



San Francisco
Department of the Environment

San Francisco Boiler Systems Incentive Program

The San Francisco Boiler Systems Incentive Program ("Boiler Program") was developed by the City and County of San Francisco's Department of the Environment to promote the replacement of inefficient hot water and low pressure steam boilers located in multifamily properties such as apartment buildings, condominiums, and residential hotels. Many of these multifamily properties have original boilers as old as the buildings themselves that date back to the 1930's.

The primary barrier to retrofitting a heating system is the high up-front cost of the project. This program provides financial relief to the property owner through financial incentives, which are funded by the American Recovery and Reinvestment Act (ARRA) of 2009, along with no-cost technical assistance to identify and implement energy efficiency improvements. The Program's primary purpose is to reduce energy use in San Francisco. The City has adopted long-range plans to make San Francisco more environmentally sustainable by developing initiatives that promote clean energy and the reduction of carbon emissions. As part of those efforts, the new ARRA funded Boiler Program expects to reduce natural gas usage by approximately 399,000 Therms and Green House Gas Emissions by 2,122 Metric Tons of CO₂e during the 2010-2012 program cycle by incentivizing a variety of heating system measures such as heating boilers, hot water heaters, steam traps, air vents, pipe insulation, radiators, thermostats, premium efficiency pump motors, and variable frequency drives (VFD's).

The new Boiler Program will also leverage the existing PG&E ratepayer funded program, San Francisco Energy Watch, which is administered by the City's Department of the Environment. Under this program, City staff provides technical assistance and pre-assessments of lighting and HVAC systems. Participating contractors provide detailed bids based on these assessments and pass financial incentives onto the customer. The new Boiler Program will be marketed in a similar way as the PG&E program. City staff will contact and inform local contractors, equipment vendors, property management companies, and apartment associations about the program's energy saving and financial benefits.

To receive financial incentives from the program, contact the Department of the Environment prior to starting your project(s). A pre-installation inspection is required and an incentive application must be submitted for approval before installation work begins. Upon completion of the project a post-installation inspection will be required.

In addition to providing benefits to multifamily property owners, the program was designed to benefit the community and the environment of San Francisco.

The environment and the people will benefit by the following measures:

- Reduce green house gas emissions and carbon footprint in San Francisco
- Improve the quality of air which will mitigate respiratory disease
- Improve the quality of life for residents, visitors, business professionals, plants, and animals
- Improve San Francisco's reputation with the business community and visitors

Property owners will benefit by the following measures:

- Reduce upfront cost to have an existing inefficient and unreliable boiler replaced
- Reduce operating, maintenance, and repair costs
- Reduce Heat Ordinance violations and complaints
- Reduce natural gas consumption therefore reducing their monthly PG&E natural gas bill
- Increase reliability and satisfy the comfort of tenants and occupants
- Meet new State and local Code requirements with an updated system
- Meet the new BAAQMD Regulation 9 Rules 6 & 7 boiler emission requirements

The business community will benefit by the following measures:

- Customer relations will be developed
- Sales will be increased
- Economy will be stimulated
- Jobs will be created
- Equipment will be manufactured and installed

The Department of Environment is excited about the new Boiler Program. The funds made available by the American Recovery and Reinvestment Act are providing energy saving and business opportunities that have not been available in the past. The overall response from the business community has been positive, and there is great interest in the program.

For additional information regarding the San Francisco Boiler Systems Incentive Program, including applications to participate please contact:

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SF Environment

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A Department of the City and County of San Francisco



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Project Examples in 2010



"Old Glory" Low Pressure Steam Boiler
5 Unit Multifamily Property – Richmond District



New Low Pressure Steam Boiler
5 Unit Multifamily Property – Richmond District



Old Cast Iron Low Pressure Steam Boiler
Residential Hotel – Tenderloin Neighborhood



New Low Pressure Steam Boiler
Residential Hotel – Tenderloin Neighborhood



Old Firebox Low Pressure Steam Boiler
18 Unit Multifamily Property



New Low Pressure Steam Boiler



New Condensate-Feedwater Tank



New Domestic Hot Water Boiler & Storage Tank



New Domestic Hot Water Boiler