

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 benefits the health, welfare and
11 resiliency of San Francisco and its residents and reduces carbon emissions associated
12 with energy 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 infrastructure is less expensive to install during new
21 construction than when installed on existing buildings due to a number of reasons
22 including (1) workers are already on-site, (b) the sales cycle is significantly shorter, (c)
23 permitting and administrative costs are lower, and (d) it is more cost-effective to
24 finance solar systems through the existing construction; 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 installations on new residential
3 construction 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 installations on new development on residential
6 construction and the first city to require solar installations on new commercial buildings
7 and residential alterations that 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 installations and allow qualified developers and property owners to finance
13 solar installations over the useful life of the system; and,

14 WHEREAS, Increasing solar installations in San Francisco not only supports the
15 city's environmental policy goals but also promotes environmental justice regionally
16 and statewide by helping to eliminate dirty fossil fuel power plants often located 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 and local solar installation community; now,
23 therefore, be it,

24 RESOLVED, That the Commission directs the Department of the Environment to
25 explore development of policies that would require the inclusion of solar energy systems

1 on newly constructed buildings and potentially on existing buildings undergoing
2 substantial alterations, under appropriate conditions, throughout the City and County
3 of San Francisco; and, be it,

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

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