

**ENVIRONMENT CODE CHAPTER 7
UPDATE SUMMARY
JULY 2021 - DRAFT**

PROPOSED

- Building and construction impacts in United States and San Francisco
- Consistent with Precautionary Principle
- Global recognition of US Green Building Council and LEED®
- Value of green building – financial and ecological benefits
- California Energy Commission goal of Net Zero Energy by 2030

EXISTING
700. Findings and Purpose.

700. Findings.

- Updated*
- Building and construction impacts in United States & San Francisco
 - Consistent with Precautionary Principle
 - XX
 - XX
 - XX

[See "Proposed" column for list of terms]

701. Definitions.

701. Definitions.

- Retained*
"Commission" "Department" "Design Phases" "Director" "LEED Scorecard" "Natural Gas" "Person"
- Updated*
"All-Electric" "Building" "City Department" "City Leasehold" "City-Owned Department" "City Representative" "Construction and Demolition Debris" "Contractor" "Green Business Certification Inc." "Indoor Air Quality" "Leadership in Energy and Environmental Design" "LEED Accredited Professional With Specialty" "LEED Online" "LEED Project Administrator" "Major Renovation" "Municipal Construction Project" "New Construction" "Tenant Improvement"
- Added*
"Embodied Carbon" "Essential Facility" "Green Building Rating System" "Maintenance" "Material Reduction and Recovery Plan" "Non-Building Project" "Small Project" "Tier 1 Emergency Loads" "Tier 2 Priority Loads" "Tier 3 Discretionary Loads" "Virtual Warehouse"
- Removed*
"Alternative Daily Cover" "Beneficial Reuse" "BioMass Energy Generation" "CALGreen" "Commissioning Process" "Deconstruction" "Demolition Project" "Design Development Phase" "Disposal" "Diversion" "Diversion Rate" "Green Material" "Hazardous Material" "Indoor Environmental Quality" "Landfill" "Land-disturbing Activity" "Minimum Project Requirements" "Mixed Construction & Demolition Debris" "Recover" "Recycle" "Recycling Facility" "Registered Facility" "Registered Transporter" "Reuse" "Source Reduction" "Source-Separated Materials" "United States Green Building Council" "Waiver Request" "Whole Building Major Renovation" "Zero Net Energy"

- Establishment and Purpose
- Membership
- Bylaws and professional credentials
- SFE member role
- Public member term limits

702. Municipal Green Building Task Force. (MGBTF)

702. Roles and Responsibilities.

- Consolidated multiple Sections under a single heading*
Municipal Green Building Task Force
Removed and Relocated to MGBTF Bylaws
- Member professional credential requirements
 - SFE member role
 - Public member term limits
- Department of the Environment**
Updated and Relocated from Sec. 712
- Report to the Board of Supervisors
- City Departments**
Removed (outdated program reference)
- SFPUC energy/water technical project design review assistance

- General duties under this Chapter
- Guidance, rules, and regulations
- Interdepartmental work orders

703. Duties of the Department of the Environment.

703. Applicability.

- Updated, Relocated from Sec. 705*
- Applicability
 - Exemptions

- Comply with Chapter requirements
- Grant SFE Access to LEED Online
- Provide reports/presentations to MGBTF
- Designate MGBTF representation
- Provide outreach and education
- Attend trainings
- SFPUC: Provide energy/water technical project design review assistance

