



San Francisco Green Building Code

Table 3: Requirements for All Non-residential Projects Not Required to Meet a LEED Standard

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Attachment B Table 3

The following itemizes requirements for new non-residential buildings that are not otherwise required to meet a green building standard (E, F, H, L, S, U occupancy of any size, or A, B, I, or M occupancy <25,000 sq. ft.), and for non-residential additions of ≥1,000 sq ft or alterations of ≥\$200,000 value. In additions and alterations, requirements apply to areas and systems within the scope of the project. This summary is provided for convenience; see the San Francisco Green Building Code for details.

Local Requirements Measures that are mandatory in San Francisco but may be different or not required elsewhere	All "Other" New Non-Residential	All "Other" Non-Residential Additions & Alterations
Construction Discards Management - 100% of mixed debris must be taken by a Permitted Transporter to a Registered Facility for recycling and recovery. Complete Material Reduction and Recovery Plan and demonstrate minimum 65% recovery rate. For more information, see Information Sheet GB-02, or contact 415-355-3799 / debrisrecovery@sfgov.org.	SF Construction and Demolition Debris Recovery Ordinance (Environment Code Ch 14) CalGreen 5.405.1.1, 5.408.1.4 (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 and other local regulations (See DBI Administrative Bulletin 088 for details)	
All-Electric - New buildings must be all-electric, with no gas piping systems or infrastructure. See Administrative Bulletin 112 for details.	SFBC 106A.1.17	n/r
Energy Design: All buildings: meet Title 24 2022. Mixed fuel (with 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.	SFGBC 5.201, SFBC 106A.1.17	Title 24 Part 6
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.	SFGBC 5.201.1.2 Energy Code 140.10(a-b)	n/r
Wiring for Electric Vehicle Chargers: 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.	SFGBC 5.106.5.3, CalGreen 5.106.5.3.1, 5.106.5.3.2	n/r
Infrastructure for Electric Vehicle Charging - Install service capacity and panelboards with sufficient space, and electrical load calculations must demonstrate the electric system, including any on-site distribution transformers, has 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. ALMS must have capacity to deliver 3.3kW simultaneously to each EVCS, and the total capacity dedicated to EV charging must be at a minimum equal to the minimum required number of EV Capable, EV Ready, and EVSE spaces at full specified amperage. Construct all off-street light-duty vehicle parking spaces with dimensions capable of installing EVSE.	CalGreen 5.103.3.3, 5.106.5.3	n/r
Construction site runoff pollution prevention – Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	CalGreen 5.106.1, as well as 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.	SF Public Works Code Article 4.2, Sec. 147 (See <i>Stormwater Management Requirements and Design Guidelines</i> , www.sfwater.org)	
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	n/r
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 <i>Complying with San Francisco's Water Efficient Irrigation Requirements</i> , www.sfwater.org)	
CalGreen Requirements California Green Building Standards Code (Title 24 Part 11) requires:	All "Other" New Non-Residential	All "Other" Non-Residential Additions & Alterations
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.	CalGreen 5.106.4	CalGreen 5.106.4 - Applicable if 10 more more parking stalls are added.
Light pollution reduction - Meet California Energy Code minimum requirements for Lighting Zones 1-4, with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8. Provisions of California Energy Code Section 147 apply. Emergency lighting exempt.	CalGreen 5.106.8	n/r
Water meters - In new buildings and additions, provide submeters for each tenant projected to consume more than 1,000 gal/day. In new buildings >50,000 sq ft and additions over 50,000 sq ft, provide submeter for each individual tenant space projected to consume more than 100 gal/day.	CalGreen 5.303.1	CalGreen 5.303.1 (additions only)
Water Conserving Fixtures and Fittings - Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	CalGreen 5.303.2 through 5.303.6	CalGreen 5.303.2 through 5.303.6 See also SFBC 13A.
Commissioning - For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. OR for buildings less than 10,000 square feet, as well as newly installed equipment in additions or alterations, testing and adjusting is required.	CalGreen 5.410.2 for new buildings >10,000 square feet Calgreen 5.410.4 for buildings ≤ 10,000 square feet	Calgreen 5.410.4 for buildings ≤ 10,000 square feet, and for systems that serve additions and alterations.
Ventilation system protection during construction - Protect openings and mechanical equipment from dust and pollutants during construction. Do not use permanent HVAC equipment except to maintain required temperature range for material and equipment installation.	CalGreen 5.504.1.3 and 5.504.3	CalGreen 5.504.1.3 and 5.504.3
Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	CalGreen 5.504.4.1	CalGreen 5.504.4.1
Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	CalGreen 5.504.4.3.1	CalGreen 5.504.4.3.1
Carpet - All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 7.0 and 7.1 AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	CalGreen 5.504.4.4 through 5.504.4.4.2	CalGreen 5.504.4.4 through 5.504.4.4.2

