

Comments from BIC Commissioners:

Building Inspection Commission raised issues that they wished to be considered by the Board of Supervisors, including:

- construction cost impacts to be fully considered, especially for smaller projects
- consider possible funding assistance and other types of aid to reduce exemptions for economic hardship
- consider methods to provide for public education and outreach about green buildings and related construction requirements
- consider possible green building impacts on preservation of neighborhood character, retention of affordable housing and workforce, and general preservation of neighborhood diversity and fabric
- address preservation of existing buildings, including historic buildings, as the greenest building strategy
- consider incentives to go beyond minimum requirements for green buildings
- removing any impediments to development of green buildings and green building features
- alterations to existing buildings may need greater clarification, with green building requirements for alterations being proportional to the scope of work

**GREEN BUILDING REQUIREMENTS ORDINANCE
File # 080063**

**Recommended to the
San Francisco Board of Supervisors
by
San Francisco Building Inspection Commission
March 19, 2008**

Green Building Requirements.

Ordinance amending the San Francisco Building Code by adding Chapter 13C to impose green building requirements on newly constructed residential buildings, newly constructed commercial office buildings that are 5,000 gross square feet or more, construction of first-time tenant improvements in commercial office interiors that are 25,000 gross square feet or more in area, and major alterations of 25,000 gross square feet or more in existing office buildings, where interior finishes are removed and significant upgrades to structural and where mechanical, electrical and/or plumbing systems are proposed; exempting City and County of San Francisco 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; adopting findings, including environmental findings and findings required by California Health and Safety Code Section 17958.5, and adopting California Energy code findings.

Note: This Chapter is entirely new.

Be it ordained by the People of the City and County of San Francisco:

Section 1. The Board of Supervisors of the City and County of San Francisco hereby finds and declares as follows:

(a) CEQA Findings. The Planning Department has determined that the actions contemplated in this Ordinance are in compliance with the California Environmental Quality Act (California Public Resources Code sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference.

(b) Findings Required by California Health & Safety Code Section 17958.5.

(i) San Francisco is located at the tip of a peninsula and is served by the electricity grid at a single point, the Martin Substation. This single point of service makes San Francisco uniquely vulnerable to supply disruptions. Making San

Francisco's building stock more energy efficient will reduce San Francisco's energy consumption and decrease its vulnerability to supply disruptions.

(ii) The world's leading climate scientists have documented a clear global warming trend and the unmistakable impact of human activities on that trend. As a coastal city surrounded on three sides by water, San Francisco is extremely vulnerable to climate change caused by global warming and the associated rise in sea levels. Construction of more energy efficient buildings can help San Francisco reduce its share of the greenhouse gas emissions that are a significant contributor to global warming.

(iii) In 2002, in response to the global warming threat, the Board of Supervisors adopted unanimously Resolution No. 158-02, which, among other things, 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.

In Resolution No. 158-02, the Board found that global warming and the associated rise in sea levels would be particularly devastating to San Francisco and that a Green Building Program, among other efforts, was a critical component in a local action plan for climate protection. The Board further found that greenhouse gas reduction activities would contribute substantially to the achievement of many of the City and County of San Francisco's highest priority goals, including but not limited to: energy security and cost reduction, affordable housing, mobility and transportation choices, solid waste reduction and recycling, reliable and affordable water supply, urban and rural forest protection, sustainable economic development, and clean air.

(iv) In response to Board Resolution No. 158-02, San Francisco's Department of Environment and Public Utilities Commission published a Climate Action Plan for San Francisco in September 2004. The Plan states that in San Francisco, the impacts of climate change will be variable and widespread and identifies a number of specific serious impacts that global warming and the associated rise in sea levels would have on San Francisco's weather, water resources, physical landscape, ecosystem, human health, economy, and infrastructure.

(v) The City and County of 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. In 1990, San Francisco's total energy consumption was about 5,000 gig watt-hours of electricity and 300 million therms of natural gas. San Francisco's energy use resulted in a total of approximately 4.5 million tons of CO₂ emissions released into the atmosphere in 1990: 1.7 million tons of CO₂ was released by the City and County of San Francisco's 300,000 households, 1.5 million tons of CO₂ was released by the City and County of San Francisco's 32,000 businesses, 894,000 tons of CO₂ was released by the City and County of San Francisco's industrial sector, and

402,000 tons of CO₂ was released by the City and County of San Francisco's municipal buildings and facilities.

