



San Francisco Green Building Code
Table 1: Requirements for Projects Meeting a LEED Standard

Attachment B
Table 1

Where code references are provided below: "CALGreen" refers to California Green Building Standards Code (Title 24 Part 11), and "SFGBC" refers to San Francisco Green Building Code amendments. This summary is provided for convenience. See the San Francisco Green Building Code for details.

		New Large Commercial	New Residential ¹	New High Rise Residential ² (R occupancy ≤3 occupied floors)	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Required LEED Measures	LEEDv4 Credit ³	Code Reference					
Construction Discards Management - 100% of mixed debris must be taken by a Permitted Transporter to a Registered Facility for recycling and recovery. Complete a Material Reduction and Recovery Plan (MRRP) demonstrating minimum recovery noted at right. For more information, see DBI Information Sheet GB-02 or contact: debrisrecovery@sfgov.org / 415-355-3799.	BD+C/ID+C: MRC5/MRC6 (2 points)	SFGBC 5.103.1.3 = Min 75% recovery; CalGreen 5.405.1.1, 5.408.1.4	CalGreen 4.408.2, 4.408.5 (Min 65% recovery)	SFGBC 4.103.2.3 = Min 75% recovery; CalGreen 4.408.2, 4.408.5	CalGreen 5.405.1.1, 5.408.1.4 (Min 65% recovery)		CalGreen 4.408.2, 4.408.5 (Min 65% recovery)
All-Electric: New buildings must be all-electric, with no gas piping systems or gas infrastructure. See Administrative Bulletin 112.	EAp2, EAc2	SFBC 106A.1.17	SFBC 106A.1.17		-	-	GPR J5 LEED: NA
Energy Design: Comply with Title 24 Part 6 (2022) and meet GreenPoint Rated or LEED energy prerequisites	EAp2	LEEDv4 EAp2	GPR or LEED prerequisite		LEEDv4 EAp2		GPR or LEED prerequisite
Enhanced Commissioning of Building Energy Systems	EAc1	SFGBC 5.103.1.4	-	LEEDv4 Homes MR EAp1.2	LEEDv4 EAp1		
Better Roofs – Photovoltaics and battery storage are mandatory for most nonresidential occupancies and prescriptively required for multifamily. If SFPUC Stormwater Requirements apply, each square foot of living roof contributing to Stormwater Management Ordinance compliance may reduce the Solar Access Roof Area by one square foot.	EAc5, SS4	SFGBC 5.201.1.2	SFGBC 4.201.2		SFGBC 5.201.1.2 if applicable	-	-
Indoor Water Efficiency – Reduce overall use of potable water within the building by specified percentage for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. Repair all leaks.	BD+C/ID+C: WEC2/WEC1 2 points	SFGBC 5.103.1.2 (30% reduction)	CalGreen 4.303.1		LEEDv4 WEp2 / CalGreen 5.303.2		LEED WEp2 / CalGreen 4.303.1
Water Efficient Irrigation – Projects with ≥ 1,000 square feet of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance.	WEC1	SF Admin Code 63 (See "Complying with San Francisco's Water Efficient Irrigation Requirements" at www.sfpuc.org.)					
Wiring for Electric Vehicle Chargers: New 1-2 Unit Dwellings: For projects constructing off-street parking, install at least one full circuit with a minimum 40A 208/240V capacity dedicated to EV charging with termination in close proximity to proposed EV charging location. New 3-19 Unit Multifamily and Hotels with less than 20 guest rooms: Provide low-power EV charging receptacles (min 20A 208/240VAC) at 25% of parking spaces (EV Ready), and install raceway capable of supporting future Level 2 EVSE (min 40A 208/240VAC) at 10% of parking spaces. (Total: 35%) New 20+ Unit Multifamily and Hotels: Provide low-power EV charging receptacles (min 20A 208/240VAC) at 25% of parking spaces (EV Ready); install raceway capable of supporting future Level 2 EVSE (min 40A 208/240VAC) at 5% of parking spaces; and install Level 2 EVSE at 5% of parking spaces. (Total: 35%) Residential Alterations: Install raceway for future Level 2 EVSE (min 40A 208/240VAC) terminating at 10% of parking spaces in areas where parking is added, or electrical systems (including lighting) are altered in existing parking facilities. Non-residential: Install raceway capable of supporting future Level 2 EVSE (min 40A 208/240VAC) and install Level 2 EVSE. See SFGBC Table 5.106.5.3.1 for minimum quantities.	Relates to Ltc8	SFGBC 5.106.5.3, CalGreen 5.106.5.3.1, 5.106.5.3.2	SFGBC 4.106.4.2.3, CalGreen 4.106.4 (all sections)		-	SFGBC 5.103.3.3, Table 5.106.5.3.1	CalGreen 4.106.4.3 (Applies to alterations as noted at left.)
Infrastructure for Electric Vehicle Chargers - Install service capacity and panelboards with sufficient space, and electrical load calculations must demonstrate the electric system, including any on-site distribution transformers, have sufficient capacity to simultaneously charge all required circuits at the full specified amperage. If the number of receptacles or EVSE installed is greater than the minimum required, Automated Load Management Systems may be used if the ALMS has capacity to deliver 3.3kW simultaneously to each EVCS, and if the total capacity dedicated to EV charging is no less than the minimum required to support the minimum EV Capable, EV Ready, and EVSE spaces. Construct all off-street light-duty vehicle parking spaces with dimensions capable of installing EVSE.	Relates to Ltc8	CalGreen 5.103.3.3, 5.106.5.3	SFGBC 4.106.4.2.3, CalGreen 4.106.4 (all sections)		Calgreen 5.103.3.3, 5.106.5.3		CalGreen 4.106.4.3 (Applies to alterations as noted at left.)
Construction Site Runoff Pollution Prevention – Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	SSp1 ¹	SFGBC 5.103.1.6	CalGreen 4.103.1.2	SFGBC 4.103.2.4.1	-	NPDES Phase II General Permit and other regulations.	
Enhanced Refrigerant Management – Do not install equipment that contains CFCs or Halons	EAc6	CalGreen 5.508.1.2	-	-	CalGreen 5.508.1.2	CalGreen 5.508.1.2	-

