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 ➡

	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	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.	ALTERATIONS + ADDITIONS: ☐ 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
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED SILVER (50+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r
	Adjustment for Retention/Demolition of Historic Features/Buildings	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable adjustments to LEED or GPR point requirements in box at right.	____	____	____	n/r	____	n/r	____	____	n/r
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).	•	•	LEED WEc2 (2 pts)	•	•	•	•	•	•
	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥40,000 sq.ft. must calculate a water budget. New development projects ≥100,000 sq.ft. must install and operate an onsite water reuse system using available rainwater, graywater, and foundation drainage for toilet and urinal flushing and irrigation. See www.SFPUC.org for details.	n/r	•	•	n/r	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 (.55 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.	•	•	•	•	•	•	•	•	•
	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.	•	•	•	•	n/r	n/r	•	•	•
ENERGY	ALL-ELECTRIC CONSTRUCTION	SFBC 106A.1.17	Newly constructed buildings must be all-electric, with no gas piping systems or infrastructure. See Administrative Bulletin 112 for details.	•	•	•	•	GPR: J5	*n/r*	*n/r*	*n/r*	*n/r*
	ENERGY DESIGN	CA Title 24 Part 6, SFGBC 4.201.3, 5.201.1.1	Comply with Title 24 Part 6 (2022) and meet GreenPoint Rated or LEED energy prerequisites. See Attachment H for details.	•	•	•	•	•	•	•	•	•
	BETTER ROOFS	SFGBC 4.201.2 & 5.201.1.2 CA Energy Code 140.10(a-b), 150.1(s), 170.2(f-g)	Photovoltaics and battery energy storage systems are prescriptively required for common nonresidential occupancies per CA Energy Code 140.10(a-b) and multifamily per 170.2(f-g). PV is prescriptively required for single family per 150.1(c)14, along with wiring for future installation of energy storage systems per 150.0(s). If SFPUC Stormwater Requirements apply, each square foot of living roof contributing to Stormwater Management Ordinance compliance may reduce the Solar Access Roof Area by 1 square foot.	•	•	Applies to most types of A, B, I, E, M occupancies. See Energy Code 140.10(a).		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	•	n/r	n/r	•	•	•
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	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added
	WIRING FOR EV CHARGERS	SFGBC and CALGreen 4.106.4 (all sections) SFGBC and CalGreen 5.103.3 and 5.106.5 (all sections) SFGBC Table 5.106.5.3.1	**New 1 - 2 Unit Dwellings:** For projects constructing off-street parking, Install at least one full circuit with a minimum 40A 208/240V capacity dedicated to EV charging with termination in close proximity to proposed EV charging location. **New 3 - 19 Unit Multifamily and Hotels with less than 20 guest rooms:** Provide low-power EV charging receptacles (min 20A 208/240VAC) at 25% of parking spaces (EV Ready), and install raceway capable of supporting future Level 2 EVSE (min 40A 208/240VAC) at 10% of parking spaces. (Total: 35%) **New 20+ Unit Multifamily and Hotels:** Provide low-power EV charging receptacles (min 20A 208/240VAC) at 25% of parking spaces (EV Ready); install raceway capable of supporting future Level 2 EVSE (min 40A 208/240VAC) at 5% of parking spaces; and install Level 2 EVSE at 5% of parking spaces. (Total: 35%) **Multifamily Alterations:** Install raceway for future Level 2 EVSE (min 40A 208/240VAC) terminating at 10% of parking spaces in areas where parking is added, or electrical systems (including lighting) are altered in existing parking facilities. **Non-residential new construction and major alterations:** Install raceway capable of supporting future Level 2 EVSE (min 40A 208/240VAC) and install Level 2 EVSE. See SFGBC Table 5.106.5.3.1 for minimum quantities. **All of the above:** Install service capacity and panelboards with sufficient space. Electrical load calculations must demonstrate the electric system, including any on-site distribution transformers, have sufficient capacity to simultaneously charge all required circuits at the full specified amperage. If the number of receptacles or EVSE installed is greater than the minimum required, Automated Load Management Systems may be used if the ALMS has capacity to deliver 3.3kW simultaneously to each EVCS, and the total capacity dedicated to EV charging is no less than the minimum required to serve the minimum number of EV Capable, EV Ready, and EVSE spaces combined. Construct all off-street light-duty vehicle parking spaces with dimensions capable of installing EVSE.	•	•	•	•	Applies to any multifamily alteration where: Off-street parking is added OR Electrical systems are altered in existing parking facilities	•	•	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.	•	•	•	•	•	•	•	•	•
	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 Permitted Transporter to a Registered Facility for recycling and recovery. Complete Material Reduction and Recovery Plan and demonstrate minimum 65% or 75% recovery rate as noted at right. For more information, see DBI Information Sheet GB-02 or contact: debrisrecovery@sfgov.org / 415-355-3799.	≥65% diversion	≥75% diversion	≥75% diversion	≥65% 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.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.	n/r	n/r	•	•	n/r	n/r	•	•	•
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	•	•	n/r	n/r	•	•	•
	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.	•	•	•	•	•	•	•	•	•
	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.	•	•	•	•	•	•	•	•	•
	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, including surface parking covered by PV.	n/r	n/r	•	•	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.	•	•	•	•	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.	•	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.	•	•	•	•	n/r	n/r	•	•	•
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•
	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	•	•	if applicable	n/r	•	•	•
	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	SF Building Code 106A.1.17/ Admin Bulletin 112 Energy Code 150.0(t)-(v)	In isolated situations where natural gas may be permitted per Admin Bulletin 112, San Francisco Electric Ready Design Guidelines require wiring and electrical infrastructure for future conversion of all mixed-fuel loads to all-electric.	•	•	•	•	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.	•	•	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.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	n/r	•	•	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.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	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).	•	•	n/r	n/r	•	•	n/r	n/r	n/r

PROJECT INFO

PROJECT NAME

BLOCK/LOT

ADDRESS

PRIMARY OCCUPANCY

GROSS BUILDING AREA

DESIGN PROFESSIONAL *or* PERMIT APPLICANT *(sign & date)*