The Climate Action Plan states that the potential for CO₂ reductions through electricity and gas savings in San Francisco's buildings is tremendous and that key actions required to reach this potential include incorporating policies in both the private and public sectors such as designing new buildings beyond code and implementing energy efficient retrofit projects in existing buildings. Reducing electricity demand means in-city power plants run less, creating fewer emissions.

(vi) As a participant in the Cities of Climate Protection campaign sponsored by the International Council on Local Environmental Initiatives, San Francisco has joined with more than 500 cities around the world to inventory its emissions of greenhouses gases, set reduction targets, and take action to meet those targets.

(vii) In recent years, green building design, construction and operational techniques have become increasingly widespread. Many homeowners, businesses and building professionals have voluntarily sought to incorporate green building techniques into their projects. A number of local and national systems have been developed to serve as guides to green building practices. At the national level, the U.S. Green Building Council, developer of the Leadership in Energy and Environmental Design (LEED®) Green Rating System and LEED® Reference Guide, has become a leader in promoting and guiding green building. At the local level, Build It Green and StopWaste.Org have developed residential green building standards appropriate for smaller projects, and which over twenty Bay Area cities and counties have employed.

(viii) Starting in 2004, the City and County of San Francisco has enacted legislation or adopted programs to mandate or encourage the use of green building standards in San Francisco and to reduce the City and County of San Francisco's impacts on the environment.

In 2004, the City and County of San Francisco enacted Chapter 7 of the San Francisco Environment Code, which, among other things, requires all new City and County of San Francisco construction and major renovation projects to achieve a LEED® Silver certification from the US Green Building Council. In 2006, the City and County of San Francisco adopted Ordinance No. 27-06 mandating the recycling of construction and demolition debris.

In 2006, the City and County of San Francisco adopted two programs to encourage the use of green building standards in the private sector. First, the San Francisco Building and Planning Departments developed criteria to reduce the cost of solar permits and streamline the permitting process. Solar permits now cost less than \$90 and can be issued over the counter, without the delays of in-house reviews. The Department of Building Inspection has estimated that 90 percent of photovoltaic system applications meet the requirements for the streamlined permit process.

Second, 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. Eight projects have presently been accepted, with four more pending.

(ix) In 2004, the City and County of San Francisco committed to the goals of diverting over 75% of its waste from landfill by the year 2010 and to achieve Zero Waste to landfill by 2020. These ambitious targets can only be realized through continued implementation and expansion of recycling and composting programs, increased construction and demolition debris recycling, and source reduction programs in the public and private sectors.

(x) In 2006, the State enacted the California Global Warming Solutions Act of 2006 (AB 32), which added Section 38501 et seq. to the California Health and Safety Code. This legislation requires, among other actions that by January 1, 2008, the State Air Resources Board approve a statewide greenhouse gas emissions limit that is equivalent to the emissions level in 1990. This ordinance will further the State's efforts to reduce greenhouse gas emissions statewide by reducing San Francisco's emissions.

(xi) In 2007, Mayor Gavin Newsom established a Task Force on Green Building for the City and County of San Francisco comprised of ten members from San Francisco's ownership, developer, financial, architectural, engineering, and construction community. The mission of the Task Force was to advise and recommend to the City and County of San Francisco's policy makers mandates, incentives, education, and outreach in order to increase the number and improve the quality of green buildings in San Francisco and to assess the impacts of the Task Force's recommendations. The Task Force issued its Report and Recommendations in June 2007.

(xii) In its Report, the Green Building Task Force Report recommends that the City and County of San Francisco take a leadership role in addressing environmental impacts, which include consumption of natural resources, accelerated effects on climate change, and increased pollution. It further recommends that as the City and County of San Francisco look at a broad range of policies and programs to improve sustainability and recognize that construction activity for and operational energy used by buildings are primary contributors to man-made CO₂ production and have significant other impacts on air quality, landfill, transportation, energy consumption, resource use, and occupant health and productivity. The Task Force Report states that it is essential that sustainable practices become standards of the building industry.

