



# San Francisco Green Building Code

## Attachment A, Table 1: Summary of Requirements

### Attachment A Table 1

Instructions: Use the row below labelled, "Applicability" to find the column that best matches the occupancy and size of the project, and whether the project is new construction or alteration. The unshaded rows identify the green building standard that must be met, base number of points required, submittal form, and where to find additional detail in Attachment B.

	New Construction			Additions and Alterations					Municipal Projects
Building Type	New Large Commercial	All Other New Non-Residential	New Residential	Major Alterations to Residential <sup>2</sup>	Large First-Time Commercial Interiors	Major Alterations to Commercial	All Other Additions & Alterations to Commercial <sup>1</sup>	All Other Additions & Alterations to Residential <sup>1</sup>	New Construction, Addition or Alteration
<b>Applicability</b> (Occupancy, size, valuation, or scope)	A, B, I, M, E ≥25,000 sq. ft.	F, H, L, S, U any size, or A,B, I, M, E <25,000 sq. ft.	R All sizes	R ≥25,000 sq. feet; AND significant structural upgrade; <sup>3</sup> AND mechanical, electrical or plumbing	B, M ≥ 25,000 sq. ft.	B, M ≥25,000 sq. feet; AND significant structural upgrade; <sup>3</sup> AND mechanical, electrical or plumbing	A,B,I,M,E,F,H,L,S,U ≥1,000 sq ft addition or alteration of ≥\$200,000 value	R Addition of ≥1 square foot of conditioned area, volume, or size, including single freestanding ADU	All municipal projects ≥10,000 square feet, including leasehold improvements
<b>Code Reference</b>	5.103.1	5.103.2	4.103.2	4.103.3	5.103.4	5.103.3	CA Title 24 Part 11	CA Title 24 Part 11	SF Green Building Code and Environment Code Chapter 7
<b>Standard To Be Met</b>	LEED v4 Gold	None	GreenPoint Rated OR: LEED v4 Silver	GreenPoint Rated <sup>2</sup> OR: LEED v4 Silver	LEED v4 Gold	LEED v4 Gold	NA (CA Code)	NA (CA Code)	LEED v4 Gold
<b>Base Number of Points Required</b> Retention of historic features or demolition may adjust points required. See Attachment A, Tables 2 & 3	60 points	-	50 LEED points <sup>4</sup> OR: 75 GreenPoint Rated points	50 LEED points <sup>4</sup> OR: 75 GPR points (If project area is <80% of gross floor area: 49 GPR points) <sup>2</sup>	60 points	60 points	-	-	60 points
<b>Submittal Form</b> Required to summarize compliance	GS-2a: LEED	GS-3: Non-residential	GS-2a: LEED OR GS-2b: GreenPoint Rated	GS-2a: LEED OR GS-2b: GreenPoint Rated	GS-2a: LEED	GS-2a: LEED	GS-3: Non-residential OR GS-4: Interior-only tenant improvements	GS-5: Residential additions and alterations	GS-6: Municipal projects
<b>For details, see:</b>	Attachment B Table 1	Attachment B Table 3	Attachment B Table 1 for LEED OR Attachment B Table 2 for GPR	Attachment B Table 1 for LEED OR Attachment B Table 2 for GPR	Attachment B Table 1	Attachment B Table 1	Attachment B Table 3	Attachment B Table 4	Submittal GS-6

- When triggered, CalGreen requirements apply to the entire area of the project, and only to the area of the project, except water fixture and fitting efficiency requirements set by California Civil Code 1101.1. For the purpose of compliance with local green building standards, construction of a single freestanding dwelling unit accessory to an existing structure is considered an addition.
- Major alterations to residential occupancy that alter less than 80% of the building's gross floor area may apply the GreenPoint Rated Existing Multifamily Elements Rating System. In such cases, 49 points from the GreenPoint Rated Multifamily checklist must be achieved. When projects altering less than 80% of a residential building's gross floor area voluntarily seek GreenPoint Rated Existing Multifamily certification, then any number of points above the minimum of 49 will be accepted. In other words, voluntarily seeking GreenPoint Rated certification of the entire building does not raise the minimum requirement to 75 GPR points.
- See p.6 of this bulletin for additional information about "significant structural upgrades".
- In order to meet the LEED Silver requirement, projects that choose to use LEED for Homes or LEED for Homes Mid-Rise may adjust the Base Number of Points Required as needed.

**See Attachment B for tables itemizing local requirements, including the California Green Building Standards Code and stricter local requirements.**