

Green Building Policy in San Francisco



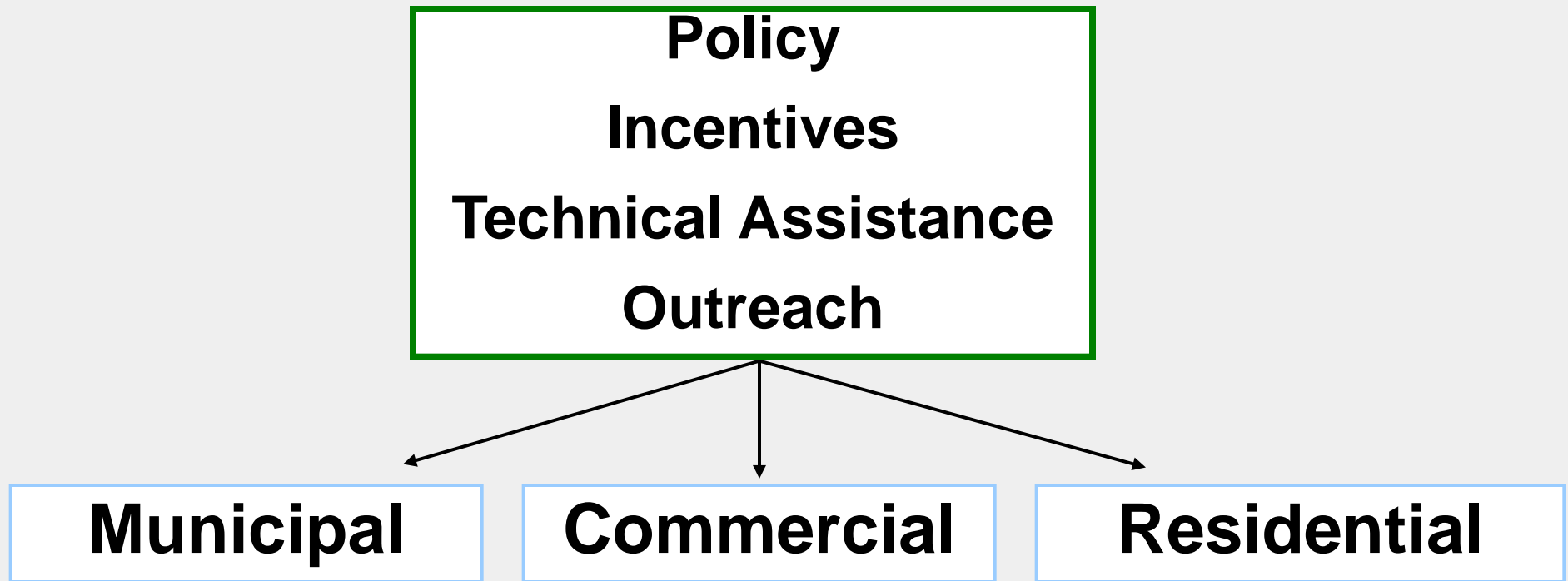


SF Environment
Our home. Our city. Our planet.