(xiii) By implementing the recommendations of the Mayor's Task Force on Green Building, this ordinance continues San Francisco's efforts to address environmental impacts in order to improve the health and economic well being of the City and County of San Francisco's residents, workers and visitors, and to mitigate the effects of global warming on the City and County of San Francisco's weather, water resources, physical landscape, ecosystem, human health,

economy, and infrastructure. Some of the significant cumulative benefits this ordinance is very conservatively expected to achieve 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.

(xiv) The following findings are provided as required by Public Resources Code Section 25402.1(h)(2) and Section 10-106 of the California Code of Regulations, Title 24 , Part 1, Locally Adopted Energy Standards (“Section 10-106”).

- (1) Public Resources Code Section 25402.1(g) provides that the building department of every city, county, or city and county shall enforce Section 25402(a) and (b), Section 25402.1, and the rules and regulations of the California Energy Commission adopted pursuant thereto. Section 25402(a) requires the Commission to prescribe, by regulation, lighting, insulation climate control system, and other building design and construction standards that increase the efficiency in the use of energy for new residential and new nonresidential buildings. Section 25402(b) requires the Commission to prescribe, by regulation, performance-based energy conservation design standards for new residential and new nonresidential buildings.
- (2) Public Resources Code Section 25402.1(h)(2) and Section 10-106 authorize the adoption and enforcement of more stringent local energy standards, provided that the local jurisdiction makes a determination that the local standards are cost effective and will save more energy than the current Statewide standards and the local jurisdiction files an application for approval with the California Energy Commission together with documentation supporting the cost-effectiveness determination. A proposed ordinance may take effect only after the California Energy Commission has reviewed and formally approved the proposed local energy standards.
- (3) Based upon the findings of a study of this Ordinance performed by Gabel Associates LLC, the Board of Supervisors hereby determines that the Ordinance’s standards are cost effective and will save more energy than the current Statewide standards.

(xv) This Ordinance establishes increased minimum energy efficiency standards within the City and County of San Francisco for certain new construction, additions and alterations; and is intended to supplement (a) the 2005 California Building Energy Efficiency Standards, as specified in California Code of Regulations, Title 24, Parts 1 and 6 (2005 Standards); and, (b) when they become effective, subsequent California Building Energy Efficiency Standards, as specified in California Code of Regulations, Title 24, Parts 1 and 6. Compliance with the applicable California Building Energy Efficiency Standards is

required even if the increased minimum energy efficiency standards specified in this Ordinance do not apply.

(c) Efforts to Enhance Local Compliance. Given that the purpose of this Ordinance is to adopt stricter local energy efficiency standards for the construction of new buildings within the City and County of San Francisco, the Board of Supervisors recognizes that the adoption of new standards without additional education and training for City and County staff responsible for enforcement of the standards could diminish compliance and potentially undermine the efficacy of the Ordinance. Therefore, in order to ensure greater compliance and enforcement of the applicable green building standards, to better equip the staff of the Department of Building Inspection, and to provide a greater resource to the City and County's building community, the City and County of San Francisco will seek out additional education and training opportunities for staff in green building technologies, including in the areas of energy standards, building energy technology and energy code implementation.

Section 2. The San Francisco Building Code is hereby amended by adding Chapter 13C, to read as follows:

**Chapter 13C
GREEN BUILDING REQUIREMENTS**

SECTION 1301C - INTENT

The purpose of this chapter is to promote the health, safety and welfare of San Francisco residents, workers, and visitors by minimizing the use and waste of energy, water and other resources in the construction and operation of the City and County of San Francisco's building stock and by providing a healthy indoor environment. The green building practices required by this Chapter will also further the goal of reducing the City and County of San Francisco's greenhouse gas emissions to 20 percent below 1990 levels by the year 2012, as stated in Board of Supervisors Resolution No. 158-02 and the City and County of San Francisco's 2004 Climate Action Plan.

SECTION 1302C - DEFINITIONS

For the purposes of this chapter, certain terms are defined as follows:

GREENPOINT RATED, GREENPOINTS and GREENPOINTS CHECKLIST

mean the residential green building rating system and checklist and certification methodology used by the non-profit organization Build It Green.

HIGH-RISE RESIDENTIAL BUILDING means an R occupancy residential building that is a high-rise building.

