Resolution supporting a proposed Ordinance amending the San Francisco Building Code by adding Chapter 13C to impose green building requirements on newly constructed residential buildings, newly constructed commercial buildings that are 5,000 gross square feet or more, alterations to new or existing commercial interiors that are 25,000 gross square feet or more in area, and major alterations to existing buildings that are 25,000 gross square feet or more in area, where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed; exempting City projects, which are covered by Chapter 7 of the San Francisco Environment Code; providing that the requirements become effective 90 days after enactment of the ordinance and increase over the following five-year period; adopting findings, including environmental findings and findings required by California Health and Safety Code Section 17958.5.

WHEREAS, In 2002 the Board of Supervisors adopted unanimously Resolution No. 158-02 established for San Francisco a greenhouse gas emissions reduction target of 20 percent below 1990 levels by the year 2012 and called for continued actions toward achieving these goals; and

WHEREAS, In Resolution No. 158-02, the Board found that effects of climate change pose significant threats to San Francisco and that a Green Building Program, among other efforts, was a critical component in a local action plan for climate protection; and

WHEREAS, San Francisco's Climate Action Plan found that energy use in buildings and facilities is responsible for approximately 50 percent of San Francisco's greenhouse gas emissions; and
WHEREAS, In 2004, the City enacted Chapter 7 of the San Francisco Environment Code, which requires all new City construction and major renovation projects to achieve a Leadership in Energy and Environmental Design (LEED®) Silver certification from the U.S. Green Building Council (USGBC); and

WHEREAS, In recent years, green building has become increasingly widespread, and a number of local and national systems have been developed that serve as credible guides to green building practices. At the national level, the USGBC, developer of the LEED Green Rating System and LEED Reference Guide, has become a leader in promoting and guiding green building; and

WHEREAS, In 2006 the San Francisco Department of Building Inspection, Planning Department, and Department of the Environment established a priority permitting process for LEED Gold certified, or equivalent, building projects; and

WHEREAS, In 2007, Mayor Gavin Newsom established a Task Force on Green Building for the City and County of San Francisco to advise and recommend mandates, incentives, education, and outreach in order to accelerate green building construction in San Francisco. The Task Force issued its Report and Recommendations in June 2007; and

WHEREAS, By implementing the recommendations of the Mayor's Task Force on Green Building, significant cumulative benefits expected to be achieved through 2012 are: reducing CO2 emissions by 60,000 tons, saving 220,000 megawatt hours of power, saving 100 million gallons of drinking water, reducing wastewater and stormwater by 90 million gallons of water, reducing construction and demolition waste by 700 million pounds, increasing the valuations of recycled materials by $200 million, reducing automobile trips by 540,000, and increasing green power generation by 37 thousand megawatt hours.; now, therefore, be it
RESOLVED, That the Commission on the Environment supports the Ordinance referenced in the title of this Resolution, which incorporates Green Building Requirements and the recommendations of the Mayor’s Task Force on Green Building into the San Francisco Building Code, and be it

FURTHER RESOLVED, that the Commission on the Environment encourages the Board of Supervisors and the Building Inspection Commission to expeditiously approve this legislation.

I hereby certify that this Resolution was adopted by the Commission on the Environment at its January 22, 2008 Meeting.

Monica Fish, Commission Secretary

VOTE: Approved (6-0 (1 Absent)
AYES: Commissioners Pelosi Jr., Gravanis, King, Martin, Rodriguez Heyman, Tuchow
NOES: None
ABSENT: Commissioner Wald