704. Duties of City Departments.

704. Requirements.

- Consolidated multiple Sections under a single heading. Items Retained/Added/Updated/Modified/Removed as indicated below:*
- 704(a) Green Building Rating Systems**
- (1) LEED (*Updated, Relocated from Sec. 705*) (credit reference: 🌿)
 - (2) Other Green Building Rating Systems (*Added*)
- 704(b) Energy Optimization.**
- (1) Local Requirements (*Retained*)
 - (A) Electric Service To City Departments And Facilities
 - (B) Better Roofs Ordinance
 - (2) Commissioning (*Retained*) 🌿
 - (3) Building Electrification (*Retained*)
 - (4) Electrification of Existing Building Systems (*Added*)
 - (5) Energy Resilience (*Added*)
- Removed (Redundant requirement):* Minimum Energy Performance
- 704(c) Responsible Production and Consumption**
- (1) Building Material Management
 - (A) Local Requirement: C&D Debris Recovery Ordinance (*Retained*)
 - (B) Material Reduction & Recovery Plan (*Updated, Relocated from Sec. 708*), Source Separation (*Added*)
 - (C) Waste Prevention, Tenant Improvements (*Added*) 🌿
 - (2) Material Recovery: Adequate storage, Universal waste collection (*Updated, Relocated from Sec. 707*)
 - (3) Material Reuse: Virtual Warehouse (*Updated, Relocated from Sec. 707*)
 - (4) Embodied Carbon (*Added*)
 - (A) Strategies checklist
 - (B) Life Cycle Assessment 🌿
 - (C) Environmental Product Declarations 🌿
- Removed: Waste hierarchy (Relocated to Ch 14), 75% diversion*
- 704(d) Human and Environmental Health**
- (1) Indoor Air Quality (*Retained*)
 - (A) Enhanced Indoor Air Quality Strategies 🌿
 - (B) Low-Emitting Materials 🌿
 - (C) Construction Indoor Air Quality Management Plan 🌿
 - (D) Indoor Air Quality Assessment, Air Testing 🌿
 - (2) Toxics Reduction and Pollution Prevention
 - (A) Product Transparency, hazards disclosure (*Added*) 🌿
 - (B) Environmentally Preferable Products (*Retained*)
 - (3) Biodiversity and Wildlife Habitat (*Added*)
- Removed (outdated program reference):* IEQ problem tracking
- 704(e) Water Conservation**
- Local Requirements:
- (1) Construction Site Runoff Ordinance (*Retained*)
 - (2) Stormwater Management Ordinance (*Retained*)
 - (3) Indoor Water Use Reduction (*Retained*) 🌿
 - (4) Water Efficient Irrigation Ordinance (*Added*)
- Removed (outdated program reference):* Water Conservation Retrofit Requirements

- Applicability/exemptions
- LEED certification requirements
 - >10,000 Gross Square Feet
 - 10,000+ Gross Square Feet
- Compliance with Section 706

705. LEED Certification Requirements for Municipal Construction Projects.

705. Waivers.

- Updated*

- Stormwater Management
- Construction Site Runoff
- Indoor Water Use Reduction
- Renewable Energy Efficiency, Better Roofs, and Energy Resilience
 - Electric Service To City Departments And Facilities
 - LEED prerequisite: Minimum Energy Performance
 - Net energy consumption target
 - Net Zero Energy feasibility
 - Better Roofs Ordinance
 - Solar + Storage Analysis
 - Building Electrification
- Commissioning
- Construction Debris Management
- Indoor Air Quality
- Low Emitting Materials
- Toxics Reduction and Pollution Prevention

706. Locally-Required Measures for Municipal Construction Projects.

706. Preemption.

- Retained*

- Adequate storage
- Surplus Furniture, Equipment, Computers and Supplies: Virtual Warehouse
- Universal waste collection

707. Collection, Storage & Loading of Recyclable & Compostable Materials.

- Applicability, Waste Hierarchy, Construction Debris Management
- Construction and Demolition Debris Management Plan (CDDMP)
- Summary of Diversion; Disposal
- Final Diversion Report
- Retention of Records
- Revenue
- Enforcement

708. Construction and Demolition Debris Management.

- Water Closets and Urinals
- Shower Heads
- Faucets and Faucet Aerators

709. Water Conservation Retrofit Requirements.

- IEQ problem tracking

711. Indoor Environmental Quality (IEQ).

- Compliance report
- Assessment of Chapter's purpose
- Recommended changes

712. Report to the Board of Supervisors.

- Emergency
- Cost Prohibitive
- Alternate Compliance
- Other

713. Waivers.

- No conflict with federal or state law or with a requirement of any government agency

714. Preemption.

705. Waivers.

706. Preemption.