LARGE COMMERCIAL OFFICE BUILDING means a commercial office building or addition of B occupancy that is 25,000 gross square feet or more or is a high-rise building.

LEED® and LEED® Checklist mean the Leadership in Energy and Environment Design rating system, certification methodology, and checklist of the United States Green Building Council (USGBC).

MAJOR ALTERATIONS and NEW LARGE COMMERCIAL OFFICE

INTERIORS means first-time tenant improvements or alterations where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed where areas of such construction are over 25,000 gross square feet or more in B occupancy areas of existing buildings,

MID-SIZE COMMERCIAL BUILDING means a commercial office building of B occupancy that is 5,000 or more and less than 25,000 gross square feet, and is not a high-rise building.

MID-SIZE RESIDENTIAL BUILDING means an R occupancy residential building that has five or more dwelling units and is not a high-rise building.

SMALL RESIDENTIAL BUILDING means an R occupancy residential building that has four or fewer dwelling units and is not a high-rise building.

SECTION 1303C – SCOPE

Projects in the City and County of San Francisco that are within the scope of this chapter are: (1) newly constructed R occupancy buildings, (2) newly constructed commercial office buildings of group B occupancy that are 5,000 gross square feet or more (3) alterations to new or existing commercial interiors that are 25,000 gross square feet or more in commercial office buildings of group B occupancy, and (4) major alterations that are 25,000 gross square feet or more in existing commercial office buildings of B occupancy, where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed. City and County of San Francisco projects, which are covered by Chapter 7 of the San Francisco Environment Code, are exempt from the provisions of this chapter.

Any new building in which laboratory use of any occupancy classification is the primary use is exempt from the requirements of this Chapter. Any building undergoing renovation in which the area of renovation will be primarily for laboratory use of any occupancy classification is exempt from the provisions of this Chapter.

SECTION 1304C – GREEN BUILDING REQUIREMENTS

The following green building requirements shall apply to all projects within the scope of this chapter. Wherever reference is made to the LEED® or GreenPoint Rated systems, a comparable equivalent rating system may be used if approved by the Director. The applicable LEED®, GreenPoint Rated or equivalent versions of performance standards for any applications subject to this legislation, regardless of application dates, are:

LEED® -CI v2.0 - LEED® for Commercial Interiors (June 2005)

LEED® -CS v2.0 - LEED® for Core and Shell (July 2006)

LEED® -NC v2.2 - LEED® for New Construction (July 2007)

GreenPoint Rated (GPR) – GPR v2007 (March 2007)

Wherever the LEED® or GreenPoint Rated systems include a minimum energy or other performance requirement, the permit applicant may choose to meet the minimum performance requirements with an alternative equivalent method approved by the Director.

Compliance with any of these requirements may be verified and/or certified by any means, including third-party equivalent, as approved by the Director.

The installation of any solar photovoltaic energy system must meet all installation criteria the California Energy Commission's Guidebook "Eligibility Criteria and Conditions for Incentives for Solar Energy Systems." An energy credit from solar photovoltaic (PV) energy systems may be used to demonstrate compliance with

the Ordinance's general compliance requirements. This credit is available if the solar PV energy system is capable of generating electricity from sunlight, supplying the electricity directly to the building, and the system is connected, through a reversible meter, to the utility grid. The methodology used to calculate the energy equivalent to the photovoltaic credit shall be the CECPV Calculator, using the most recent version prior to the permit application date, which may be found on the web site of the California Energy Commission.

Stormwater management shall meet the "Best Management Practices" and "Stormwater Design Guidelines" of the San Francisco Public Utilities Commission, and shall meet or exceed the applicable LEED SS 6.1 and 6.2 guidelines.

Areas provided for recycling, composting and trash storage, collection and loading, including any chute systems, must be designed for equal convenience for all users to separate those three material streams, and must provide space to accommodate a sufficient quantity and type of containers to be compatible with current methods of collection.

Any structure subject to this Chapter shall maintain the green building features required herein, regardless of subsequent alterations, additions, or changes of use, unless subject to more stringent requirements.

1304C.1. Requirements for New R Occupancy Residential Buildings.

