

Comparative of Applicability of SF Green Building Requirements and California Green Building Standards

Building Type		2008 Green Building Ordinance	CalGreen Mandatory Measures	Recommended Update (by Jan 1, 2011)
Occupancy	Size			
<b>NEW CONSTRUCTION</b>				
Commercial (Business and Mercantile)	>25,000 sq ft	<ul style="list-style-type: none"> <li>- SF Green Building Ordinance (GBO) is more comprehensive. Participant must select more measures from a larger menu. Most California mandatory measures are already implemented by the majority of projects.</li> <li>- Encourages use of established 3<sup>rd</sup> party verification protocols; staff resources focused on enforcing other building code chapters</li> <li>- Aligned with regional consensus</li> <li>- CalGreen mandatory measures are not mandatory in current SF GBO</li> </ul>	Non-Residential Mandatory Measures Apply  Some mandatory measures in new code were already required by other state codes and regulations	<ul style="list-style-type: none"> <li>- <b>Continue to apply 5 year plan in current ordinance.</b></li> <li>- Increase required LEED measures to align with CalGreen mandatory measures.</li> <li>- Continue verification through existing processes (SF DBI Administrative Bulletin 93)</li> <li>- Enforce the 10 CalGreen measures not covered by LEED via DBI plan review and inspection</li> </ul>
	5,000 to 24,999 sq ft	<ul style="list-style-type: none"> <li>- Local mandatory measures recognize higher standards.</li> <li>- 16 CalGreen mandatory measures are not currently required.</li> </ul>		
	0 to 4,999 sq ft	Outside Present Scope of San Francisco Green Building Ordinance		
Laboratory (including L and B) Storage (S) and Utility (U) Factory/Industrial (F) High Hazard (H) Assembly (A) and Institutional (I)	All	Outside Present Scope of San Francisco Green Building Ordinance		<ul style="list-style-type: none"> <li>- Change approach; enforce CalGreen mandatory measures via DBI plan review and inspection</li> <li>- Consider 15% Title 24 energy standards performance margin to align with other building types</li> </ul>
				<ul style="list-style-type: none"> <li>- Suitable for same approach as B&amp;M occupancy.</li> </ul>

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Residential (R) – including Hotel	High Rise	Local Green Building Requirements Apply	Not Applicable to buildings 4 stories and greater	- Continue to apply current ordinance.
	Mid-Size (5+ Units and <75' to highest occupied floor)	Local Green Building Requirements Apply		
	Small Residential	<p>- More comprehensive overall.</p> <p>- GreenPoint Rated contains optional measures at least equivalent to CalGreen mandatory measures.</p> <p>- Rating can readily recognize changes in code.</p>	<p>Residential Mandatory Measures Apply</p> <p>Some mandatory measures in new code were already required by other state codes and regulations</p>	
<b>MODIFICATIONS AND ADDITIONS TO EXISTING BUILDINGS</b>				
Commercial (Business and Mercantile) and Residential (R)	Projects >25,000 sq ft with significant structural and significant MEP	Local Green Building Requirements Apply	Not Applicable	- Due to time constraints, current update must be limited to adjustments triggered by CalGreen. However, recommend updating approach to existing buildings at a later date.
	All other			
Laboratory (including L and B)	All	Outside Scope of San Francisco Green Building Ordinance		
Assembly (A) and Institutional (I)				
Storage (S) and Utility (U)				
Factory/Industrial (F)				
High Hazard (H)				