San Francisco Green Building Code

Attachment B
Table 2

Table 2: Requirements for Projects Meeting a GreenPoint Rated Standard[1]

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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

Specific Locally Required Measures Measures that are mandatory in San Francisco but may be different or not required elsewhere	**Code Reference**
Construction Discards Management - 100% of mixed debris must be taken by a Permitted Transporter to a Registered Facility and processed for recycling and recovery. Complete a Material Reduction and Recovery Plan (MRRP) and demonstrate minimum recovery rate was achieved. Projects of 4 or more occupied floors must recover at least 75% of total debris. Projects of 3 or fewer occupied floors must recover at least 65% of total debris. For more information contact: debrisrecovery@sfgov.org / 415-355-3799.	SF Construction and Demolition Debris Recovery Ordinance (Environment Code Ch 14), SFGBC 4.103.2.3, CalGreen 4.408.2, and CalGreen 4.408.5 See Information Sheet GB-02 for details
Recycling by Occupants – Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. To help estimate adequate space for collection by hauler, see supporting materials including a design guide and calculator at: www.sfenvironment.org/refusecalculator.	SFBC 106A.3.3 (See DBI Administrative Bulletin 088 for details)
All-Electric: New buildings must be all-electric, with no gas piping systems or gas infrastructure. See Administrative Bulletin 112 for details.	SFBC 106A.1.17 (See DBI Administrative Bulletin 112 for details)
Energy Design – GreenPoint Rated v9 energy prerequisite (J5): All-electric and comply with Title 24 2022. Mixed Fuel (natural gas): In isolated situations where natural gas may be permitted per Admin Bulletin 112: comply with Electric Ready Design Guidelines which require wiring for future conversion of all mixed-fuel loads to all-electric.	GreenPoint Rated J5 and SFBC 106A.1.17
Better Roofs – Photovoltaics and battery storage are prescriptively required by Title 24 Part 6 (2022). 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 1 square foot.	Title 24 Part 6 Section 150.1(c) and 170.2(f)-(g) SFGBC 4.201.2
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.	SFGBC 4.106.4.2.3, CalGreen 4.106.4 (all sections)
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 vehcile parking spaces with dimensions capable of installing EVSE.	CalGreen 4.106.4 (all sections)
Construction Site Runoff Pollution Prevention – Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	SFGBC 4.103.1.2 and 4.103.2.4, NPDES Phase II General Permit, and other local regulations.
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.	SFGBC 4.103.1.2 and 4.103.2.4
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	SF Health Code Chapter 12C (See *Nonpotable Water Program* at www.sfwater.org)
Water Efficient Irrigation – Projects that include 1,000 square feet or more of new or modified landscape must comply with the San Francisco Water Efficient Irrigation Ordinance.	SF Admin Code 63 (See *Complying with San Francisco's Water Efficient Irrigation Requirements* at www.sfwater.org.)
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.	
Water Meters – Provide submeters or utility meters for each individual residential dwelling unit, AND nonresidential spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in buildings ≥ 50,000 sq. ft.	Plumbing Code 601.2.1
Indoor Air Quality Management During Construction – Duct openings and other air distribution component openings must covered during construction.	CalGreen 4.504.1
Smart Irrigation Controller	CalGreen 4.304.1
All roofing has 3-year subcontractor warranty and 20-year Manufacturer Warranty	GreenPoint Rated requirement for multifamily
Indoor Water Efficiency – Reduce indoor water use via efficient showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	CalGreen 4.301 through 4.302
Mechanical Ventilation - Comply with ASHRAE 62.2 (as adopted in Title 24 Part 6)	GreenPoint Rated / Title 24 Part 6 requirement for multifamily
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
Low-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-emitting Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood	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
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

[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
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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