1304C.1.1. Small Residential Buildings. Upon the effective date of this ordinance, the permit applicant must submit a GreenPoints New Home Construction Checklist, but no points are required to be achieved. Effective January 1, 2009, applicants must submit documentation demonstrating that a minimum of 25 GreenPoints from the checklist will be achieved. Effective January 1, 2010 through 2011, applicants must submit documentation to be GreenPoint Rated and must achieve a minimum of 50 GreenPoints. Effective January 1, 2012, applicants must submit documentation to be GreenPoint Rated and must achieve a minimum of 75 GreenPoints.

1304C.1.2. Midsize Residential Buildings. Upon the effective date of this ordinance, the permit applicant must submit a GreenPoints Multifamily Checklist, but no points are required to be achieved. Effective January 1, 2009, applicants must submit documentation demonstrating that a minimum of 25 GreenPoints from the checklist will be achieved. Effective January 1, 2010, a new building must be GreenPoint Rated and applicants must submit documentation demonstrating that a minimum of 50 GreenPoints from the checklist will be achieved. Effective January 1, 2011, a new building must be GreenPoint Rated and applicants must submit documentation demonstrating that a minimum of 75 GreenPoints from the checklist will be achieved.

1304C.1.3. High-Rise Residential Buildings.

1304C.1.3.1. Rating requirement. Upon the effective date of this ordinance, applicants must submit documentation to achieve LEED® “Certified” certification. Effective January 1, 2010, applicants must submit documentation to achieve a LEED® “Silver” certification.

1304C.1.3.2. Water efficient landscaping. Upon the effective date of this ordinance, permit applicants must submit documentation to achieve a minimum 50 percent reduction in use of potable water for landscaping. (LEED® WE1.1)

1304C.1.3.43. Water use reduction. Upon the effective date of this ordinance, permit applicants must submit documentation to achieve a minimum 20 percent reduction in the use of potable water. (LEED® WE3.1) Effective January 1, 2011, the required reduction in use of water is 30 percent. (LEED® WE3.1)

1304C.1.3.4. Construction debris management. Upon the effective date of this ordinance, permit applicants must submit documentation to verify that diversion of at least 75 percent of the project’s construction debris has been achieved. (LEED® MR2.1)

1304C.2. Requirements for New Commercial Office Construction.

1304C.2.1. Mid-Size Commercial Office Buildings.

1304C.2.1.1. Rating requirement. Upon the effective date of this ordinance, permit applicants must complete and submit a LEED® Checklist but no points are required to be achieved.

1304C.2.1.2. Water efficient landscaping. Beginning January 1, 2009, permit applicants must submit documentation demonstrating achievement of a minimum 50 percent reduction in use of potable water for landscaping. (LEED® WE1.1)

1304C.2.1.43. Water use reduction. Beginning January 1, 2009, and effective through 2010, permit applicants must submit documentation to demonstrating achievement of a minimum 20 percent reduction in the use of potable water. (LEED® WE3.1) Effective January 1st 2011, the required reduction in use of water is 30 percent. (LEED® WE3.1)

1304C.2.1. 4. Construction debris management. Effective January 1, 2009, permit applicants must submit documentation to verify that diversion of at least 75 percent of its construction debris was achieved. (LEED® MR2.1)

1304C.2.1.5. Enhanced commissioning. Effective January 1st 2011, a new building must achieve enhanced commissioning. (LEED® EA3.0)

1304C.2.1.6. Energy. Effective January 1st 2012, permit applicants must submit documentation to verify renewable on-site energy or purchase green energy credits under LEED® EA2 and EA6.

1304C.2.2. New Large Commercial Office Buildings.

1304C.2.2.1. Rating requirement. Upon the effective date of this ordinance, permit applicants must submit documentation to achieve LEED® “Certified” Certification. Effective January 1, 2009, permit applicants must submit documentation to achieve a LEED® Silver rating. Effective January 1, 2012, permit applicants must submit documentation to achieve a LEED® Gold rating.

