

# GS1: San Francisco Green Building Site Permit Submittal Form

INSTRUCTIONS:

1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.

2. Provide the Project Information in the box at the right.

To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". A LEED or GreenPoint Rated Scorecard is not required with site permit application, but using such tools as early as possible is recommended.

Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

CHECK THE **ONE** COLUMN

THAT BEST DESCRIBES YOUR PROJECT

NEW CONSTRUCTION

LOW-RISE RESIDENTIAL

R  
1-3 Floors

HIGH-RISE RESIDENTIAL

R  
4+ Floors

LARGE NON-RESIDENTIAL

A,B,E,I,M  
25,000 sq.ft.  
or greater

OTHER NON-RESIDENTIAL

F,H,L,S,U  
or  
A,B,E,I,M less  
than 25,000 sq.ft.

RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS

R  
25,000 sq.ft.  
or greater

OTHER RESIDENTIAL ALTERATIONS + ADDITIONS

R  
adds any amount of  
conditioned area

NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS

B,M  
25,000 sq.ft.  
or greater

FIRST-TIME NON-RESIDENTIAL INTERIORS

A,B,I,M  
25,000 sq.ft.  
or greater

OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS

A,B,E,F,H,L,I,M,S,U  
more than 1,000 sq.ft.  
or \$200,000

ALTERATIONS + ADDITIONS

PROJECT INFO

PROJECT NAME

BLOCK/LOT

ADDRESS

PRIMARY OCCUPANCY

GROSS BUILDING AREA

DESIGN PROFESSIONAL  
or PERMIT APPLICANT  
(sign & date)

TITLE

SOURCE OF REQUIREMENT

DESCRIPTION OF REQUIREMENT

LEED/GPR

Required LEED or GPR Certification Level

Adjustment for Retention/Demolition of Historic Features/Buildings

Project is required to achieve sustainability certification listed at right.

Enter any applicable adjustments to LEED or GPR point requirements in box at right.

MATERIAL EMISSIONS

LOW-EMITTING MATERIALS

CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2

Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products.  
Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems meeting GPR measures K2, K3 and L2 or LEED EQc2.  
New large non-residential interiors and major alterations to existing residential and non-residential buildings: interior paints, coatings, sealants, adhesives when applied on-site, flooring and composite wood must meet the requirements of LEED credit Low-Emitting Materials (EQc2).

4.504.2.1-5

4.504.2.1-5

LEED EQc2

5.504.4.1-6

LEED EQc2 or GPR K2, K3 & L2

4.504.2.1-5

LEED EQc2

LEED EQc2

5.504.4.1-6

WATER

INDOOR WATER USE REDUCTION

CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A

Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (1.8gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm).  
Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A.  
New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).

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LEED WEC2 (2 pts)

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NON-POTABLE WATER REUSE

Health Code art.12C

New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.

n/r

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n/r

n/r

n/r

n/r

n/r

WATER-EFFICIENT IRRIGATION

Administrative Code ch.63

New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.45 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.

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WATER METERING

CALGreen 5.303.1, Plumbing Code 601.2.1

Provide submeters or utility meters for: Nonresidential spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in buildings ≥ 50,000 sq. ft. AND each individual residential dwelling unit.

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n/r

n/r

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ENERGY

ALL-ELECTRIC CONSTRUCTION

SFBC 106A.1.17

Application for Permit June 1, 2021 or after: Newly constructed buildings must be all-electric, with no gas piping systems or infrastructure. See Administrative Bulletin 112 for details.

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n/r

n/r

n/r

n/r

n/r

ENERGY EFFICIENCY

CA Title 24 Part 6, SFGBC 4.201.3, 5.201.1.1

Application for Permit Feb 17, 2020 or after: All-Electric buildings of any occupancy: Comply with all provisions of Title 24 2019.  
Mixed-fuel: In isolated situations where natural gas may be permitted per Admin Bulletin 112, comply with Electric Ready Design Guidelines, installing wiring and electrical infrastructure for future conversion of all mixed-fuel loads to all-electric AND  
New low-rise residential mixed fuel (with natural gas): Demonstrate Total Energy Design Rating ≤14.  
New buildings mixed fuel (with natural gas) of any occupancy excepting F, L, or H: Reduce energy use at least 10% compared to Title 24 2019.

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BETTER ROOFS

SFGBC 4.201.1 & 5.201.1.2 T24 110.10; 150.1(c)14; & 150.1(c)8.iv

New non-residential buildings >2,000 square feet and ≤ 10 floors, and new residential buildings of ≥4 and ≤10 floors, must designate 15% of roof as Solar Ready, applying Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems. New single family buildings and residential buildings of ≤3 floors must install photovoltaics.

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≤10 floors

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n/r

n/r

n/r

n/r

n/r

RENEWABLE ENERGY

SFGBC 5.201.1.3

New commercial buildings ≥ 11 floors must Generate ≥1% of annual energy cost on-site with renewables (LEEDv4 EAc5), OR Reduce energy use an additional ≥10% compared to Title 24 Part 6 2019, OR Purchase Green-E renewable energy for 50% of electricity use (LEEDv4 EAc7).

n/r

n/r

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n/r

n/r

n/r

n/r

n/r

COMMISSIONING (Cx)

CALGreen 5.410.2 - 5.410.4.5.1

For projects ≥10,000 sq.ft. include Owners Project Requirements, Basis of Design, and commissioning plan in design & construction. Perform commissioning. Alterations & additions with new HVAC equipment must test and adjust all equipment.

n/r

n/r

LEED EAc1 opt. 1

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n/r

n/r

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PARKING

BICYCLE PARKING

CALGreen 5.106.4, Planning Code 155.1-2

Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.