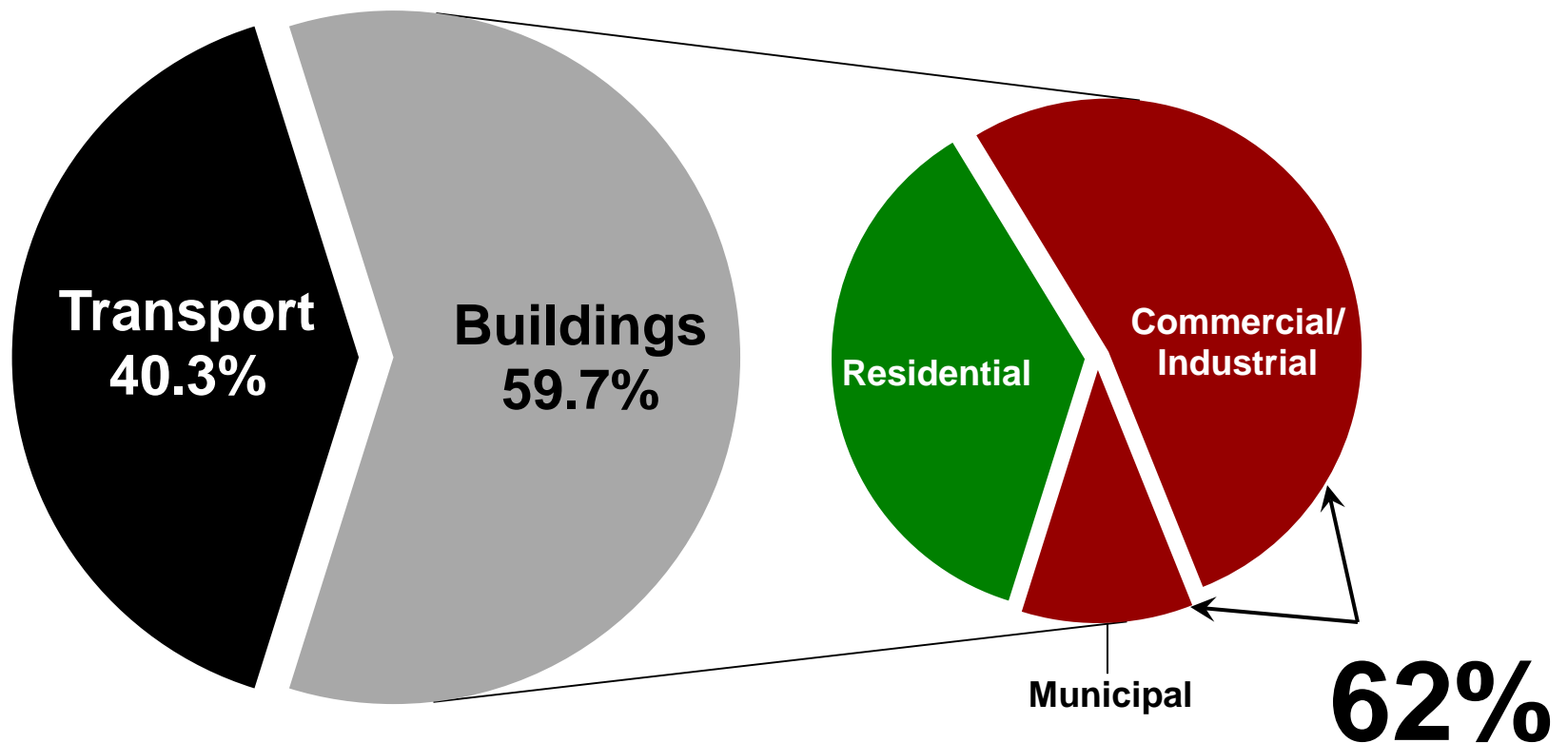
Mission:

- Improve, enhance, and preserve the environment
- Promote San Francisco's long-term well being

Green Building Program



San Francisco Greenhouse gas emissions



Sources: (2008) PG&E, Hetch Hetchy Water and Power, CA. Dept of Transportation, MTC, Muni, BART







Green Building Requirements

	2008	2009	2010	Current	2012
New Commercial					
Large ≥ 25k ft	LEED Certified	LEED Silver			LEED Gold
Mid-Size 5k – 25k sq ft	LEED checklist + Local Priority Measures				
Renovations					
First Time Tenant >25k sq ft	LEED Certified	LEED Silver			LEED Gold
Major Alteration >25k sq ft	LEED Certified	LEED Silver			LEED Gold
New Residential					
High Rise ≥ 75' height	LEED Certified		LEED Silver		
Midsize 5+ units	GreenPoints Checklist	25 GreenPoints	GreenPoint Rated	GreenPoint Rated – 75 Points	
Small ≤4 units	GreenPoints Checklist	25 GreenPoints	GreenPoint Rated		GreenPoint Rated - 75 Points

CALGreen

Currently only applies to new buildings

July 2012: CALGreen will apply to additions

Local requirements are stricter.