1304C.2.2.2. Water efficient landscaping. Upon the effective date of this ordinance, permit applicants must submit documentation verifying that a minimum 50 percent reduction in use of potable water for landscaping was achieved. (LEED® WE1.1)

1304C.2.2.3. Water use reduction. Upon the effective date of this ordinance, permit applicants must submit documentation demonstrating achievement of a minimum 20 percent reduction in the use of potable water. (LEED® WE3.1) Effective January 1, 2011, the required reduction in use of potable water is 30 percent. (LEED® WE3.1)

1304C.2.2.4. Construction debris management. Upon the effective date of this ordinance, permit applicants must submit documentation to verify diversion of at least 75 percent of the project's construction debris. (LEED® MR2.1)

1304C.2.2.5. Enhanced commissioning. Effective January 1, 2010, a new building must achieve enhanced commissioning.. (LEED® EA3.0)

1304C.2.2.6. Energy. Effective January 1, 2012, permit applicants must submit documentation to verify renewable on-site energy or purchase of green energy credits in accord with LEED® EA2 and EA6.

1304C.3. New Large Commercial Interiors and Major Alterations to Existing Office Buildings

1304C.3.2.1. Rating requirement. Effective January 1, 2009, permit applicants for such construction must submit documentation to achieve LEED® "Certified" Certification. Effective January 1, 2010, permit applicants must submit documentation to achieve a LEED® Silver rating. Effective January 1st 2012, permit applicants must submit documentation to achieve a LEED® Gold rating.

1304C.3.2.2. Use of low-emitting materials. Upon the effective date of this ordinance, permit applicants for alterations as described in this subsection must submit documentation to verify the use of low-emitting materials under LEED® EQ4.1, 4.2, and 4.3.

1305C – Implementation. Rules and regulations regarding the implementation of this Chapter shall be detailed in an Administrative Bulletin to be prepared and issued by the Department of Building Inspection.

1306C - Hardship or Infeasibility Exemption

1306C.1. Exemption. If a permit applicant for a project believes that circumstances exist that make it a hardship or infeasible to meet fully the requirements of this Chapter, the applicant may apply to the Director for an exemption as set forth below. In applying for an exemption, the burden is on the permit applicant to demonstrate hardship or infeasibility.

1306C.2. Application. A permit applicant seeking an exemption shall submit the following information in support of the application:

1. the maximum number of credits or other compliance that the permit applicant believes is practical or feasible
2. the circumstances that the permit applicant believes make it a hardship or infeasible to comply fully with this Chapter. Such circumstances may

include, but are not limited to, availability of markets for materials to be recycled, availability of green building materials and technologies, and compatibility of green building requirements with other regulations.

1306C.3. Granting an Exemption. If the Director determines that it is a hardship or infeasible for the applicant to meet fully the requirements of this Chapter based on the information submitted with the application for an exemption, the Director shall determine the maximum feasible number of credits or other compliance reasonably achievable for the project and shall indicate this on the documentation submitted by the permit applicant. If an exemption is granted, the permit applicant must achieve the number of credits or compliance the Director determines to be achievable and shall comply with this chapter in all other respects.

1306C.4. Exemption for Historic Structure. The Director shall grant an exemption for an historic structure if the Director determines that compliance with certain requirements would impair the structure's historic integrity. The historic structure shall comply with this chapter in all other respects.

1306C.5. Denial of Exemption. If the Director determines that it is possible for the application to meet fully the requirements of this chapter, the Director shall notify the permit applicant in writing. The permit applicant must then submit all documentation required by Section 1304C. If the applicant does not submit the documentation within the time period required by Section 106A.3.7, or the documentation does not comply with the requirements of Section 1304C, the Director shall disapprove the building permit.

1306C.6 Appeal. Determinations of the Director related to this Chapter are appealable to the Building Inspection Commission pursuant to the procedure set forth in Chapter 77 of the San Francisco Administrative Code. Denial of a building permit is appealable to the Board of Appeals pursuant to the procedure set forth in Section 8 et seq. of the San Francisco Business and Tax Regulations Code.

1307C. Enforcement. The applicant's failure to build a project in accordance with approved construction documents and plans shall be subject to the procedures governing abatement of unsafe structures set forth in Section 102A of this Code. In addition, the Director may require other reasonable green building measures to mitigate the failure to comply fully with this Chapter.

1308C. Conflict With Other Provisions of This or Other Codes. In the event that the requirements of this Chapter conflict with other provisions of this Code or the other codes enforced by the Department of Building Inspection, the requirements of this Chapter shall apply and the more restrictive building design standards of this or the other codes shall prevail.

1309C. Effective Date of this Ordinance. This ordinance shall become effective 90 days after the enactment of this ordinance.