SF Planning Code sec.155.1-2

SF Planning Code sec.155.1-2

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if applicable SF Planning Code sec.155.1-2

if applicable SF Planning Code sec.155.1-2

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if >10 stalls added

DESIGNATED PARKING

CALGreen 5.106.5.2

Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.

n/r

n/r

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n/r

n/r

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if >10 stalls added

WIRING FOR EV CHARGERS

SFGBC 4.106.4 & 5.106.5.3

Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 5.106.5.3 for details. Installation of chargers is not required.

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applicable for permit application January 2018 or after

n/r

applicable for permit application January 2018 or after

n/r

n/r

n/r

RESOURCE RECOVERY

RECYCLING BY OCCUPANTS

SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088

Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. For help estimating adequate space for collection by hauler, see supporting materials including a design guide and calculator at: www.sfenvironment.org/refusecalculator.

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CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT

SFGBC 4.103.2.3, 5.103.1.3.1, CalGreen, Environment Code ch.14, SF Building Code ch.13B

100% of mixed debris must be taken by a Registered Transporter to a Registered Facility and be processed for recycling. Divert a minimum of 65% or 75% of total C&D debris as noted at right. See www.sfdbi.org for details.

≥65% diversion

≥75% diversion

≥75% diversion

≥65% diversion

≥65% diversion

≥65% diversion

≥75% diversion

≥65% diversion

HVAC

HVAC INSTALLER QUALS

CALGreen 4.702.1

Installers must be trained and certified in best practices.

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n/r

n/r

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n/r

n/r

n/r

HVAC DESIGN

CALGreen 4.507.2

HVAC shall be designed to ACCA Manual J, D, and S.

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n/r

n/r

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n/r

n/r

n/r

REFRIGERANT MANAGEMENT

CALGreen 5.508.1

Use no halons or CFCs in HVAC.

n/r

n/r

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n/r

n/r

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GOOD NEIGHBOR

LIGHT POLLUTION REDUCTION

CA Energy Code, CALGreen 5.106.8

Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.

n/r

n/r

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n/r

n/r

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BIRD-SAFE BUILDINGS

Planning Code sec.139

Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.

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TOBACCO SMOKE CONTROL

CALGreen 5.504.7, Health Code art.19F

For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows.  
For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.

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SHADE TREES

CalGreen 5.106.12

Plant trees to sufficient to provide shade within 15 years for 20% of landscape and hardscape area. Exclude shade structures covered by photovoltaics or cool roof materials from total area calculation.

n/r

n/r

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n/r

n/r

n/r

n/r

n/r

POLLUTION PREVENTION

STORMWATER CONTROL PLAN

Public Works Code art.4.2 sec.147

Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.

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if project extends outside envelope

if project extends outside envelope

if project extends outside envelope

if project extends outside envelope

if project extends outside envelope

CONSTRUCTION SITE RUNOFF CONTROLS

Public Works Code art.4.2 sec.146

Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.

if disturbing ≥5,000 sq.ft.

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if disturbing ≥5,000 sq.ft.

if disturbing ≥5,000 sq.ft.

if project extends outside envelope

if project extends outside envelope

if project extends outside envelope

if project extends outside envelope

if project extends outside envelope

INDOOR ENVIRONMENTAL QUALITY

ACOUSTICAL CONTROL

CALGreen 5.507.4.1-3, SF Building Code sec.1207

Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants).  
New residential projects' interior noise due to exterior sources shall not exceed 45dB.

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n/r

n/r

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AIR FILTRATION (CONSTRUCTION)

CALGreen 4.504.1-3 & 5.504.1-3

Seal permanent HVAC ducts/equipment stored onsite before installation.

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AIR FILTRATION (OPERATIONS)

CALGreen 5.504.5.3, SF Health Code art.38

Non-residential projects must provide MERV-13 filters on HVAC for regularly occupied, actively ventilated spaces.  
Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.

if applicable

if applicable

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if applicable

n/r

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CONSTRUCTION IAQ MANAGEMENT PLAN

SFGBC 5.103.1.8

During construction, meet SMACNA IAQ guidelines; provide MERV-13 filters on all HVAC.

n/r

n/r

LEED EQc3

n/r

n/r

n/r

n/r

n/r

n/r

RESIDENTIAL

ELECTRIC READY

Title 24 2019 150.0(n) SFGBC 4.103.1, 4.103.2

For each gas water heater serving an individual dwelling unit, include a dedicated 125v 20A electrical receptacle with 120/240v 3-conductor 10AWG copper branch circuit adjacent to the water heater. Label both ends of the unused conductor "spare". Reserve one circuit breaker in the electrical panel and label "Future 240V Use". Pre-wire gas dryers with conductor rated for 40-amp circuit; pre-wire gas ranges with conductor rated for 50-amp circuit.

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n/r

n/r

n/r

n/r

n/r

n/r

n/r

GRADING & PAVING

CALGreen 4.106.3

Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.

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n/r

n/r

if applicable

if applicable

n/r

n/r

n/r

RODENT PROOFING

CALGreen 4.406.1

Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.

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n/r

n/r

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n/r

n/r

n/r

FIREPLACES & WOODSTOVES

CALGreen 4.503.1

Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.

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n/r

n/r

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n/r

n/r

n/r

CAPILLARY BREAK

CALGreen 4.505.2

Slab on grade foundation with vapor retarder requires capillary break, such as 4 inches 1/2-in aggregate & slab design by licensed professional.

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n/r

n/r

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n/r

n/r

n/r

MOISTURE CONTENT

CALGreen 4.505.3

Wall and floor wood framing must have <19% moisture content before enclosure.

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n/r

n/r

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n/r

n/r

n/r

BATHROOM EXHAUST

CALGreen 4.506.1

Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80%. (Humidistat may be separate component).

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n/r

n/r

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n/r

n/r

n/r

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