Attachment B Table 3 Continued: Requirements All Other New Non-Residential Occupancies

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CalGreen Required Measures The California Green Building Standards Code (Title 24 Part 11) requires:	All "Other" New Non-Residential	All "Other" Non-Residential Additions & Alterations
Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.	CalGreen 5.504.4.5	CalGreen 5.504.4.5
Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with: <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	CalGreen 5.404.4.4. and 5.504.4.6	CalGreen 5.404.4.4. and 5.504.4.6
Air Filtration - Provide at least MERV-13 filters in regularly occupied spaces of mechanically ventilated buildings. Installed filters must be clearly labeled by the manufacturer indicating the MERV rating, and filter specification shall be included in the operation and maintenance manual.	CalGreen 5.504.5.3 through 5.504.5.3.1	CalGreen 5.504.5.3 through 5.504.5.3.1 Existing equipment is exempt
Acoustical control - Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	CalGreen 5.507.4	CalGreen 5.504.5.3 (Applies to addition, or alteration to envelope)
CFCs and halons - Do not install equipment that contains CFCs or Halons.	CalGreen 5.508.1	CalGreen 5.508.1
Sprinklers - Design and maintain landscape irrigation systems to prevent spray on structures.	CalGreen 5.407.2.1	CalGreen 5.407.2.1
Grading and Paving - Construction plans must indicate how site grading or drainage will manage all surface water flows to keep water from entering buildings.	CalGreen 5.106.10	-
Entries and openings - Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings.	CalGreen 5.407.2.2	CalGreen 5.407.2.2
Supermarket refrigerant leak reduction - Applies to new commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, when installed in food stores with 8,000 square feet or more conditioned area utilizing either refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units. Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig. See 5.508.2 for details.	CalGreen 5.508.2	CalGreen 5.508.2
Other CALGreen Requirements The following elements of the California Green Building Standards Code (Title 24 Part 11) are superceded by stricter local requirements, or duplicate other state code as noted. To avoid duplication, no special green building documentation is required.	All "Other" New Non-Residential	All "Other" Non-Residential Additions & Alterations
Multiple showerheads serving one shower (CalGreen 5.303.3.3.2)	SF Housing Code Ch 12 SF Building Code Ch 13A prohibit more than one showerhead per valve. CalGreen 5.303.3.3.1 limits flow rate to 1.8 gpm.	
Wastewater reduction - Reduce generation of wastewater by 20% through installation of water-conserving fixtures	Comply with water efficiency requirements of CalGreen 5.303.4. or CBC Part 11 Section 5.712.3.2	
Outdoor potable water use - Submeter landscaping separately where landscaping covers 1,000-5,000 sq. ft. (over 5,000 sq. ft. already required.)	Comply 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.	Comply 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.	If permission to install new woodburning fireplaces can be obtained, BAAQMD Regulation 6, Rule 3 applies and is equivalent.	
Environmental tobacco smoke (ETS) control - Smoking in buildings is prohibited, and outdoor areas provided for smoking must be >25 feet from building entries, outdoor air intakes and operable windows.	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)	Comply with cited code	
Carbon dioxide monitoring - For new buildings and additions with demand control ventilation, install carbon dioxide sensors and ventilation controls in accord with California Energy Code. (CalGreen 5.506.2)	Comply with cited code	
Shade Trees - Plant trees 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.	CalGreen 5.106.12	n/r