Requirements For Tenant Improvements

	Trigger	2011	2012
First Time Tenant Improvement in a New Building	25,000 sq ft	LEED Silver	LEED Gold
Major Alteration to An Existing Building	25,000 sq ft AND mechanical/ electrical/ plumbing AND structural modification*	LEED Silver	LEED Gold

*** Rare. Seismic retrofit? Adaptive reuse?**



Mayor's Task Force
on
**Existing
Commercial
Buildings**

Final Report and
Recommendations For
The City and County of
San Francisco

December 2009



Scope

Existing Commercial

Composition

Owners'
Representatives
Property Managers
Contractors
Operators
Engineers
Architects
Finance
Utilities

The Task

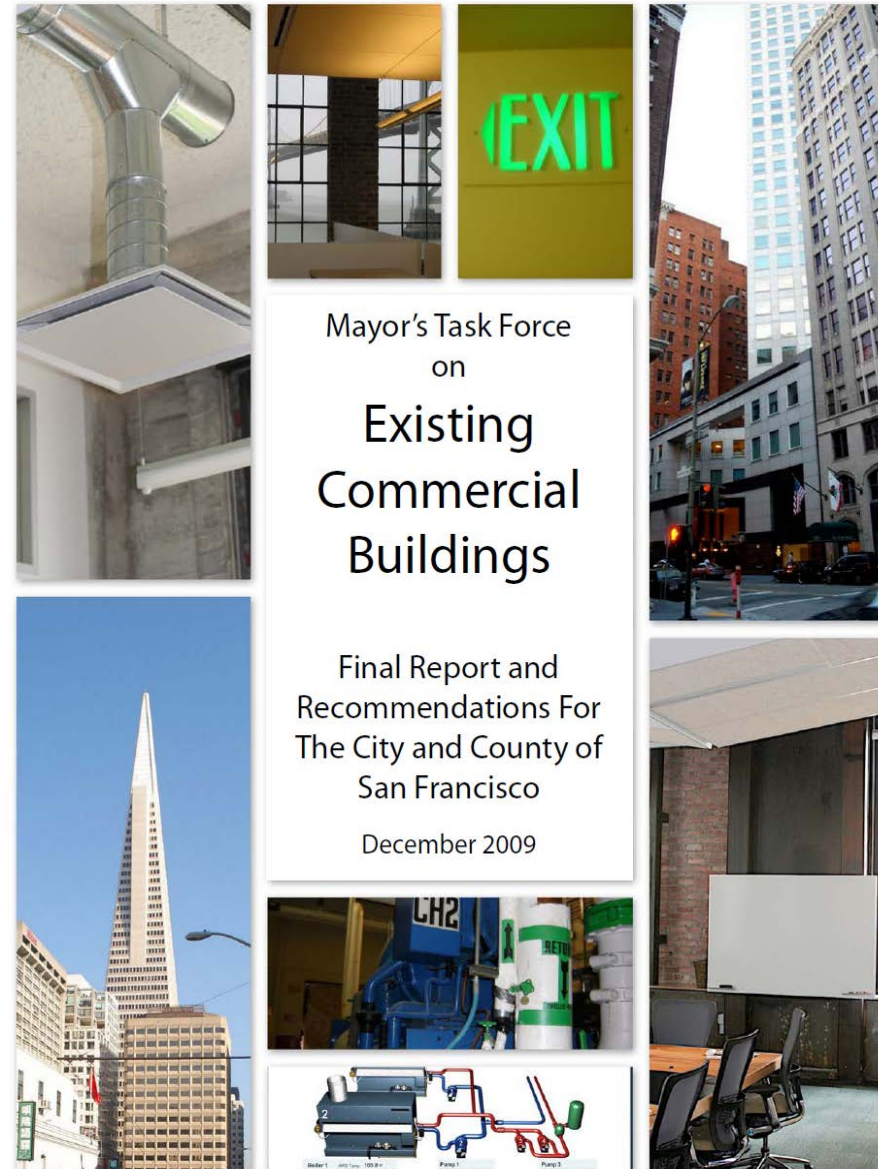
Cost effective energy
savings
Minimum costs
Measureable

