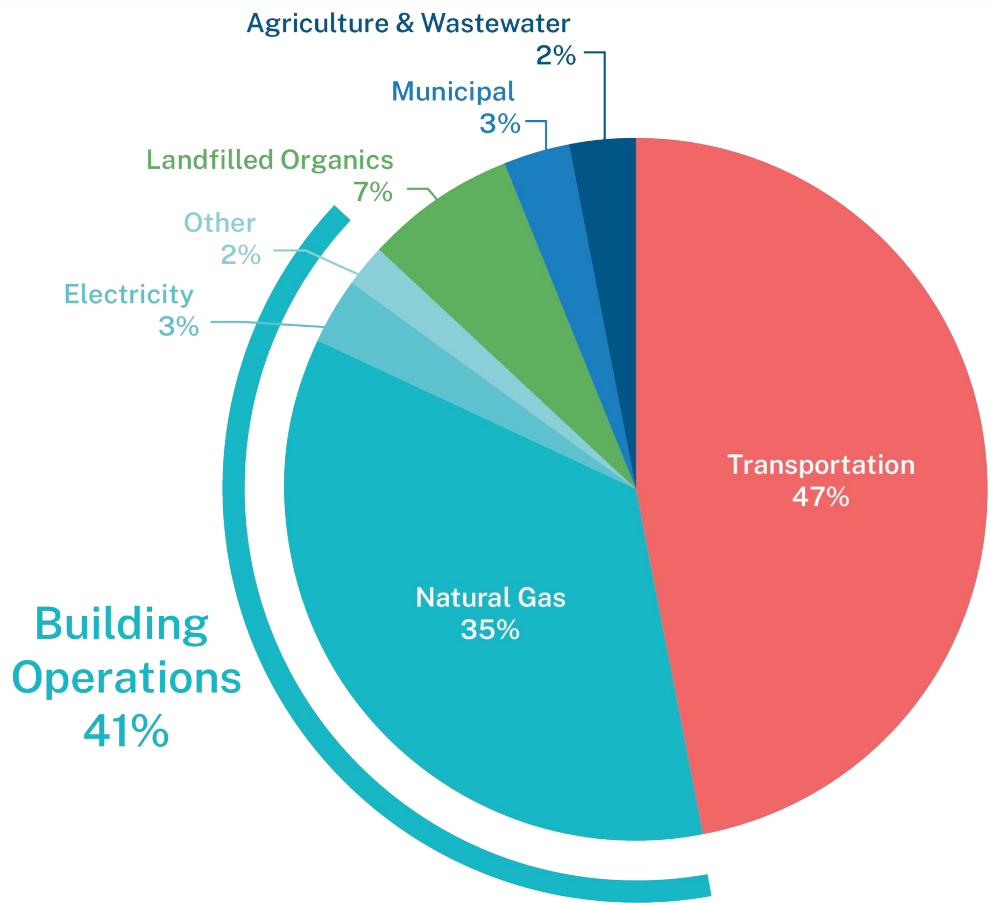
04

Leading By Example

05



San Francisco: A Net Zero Carbon City by 2040





2021 Climate Action Plan



Energy Supply

2025: 100% Renewable Electricity
2040: 100% Renewable Energy



Transportation

2030: 80% Low-Carbon Trips & 25% EVs
2040: 100% EVs



Housing

5,000 New Housing Units Per Year, 30% Affordable,
Emphasis on Rehab



Building Operations

2021: New Buildings Zero Emissions
2035: All Large, Existing Commercial Buildings Zero Emissions



Production & Consumption

2030: 15% Solid Waste Reduction & 50% Disposal
Reduction



Healthy Ecosystems

Sequester Carbon Through Nature-Based Systems



Environment Code Chapter 7 Update: Why Now?



