

1 **[SAN FRANCISCO SOLAR REQUIREMENTS]**

2 COMMISSION ON THE ENVIRONMENT RESOLUTION IN SUPPORT OF SAN FRANCISCO  
3 SOLAR POLICY FOR NEW CONSTRUCTION.

4 WHEREAS, The City and County of San Francisco, under Ordinance 81-08,  
5 endorsed a goal for the City to have a greenhouse gas (GHG) free electric system by  
6 2030 and to reduce greenhouse gas emissions citywide to 40% below 1990 levels by  
7 2025 and 80% by 2050; and

8 WHEREAS, Energy consumption in buildings is responsible for 52 percent of all  
9 carbon emissions in San Francisco; and

10 WHEREAS, Locally produced renewable energy is a benefit to the health, welfare  
11 and resiliency of San Francisco, and reduces carbon emissions associated with energy  
12 consumption in buildings; and

13 WHEREAS, On-site production of renewable energy saves property owners or  
14 tenants money by lowering utility bills and increasing the stability of energy costs; and

15 WHEREAS, San Francisco is already a leader in promoting the use of renewable  
16 energy, including solar energy, with more than 4,000 solar energy systems currently  
17 installed on building rooftops; and

18 WHEREAS, The cost of installing rooftop solar photovoltaic systems in San  
19 Francisco has declined by 50 percent in the last 5 years; and

20 WHEREAS, Solar power is less expensive during new construction than when  
21 installed on existing buildings because the installation can be integrated into the design  
22 and construction process and the equipment cost can be included in construction  
23 financing; and

1           WHEREAS, In March 2013 the city of Lancaster, California, became the first city in  
2 the nation to establish a policy requiring solar energy on new residential construction  
3 beginning January 1, 2014; and

4           WHEREAS, In May 2013 the city of Sebastopol, California became the second city  
5 in the nation to require solar on new development on residential construction and the  
6 first city to require solar on new commercial buildings and residential alterations that  
7 exceed 75% of the building structure; and

8           WHEREAS, San Francisco has established its own groundbreaking clean energy  
9 initiatives, such as the landmark GoSolarSF incentive program, the Solar@Work and SF  
10 SunShares group purchasing programs, and the newly re-launched GreenFinanceSF  
11 residential Property Assessed Clean Energy (PACE) program, that help reduce the cost  
12 of solar and allow developers and property owners to finance solar installations over the  
13 useful life of the system; and

14           WHEREAS, Increased solar power in San Francisco not only supports the city's  
15 environmental policy goals but also promotes environmental justice regionally and  
16 statewide by helping to eliminate the need for dirty fossil fuel power plants in low-  
17 income communities of color; and

18           WHEREAS, Solar power helps increase housing affordability by decreasing energy  
19 costs for the eventual occupants of solarized homes and apartments in the form of  
20 reduced energy bills; and

21           WHEREAS, Solar installations also create good paying clean energy jobs that  
22 benefit San Francisco's workforce; now, therefore, be it,

23           RESOLVED, That the Commission directs the Department of the Environment to  
24 explore development of a policy that would require the inclusion of solar energy

1 systems on newly constructed buildings throughout the City and County of San  
2 Francisco; and, be it

3           FURTHER RESOLVED, That the Commission directs the Department of the  
4 Environment to consult with all relevant stakeholders, including, but not necessarily  
5 limited to business (including local real estate developers, contractors, and solar  
6 industry professionals), labor, environmental, and community stakeholders, along with  
7 relevant City departments (including the Department of Building Inspection, the  
8 Planning Department, the San Francisco Public Utilities Commission) in drafting such a  
9 policy.

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