Existing Commercial Buildings Energy Performance Ordinance

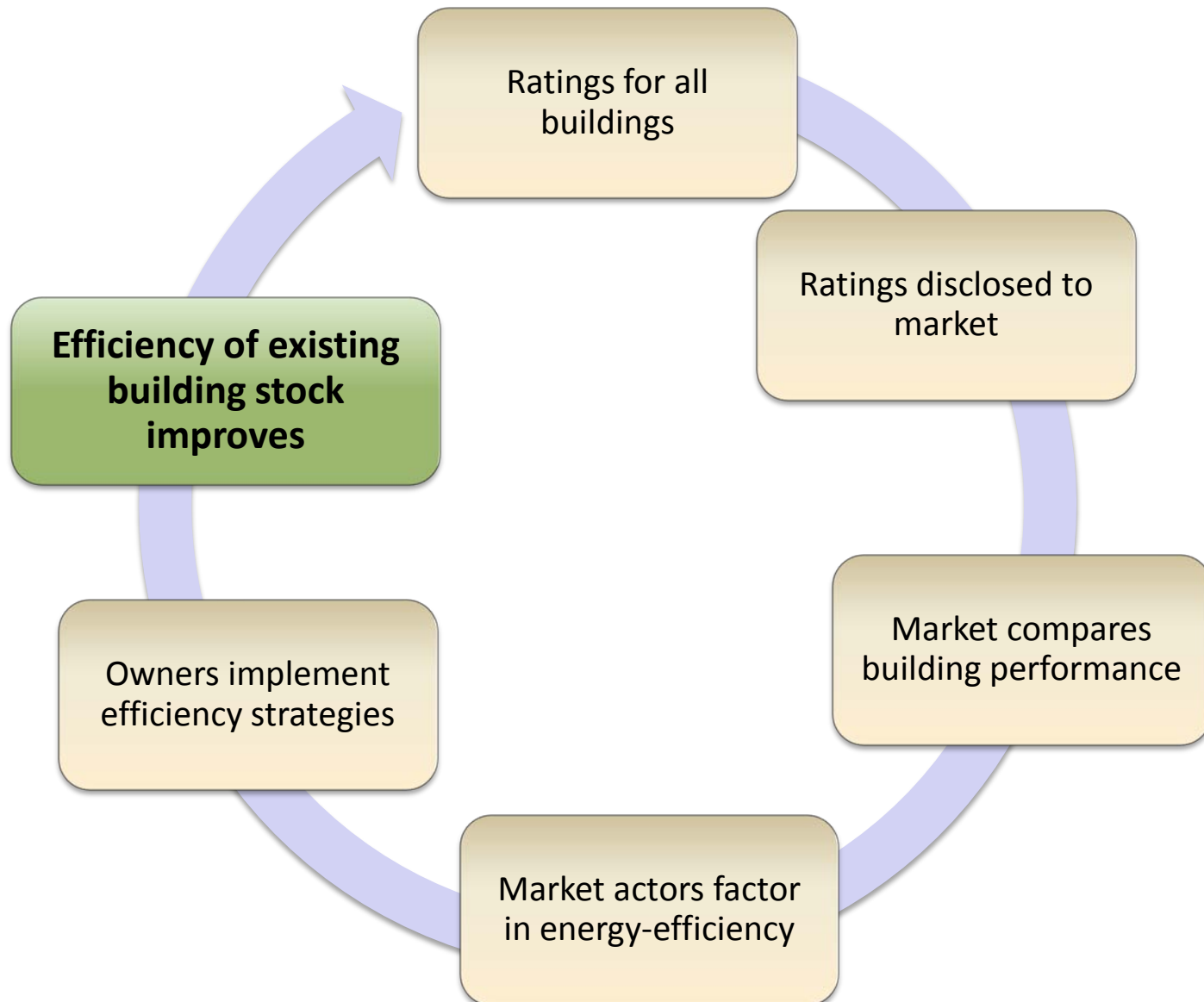
A Benchmark

An Action Plan

Transparency



Cycle of Improvement



Existing Commercial Buildings Energy Performance Ordinance

Benchmarking and Disclosure

Passage of Ordinance	2011 (October 1)	2012 (April 1)	2013 (April 1)	2014 (April 1)
Outreach Early action	Benchmark >50K sq ft ¹	Benchmark >25K sq ft [Disclose >50K sq ft]	Benchmark >10K sq ft [Disclose >25K sq ft]	Continue benchmarking [Disclose >10K sq ft]

¹ First year data is confidential

Energy Audits

Currently	2012 (November 1)	2013 (April 1)	2014 (April 1)
Notify all building owners	33% of buildings obtain an energy audit ²	Second 33% ²	Final 33% ²

