

FILE NO. 990444

ORDINANCE NO. 149-99

1 [RESOURCE-EFFICIENT PILOT PROJECTS]
2 **AMENDING PART I OF THE SAN FRANCISCO MUNICIPAL CODE (ADMINISTRATIVE**
3 **CODE) BY ADDING SECTION 82.8 ESTABLISHING A PILOT PROGRAM TO PROMOTE**
4 **RESOURCE EFFICIENCY IN CONSTRUCTION OF SELECTED CITY-OWNED FACILITIES**
5 **AND CITY LEASEHOLDS.**

6
7 Note: This entire section is new.

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

9 Section 1. Part I of the San Francisco Municipal Code (Administrative Code) is hereby
10 amended by adding Section 82.8 to Chapter 82, to read as follows:

11 **SEC. 82.8 RESOURCE-EFFICIENT PILOT PROJECTS**

12 **(a) Establishment and Purpose.** The Board of Supervisors hereby establishes a
13 pilot program for the design and construction of new Resource-Efficient City Buildings. In
14 order to carry out this program, there is hereby created an inter-agency Resource-Efficiency
15 Design Task Force, which will consist of one representative from each of the following: (1)
16 the Department of the Environment; (2) the Bureau of Architecture within the Department of
17 Public Works; (3) the Customer Service Bureau within the PUC; (4) the Bureau of Energy
18 Conservation within the PUC; (5) the Bureau of Construction Management within the
19 Department of Public Works; (6) the Solid Waste Management Program within the
20 Department of Administrative Services; and (7) the Department of Building Inspection. In
21 addition, up to three other departments with building projects being considered by the pilot
22 program may each have a representative on the Task Force. The selection of these
23 additional representatives shall be at the discretion of the Director.

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1 **(b) Applicability.** The pilot program for design, construction, and Commissioning of
2 Resource-Efficient Pilot Projects ("Pilot Projects") shall apply to all projects approved by the
3 Bureau of Architecture in accordance with Subsection (e).

4 **(c) Commissioning Guidelines.** To ensure that Pilot Projects perform as designed
5 and that building systems and equipment are installed and operate as specified, the Bureau of
6 Architecture within the Department of Public Works shall adopt Commissioning guidelines
7 within 90 days of the effective date of this Chapter.

8 **(d) Pilot Project Identification.** If any Construction Projects are currently planned by
9 the following City Departments, within 90 days of the effective date of this Chapter, such City
10 Departments, assisted and advised by the Bureau of Architecture, shall identify in writing to
11 the Director at least one of those Construction Projects that the City Department plans to fund
12 within the next two fiscal years commencing after the effective date of this ordinance that may
13 be a suitable candidate for designation as a Pilot Project:

- 14 (1) San Francisco International Airport;
- 15 (2) Department of Public Health;
- 16 (3) Department of Human Services;
- 17 (4) Department of Parking and Traffic;
- 18 (5) Department of Real Estate;
- 19 (6) Department of Public Transportation;
- 20 (7) Fire Department;
- 21 (8) Mayor's Treasure Island Project Office;
- 22 (9) Police Department;
- 23 (10) Public Utilities Commission;
- 24 (11) Recreation and Park Department;
- 25 (12) San Francisco Public Library;

1 (13) War Memorial and Performing Arts Center, Asian Art Museum of SF, and
2 Fine Arts Museum of San Francisco;

3 (14) Port of San Francisco;

4 (15) Sheriff's Department.

5 **(e) Pilot Project Selection.** (1) Within six months of the effective date of this Section,
6 the Bureau of Architecture, in consultation with the Resource-Efficiency Design Task Force,
7 shall select a minimum of one to three proposed Pilot Projects for the Pilot Program for
8 Fiscal Year 1999-2000.

9 (2) By June 1, 2000, the Bureau of Architecture, in consultation with the
10 Resource-Efficiency Design Task Force, shall select additional projects for Fiscal Year 2000-
11 2001 for a total of five to seven projects for the Pilot Program.

12 (3) Pilot Projects shall be selected and designed in order to demonstrate
13 innovative construction techniques, building materials, landscaping techniques, and/or other
14 building systems addressing the following pilot demonstration goals:

15 (A) Improved energy efficiency;

16 (B) Consideration of energy generation by passive solar or other
17 renewable source;

18 (C) Improved water conservation;

19 (D) Healthy indoor air quality;

20 (E) Adequate storage and collection of recyclables;

21 (F) Environmentally sensitive landscaping, including planting of drought-
22 resistant native plants and design for landscape maintenance using integrated pest
23 management;

24 (G) Procurement of building materials with minimal impact on indoor air
25 quality, maximized recycled product content, and future recycling potential;

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1 (H) Building design features that discourage pest infestation, such as
2 sloping ledges to discourage the roosting of pigeons and easy-to-clean floor surfaces to
3 discourage dust mites and other insects;

4 (I) Stormwater management;

5 (J) Water pollution prevention; and

6 (K) Wastewater recycling.

7 The design documents shall be submitted to the Bureau of Architecture and shall
8 include consideration and a description of the total environmental and economic costs and
9 benefits associated with the Pilot Project.

10 **(f) Compliance with Resource-Efficiency Requirements.** All Pilot Projects must
11 comply with the Resource-Efficiency Requirements established in Chapter 82 relating to water
12 conservation requirements for toilets and shower heads, energy conservation for light fixtures
13 and exit signs, indoor air quality, storage space for recyclables, and construction and
14 demolition debris management.