Incorporate Climate
action, net zero
carbon goals

Align with updated
reference codes and
standards

Simplify and refine
content flow and
language



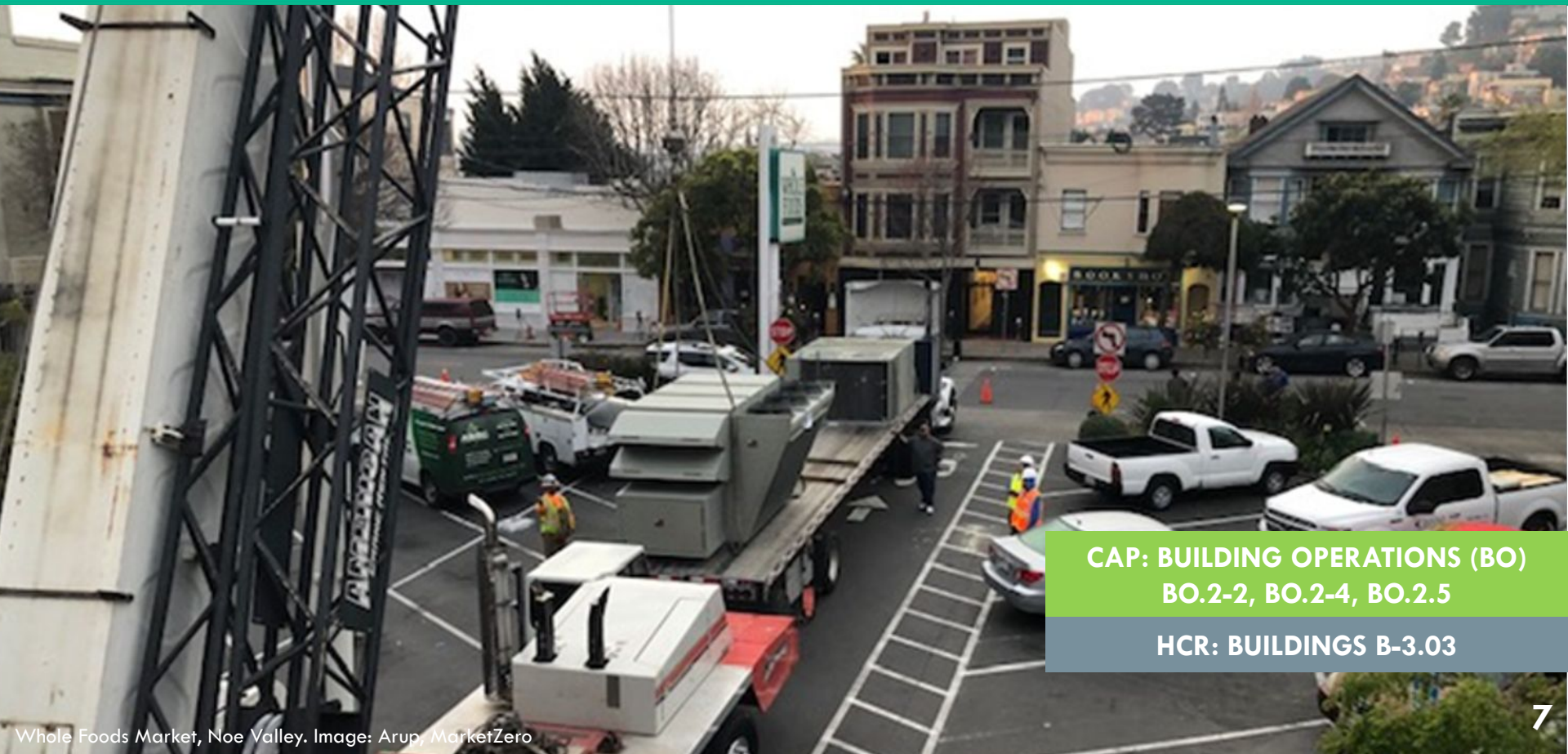
Env Code Chapter 7 Addresses a Broad Range of Impacts

PROPOSED TABLE OF CONTENTS

- Sec. 700. Findings.
- Sec. 701. Definitions.
- Sec. 702. Roles and Responsibilities.
- Sec. 703. Applicability.
- Sec. 704. **Requirements.** —
 - (a) Green Building Rating Systems
 - (b) Energy Optimization
 - (c) Responsible Production and Consumption
 - (d) Human and Environmental Health
 - (e) Water Conservation
- Sec. 705. Waivers.



Electrification Retrofits



CAP: BUILDING OPERATIONS (BO)
BO.2-2, BO.2-4, BO.2.5

HCR: BUILDINGS B-3.03

Energy Resilience and Efficiency



CAP: ENERGY SUPPLY (ES)
ES.2-3

HCR: BUILDINGS B-5.02



Embodied Carbon Reductions



image: Les Chatfield





image: dunktantechnik



**CAP: RESPONSIBLE PRODUCTION &
CONSUMPTION (RPC)
RPC.1-1**



Waiver Requests - When Compliance is not Possible

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MUNICIPAL GREEN BUILDING WAIVER REQUEST
Environment Code Chapter 7; Ordinance No. 204-11; SFE Regulations SFE13-03-GB
For projects applying for building permit on or after January 1, 2017, subject to LEED v4 requirements in San Francisco Environment Code Chapter 7 as amended effective April 16, 2017

London N. Breed
Mayor
Deborah O. Raphael
Director

Project Information

Project Name: _____

Project Street Address: _____

Current Design Phase % Completion: _____

City Project Manager: _____

Project/Job Number: _____

Project Sponsor (City Department): _____

Date of Waiver Request: _____

Phone: _____

Email: _____

San Francisco Environment Code CHAPTER 7: Green Building Requirements for City Buildings

SEC. 713. WAIVERS.

(a) Waivers from the requirements of this Chapter are available under the following circumstances:

(2) **Cost Prohibitive.** A City department may request a waiver from the Director on a form provided by the Director if compliance with this Chapter is cost prohibitive. The Task Force shall provide the Director with a recommendation with respect to the waiver request. The Director may grant a waiver requesting department has:

(A) Demonstrated which specific requirements are cost prohibitive due to economic, environmental, and health benefits not attainable.

(B) If applicable for Section 705, development is not feasible or not attainable.

(3) **Alternate Compliance.** A City department may request a waiver from the Director on a form provided by the Director if the department can demonstrate that an independent, third-party certification or other documentation is available that the project meets or exceeds the requirements of this Chapter.

Leading By Example





Questions?

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