San Francisco Green Building Code

Table 2: Requirements for Projects Meeting a GreenPoint Rated Standard¹ (Sheet 1 of 2)

Attachment B Table 2

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

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calculations must demonstrate the electric system, including any on-site distribution transformers, have sufficient capacity to simultaneously change all required circuits at the full specified anagregal. If the number of receptades 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. Construction Site Runoff Pollution Prevention – Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Bast Management Practices. Stormwater Control Plan – Projects disturbing 25,000 sq ft in combined or separate sever areas, or replacing 22,500 impervious sq ft in separate sever area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. NonPotable Water – New buildings >40,000 square feet must calculate a water budget. New development projects >100,000 square feet must instal and operate an onsite water reuse system using available rainwater, graywater, and foundation drainage for toilet and urinal fushing and ingation. Water Efficient Irrigation – Projects that include 1,000 square feet or more of new or modified landscape must comply with the San Francesco Water Efficient Irrigation Ordinance. Additional Required Measures Al CALGreen requirements for new readential construction (listed below) are required, and must be verified by the Rater whether or not greenPoint Rated carification will be obtained. Mease appresent submeters or utilty meters for aech individual rasidential dwelling unit, AND nonresidential spaces projected to consume more than 1,000 gal/day ir in buildings ≥ 50,000 sq. ft. Indoor Air Quality Management During Construction – Duct openings and other air distribution component	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. (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 (min 40A 208/240VAC) at 5% of parking spaces, and install Level 2 EVSE (min 40A 208/240VAC) at 5% of parking spaces, in a stall Level 2 EVSE (min 40A 208/240VAC) at 5% of parking spaces, in a stall Level 2 EVSE (min 40A 208/240VAC) terminating at 10% of parking spaces in areas	
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for multifamily		CalGreen 4.301 through 4.302
	Mechanical Ventilation - Comply with ASHRAE 62.2 (as adopted in Title 24 Part 6)	
	Bathroom fans - ENERGY STAR and on timer or humidistat	CalGreen 4.506.1
Low-VOC Interior Wall/Celing Paints (<50 grams per liter VOCs regardless of sheen) CalGreen 4.504.2.2 through 4.504.2.4	.ow-VOC Interior Wall/Celing Paints (<50 grams per liter VOCs regardless of sheen)	CalGreen 4.504.2.2 through 4.504.2.4
Low-VOC coatings - Meet SCAQMD Rule 1113 CalGreen 4.504.2.2 through 4.504.2.4	.ow-VOC coatings - Meet SCAQMD Rule 1113	CalGreen 4.504.2.2 through 4.504.2.4
Low VOC Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168 CalGreen 4.504.2.1	Low VOC Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168	CalGreen 4.504.2.1
Low-emitting Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite CalGreen 4.504.5		CalGreen 4.504.5
Low-emitting flooring: All carpet systems, carpet cushion, carpet adhesive, and at least 50% of resilient flooring must be low-emitting CalGreen 4.504.3 and CalGreen 4.504.4		CalGreen 4.504.3 and CalGreen 4.504.4
Incorporate GreenPoint Rated Checklist in Blueprints GreenPoint Rated requirement		
Operations and Maintenance Manuals and Training - Provide O&M Manual to Building Maintenance Staff CalGreen 4.410.1	ncorporate GreenPoint Rated Checklist in Blueprints	GreenPoint Rated requirement

⁻¹) GreenPoint Rated is the default standard to be met by new residential projects of 3 occupied floors or less. However, any new residential building may choose to instead apply LEED, provided that all CalGreen requirements are met. For information about using LEED for compliance with the San Francisco Green Building Code, see Attachment B Table 1.

Attachment B Table 2 Continued: Requirements for projects meeting a GreenPoint Rated standard (Sheet 2 of 2)

Additional Required Measures All CALGreen requirements for new residential construction (listed below) are required, and must be verified by the Rater whether or not GreenPoint Rated certification will be obtained.	
Design and Install HVAC System to ACCA Manual J, D, and S	CalGreen 4.507.2
Surface Drainage: Construction plans shall indicate how the site grading or drainage system will manage surface water flows.	CalGreen 4.106.3
Pest Protection - Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against rodents.	CalGreen 4.406.1
Fireplaces and woodstoves - Install only direct-vent or sealed-combustion appliances; comply with US EPA Phase II limits.	CalGreen 4.503.1. If permission to install new woodburning fireplaces can be obtained, BAAQMD Regulation 6, Rule 3 applies and is equivalent.
Capillary break for concrete slab on grade - Concrete slab on grade foundations required to have a vapor retarder must also have a capillary break.	CalGreen 4.505.2.1
Moisture content of building materials - Verify wall and floor framing does not exceed 19% moisture content prior to enclosure. Materials with visible signs of moisture damage shall not be installed.	CalGreen 4.505.3
HVAC Installer Qualifications - HVAC system installers must be trained and certified, or under the direct supervision of a person with such training or a contractor licensed to install HVAC systems.	CalGreen 4.702.1