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. See Attachment B Table 4.

² New residential projects may use LEED for Homes Mid Rise certification or LEED BD+C as appropriate. New residential projects of any size have the option of using GreenPoint Rated (see table B2).

³ LEED v4 does not assign numbers to credits. For convenience, in this bulletin and submittals, LEED credits are numbered corresponding to the order they appear in LEEDv4 checklists and documents.

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Required LEED Measures	LEEDv4 Credit	New Large Commercial	New Residential	New High Rise Residential (R occupancy ≥3 occupied floors)	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Indoor Air Quality Management During Construction – Meet SMACNA Guidelines for Occupied Buildings Under Construction, protect materials from moisture damage, protect return air grills	IEQc3	SFGBC 5.103.1.8	CalGreen 4.504.1		CalGreen 5.504.3		CalGreen 4.504.1
Low-Emitting Adhesives, Sealants, and Caulks – Adhesives and Sealants meet VOC materials meeting SCAQMD Rule 1168, aerosol adhesives meet Green Seal standard GS-36	IEQc2, 3 points	SFGBC 5.103.1.9	CalGreen 4.504.2.1		SFGBC 5.103.3.2		SFGBC 4.103.3.2
Low-Emitting Paints and Coatings – Paints and coatings meet Green Seal GS-11 standard, anti-corrosive paints meet GC-03, and other coatings meet SCAQMD Rule 1113		SFGBC 5.103.1.9	CalGreen 4.504.2.2		SFGBC 5.103.3.2		SFGBC 4.103.3.2
Low-Emitting Flooring, including Carpet - Hard flooring must be Resilient Floor Covering Institute FloorScore certified; Carpet must meet Carpet and Rug Institute (CRI) Green Label Plus; Carpet Cushion must meet CRI Green Label.		SFGBC 5.103.1.9	CalGreen 4.504.3 and 4.504.4		SFGBC 5.103.3.2		SFGBC 4.103.3.2
Low-Emitting Composite Wood - Composite wood and agrifiber must contain no added urea-formaldehyde resins, and meet applicable CARB Air Toxics Control Measure.		SFGBC 5.103.1.9	CalGreen 4.504.5		SFGBC 5.103.3.2		CalGreen 4.504.4
Recycling by Occupants – Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	MRp1	SFBC 106A.3.3 and CalGreen 5.410.1; See DBI Administrative Bulletin 088 for details. To help estimate adequate space for collection by hauler, see supporting materials including a design guide and calculator at:					
Other Specific Local Requirements In some cases below, there is no corresponding LEED credit. In others, a requirement may correspond to a LEED credit which is stricter than the code provision, and the LEED credit is optional. Where a LEED credit is less strict, the stricter code-requirement must be met whether or not the LEED credit is achieved.	LEEDv4 Credit ²	New Large Commercial	New Residential (R occupancy ≥3 occupied floors)	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Bicycle Parking – Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater.	LTC6	CalGreen 5.106.4 & SF Planning Code 155	SF Planning Code Section 155		CalGreen 5.106.4 and SF Planning Code Section 155		SF Planning Code Sec 155
Clean Air Vehicle Parking – Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	LTC6 and LTC8 are less strict.	CalGreen 5.106.5	-	-	CalGreen 5.106.5		-
Wiring for Electric Vehicle Chargers - Warehouses, grocery stores, and retail stores with planned off-street loading spaces - Indicate location(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers. Transformer(s), main service, panels, and busway(s)/raceway(s) must meet minimum power requirement to accommodate dedicated branch circuits for future EVSE specified in Table 5.106.5.4. Install raceway from termination to location(s) for charging dispensers and cabinets.	-	CalGreen 5.106.5.4					
Electric-Ready Construction - In the event mixed-fuel construction is permitted, wire for future conversion to all-electric. See <i>AB-112 Electric-Ready Design Guidelines</i> .	N/A	SF Building Code 106A.1.17, DBI Administrative Bulletin 112			-	-	-
Light pollution reduction – Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	SSc6 is more strict.	CalGreen 5.106.8	-	-	CalGreen 5.106.8		-