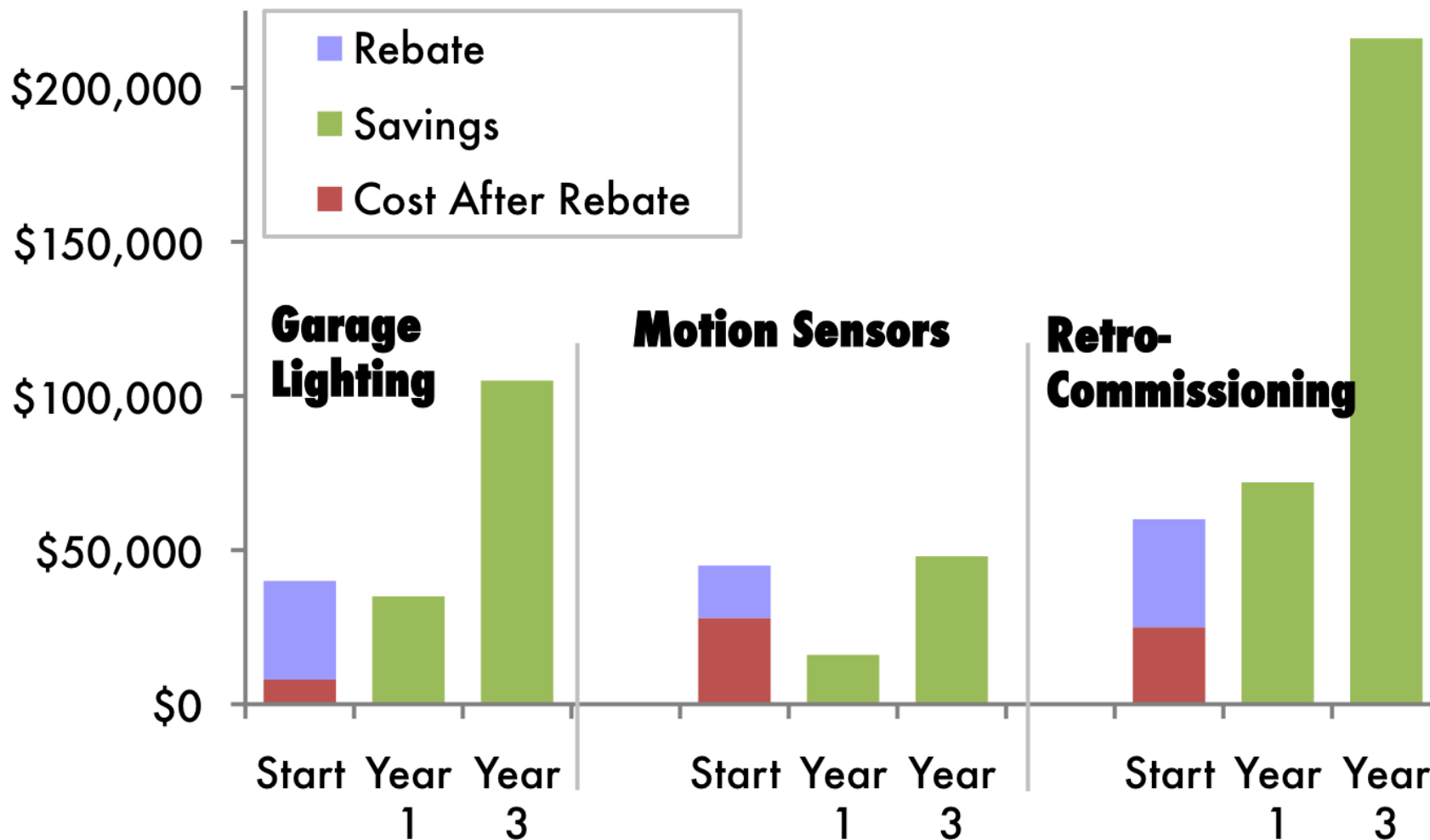
² Once every 5 years after initial audit

"By benchmarking our hotel's energy use and identifying inefficiencies through an audit, we were able to maximize savings without sacrificing our customers' experience."

*Peter Koehler, General Manager
InterContinental San Francisco*



Retrofits: Net Cost and Value



Estimated Impact

Maximum Annual Incentive Budget	10-Year Net Present Value to Private Sector
\$39 Million	\$612 Million



GreenFinanceSF 
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Voluntary and Owner-Arranged PACE Financing

- Property owner finds project investor (City can help)
- Property owner negotiates terms directly with project investor
- City issues bond, collects payments through property taxes, remits to project investor

Debt service reserve fund protects investor in the case of late payments or default

Questions

Barry Hooper

barry.hooper@sfgov.org

Ph: (415) 355-3753

San Francisco Dept of Environment



www.sfenvironment.org/ecb

benchmark@sfenvironment.org

415-992-6373