Shade Trees - Plant trees to sufficient to provide shade within 15 years for 20% of landscape and hardscape area. Exclude shade structures covered by photovoltaics or cool roof materials from total area calculation, including surface parking covered by PV.	SSc5	CalGreen 5.106.12	-	-	-	-	-
Stormwater Control Plan – Projects disturbing ≥5,000 sq ft in combined or separate sewer areas, or replacing ≥2,500 impervious sq ft in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements	SSc4 is more strict.	SFGBC 5.103.1.6	SFGBC 4.103.2.4		-	SF Public Works Code 4.2 (SFPUC stormwater ordinance)	
NonPotable Water – New buildings ≥40,000 square feet must calculate a water budget. New development projects ≥100,000 square feet must install and operate an onsite water reuse system using available rainwater, graywater, and foundation drainage for toilet and urinal flushing and irrigation	May contribute to WEc1, WEc2, and SSC4	SF Health Code 12C	SF Health Code 12C		-	-	-
Water Meters – Provide submeters or utility meters for: - Nonresidential spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in buildings ≥ 50,000 sq. ft. AND - Each individual residential dwelling unit.	N/A	CalGreen 5.303.1	Plumbing Code 601.2.1		CalGreen 5.303.1 (first time)	CalGreen 5.303.1 (addition only)	-
Air Filtration – Provide at least MERV-13 filters in regularly occupied spaces of mechanically ventilated non-residential occupancy, and in residential buildings located in air-quality hot-spots (or LEED credit IEQ 5).	EQc5 is more strict.	CalGreen 5.504.5.3	SF Health Code Article 38 and SF Building Code 1203.5		CalGreen 5.504.5.3		SF Health Code Article 38 and SF Building Code 1203.5
Acoustical Control – Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	N/A	CalGreen 5.507.4	CBC 1207 applies ³		CalGreen 5.507.4	-	CBC 1207 applies ³
Sprinklers – Design and maintain landscape irrigation systems to prevent spray on structures.	N/A	CalGreen 5.407.2.1	LEED prerequisites	-	-	-	-
Entries and openings – Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings.	N/A	CalGreen 5.407.2.2	LEED-H prerequisite (IDp2.1 and IDp2.2)		CalGreen 5.407.2.2		-

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Other CALGreen Requirements The following elements of the California Green Building Standards are superseded by stricter local requirements, or duplicate other state code as noted. To avoid duplication, no special documentation is required.		New Large Commercial	New Low Rise Residential	New High Rise Residential	Large First Time Commercial Interior	Commercial Major Alteration	Residential Major Alteration
Multiple showerheads serving one shower (CalGreen 5.303.2.1)	N/A	SF Housing Code Ch 12 and SF Building Code Ch 13A prohibit more than one showerhead per valve.					
Outdoor potable water use – Submeter landscaping separately where landscaping covers 1,000-5,000 sq. ft. (over 5,000 sq. ft. already required.)	N/A	Met by compliance with Water Efficient Irrigation Ordinance (SFAC 63)					
Irrigation controllers – Provide weather or soil moisture based controllers that automatically adjust in response to plants' needs as weather conditions change.	N/A	Met by compliance with Water Efficient Irrigation Ordinance (SFAC 63)					
Fireplaces and woodstoves – Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits. (CalGreen 5.503.1)	N/A	If permission to install new woodburning fireplaces can be obtained, BAAQMD Regulation 6, Rule 3 applies and is equivalent.					
Environmental tobacco smoke (ETS) control – Prohibits smoking in buildings and outdoor areas for smoking within 25 feet of building entries, air intakes & operable windows.	IEQp2	Required by San Francisco Health Code 19F and 19I.					
Moisture control – Comply with California Building Code, CCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls). (CalGreen 5.505.1)	N/A	Comply with cited code	-	-	-	-	-
Carbon dioxide monitoring – Buildings with demand control ventilation, install CO ₂ sensors and ventilation controls in accord with Energy Code. CalGreen 5.506.2	N/A	Comply with cited code	-	-	-	-	-