15 **(g) Commissioning.** (1) "Commissioning" means the process of verification by the
16 Commissioning Team (as defined in 82.8(g)(3)) that designated equipment and systems are
17 installed properly and able to perform according to design specifications and operational
18 needs. Commissioning shall not include routine inspections performed by the Department of
19 Building Inspection.

20 (2) Designers of systems specified in subsection (6) shall have responsibility to
21 monitor performance of the designated systems for a period to coincide with the warranty of
22 the equipment designated, or, for a system with multiple warranties for components, for the
23 longest component warranty. The designer shall prepare a Commissioning Plan for
24 evaluation and certification of the systems' performance before and after occupancy based on
25 guidelines established by the Bureau of Architecture.

1 (3) The City Project Engineer for each Pilot Project shall form a Commissioning
2 Team consisting of representatives of the Bureau of Architecture, the design team, the
3 general contractor and subcontractors for systems to be Commissioned, the building owner,
4 the building manager or operator, and the anticipated building user.

5 (4) The Commissioning Team shall be responsible for oversight of the
6 Commissioning process and preparation of the Commissioning Report based on guidelines
7 established by the Bureau of Architecture.

8 (5) Projects Subject to Commissioning. All City Departments responsible for
9 executing contracts for Pilot Projects shall ensure that the applicable contract documents
10 contain a Commissioning requirement in their budget and contract documents whenever the
11 total construction costs of a Pilot Project, for any one system or combination of systems listed
12 in subsection (g)(6), exceeds ninety thousand dollars (\$90,000.00). Pilot Projects at Existing
13 City Leaseholds in which the City leasehold does not include the entire building shall not be
14 subject to the Commissioning requirements.

15 (6) Systems Subject to Commissioning. The following systems shall be subject
16 to the requirements of this section: mechanical systems (including (HVAC)); lighting systems;
17 energy management systems; and renewable energy equipment.

18 (7) Specifications Required in Contract. For any project subject to the
19 requirements of this Section, the construction contract documents shall provide performance
20 standards for resource efficiency as set forth in Section 82.4 of Chapter 82.

21 (8) Commissioning Procedures and Standards. The Commissioning Team shall
22 conduct Commissioning of the system(s) in accordance with regulations to be adopted by the
23 Bureau of Architecture. Such regulations shall include, at a minimum:

24 (A) HVAC Systems. A requirement that prior to certification, the
25 Commissioning team determine that the project meets generally accepted industry standards

1 including but not limited to ASHRAE Standard Guideline 1-1989, *Guideline for Commissioning*
2 *HVAC Systems* or subsequent versions of that guideline.

3 (B) Ventilation. A requirement that prior to certification, the
4 Commissioning team determine that ventilation is sufficient for the occupant and equipment
5 load projected for the building and meets ASHRAE Standard 62-1989, *Ventilation for*
6 *Acceptable Indoor Air Quality*, or subsequent versions of that standard.

7 (C) Lighting. A requirement that prior to certification, the Commissioning
8 team determine that lighting systems meet Illuminating Engineering Society and California
9 Code of Regulations Title 24, Part 6 standards and meet performance as well as prescriptive
10 standards.

11 (D) Other Systems. A requirement that prior to certification, the
12 Commissioning team determine that other building systems, including elevators, plumbing, fire
13 management systems, and telecommunications systems meet appropriate industry standards,
14 to be determined by the Bureau of Architecture.

15 (E) Procedures for Commissioning. The Commissioning guidelines shall
16 provide procedures for certification, which may include applying to the Bureau of Architecture
17 for a certificate of compliance, within a given time-frame. The guidelines may also contain
18 procedures for conducting a walk-through, obtaining a compliance statement, applying for a
19 certificate of compliance, and obtaining issuance of a certificate of compliance from the
20 Bureau of Architecture.

21 (h) **Pilot Project Funding.** (1) Each revenue-generating City Department shall, to the
22 extent possible, fund its Pilot Projects from its own revenue. The total costs of a Pilot Project
23 shall be determined by the Bureau of Architecture, in conjunction with the Task Force, based
24 upon the design documents submitted by the City Department to the Bureau of Architecture
25 pursuant to Section 82.8(e).

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1 (2) City Departments that are attempting to obtain voter approval for the
2 issuance of debt to finance a potential Pilot Project shall ensure that, to the extent allowed by
3 law, all applicable bond documents allow the use of bond proceeds to finance the Pilot Project
4 and, to the extent applicable, the Pilot Project Program as set forth in this subsection.

5 (3) City Departments that are unable to fund their Pilot Projects for FY 1999-
6 2000 by revenue generated by the City Department shall submit requests for funding from the
7 General Fund to the Board of Supervisors.

8 (4) The Department of the Environment shall identify additional public and
9 private sector funding sources for Pilot Projects.

10 (5) The Bureau of Architecture, in conjunction with the Task Force, shall submit
11 a funding request for any unfunded Pilot Projects for FY 2000-2001 to the Capital
12 Improvement Advisory Committee ("CIAC"). The deadline for the funding requests to the
13 CIAC for the FY 2000-2001 Pilot Projects shall be January 31, 2000.

14 **(i) Reports to Board of Supervisors.** Within three years of the effective date of this
15 Chapter, the Bureau of Architecture, in consultation with the Resource-Efficiency Design Task
16 Force and participating City Departments and with input from interested members of the
17 public, shall submit to the Board of Supervisors a report on the effects of this Section,
18 including but not limited to, the following:

19 (1) An evaluation of the environmental, health and/or economic benefits of the
20 Pilot Projects;

21 (2) A proposed system of criteria for evaluating the resource-efficiency of future
22 City Construction Projects, including standardized methods for calculating the cost/benefits of
23 resource-efficient design and construction techniques;

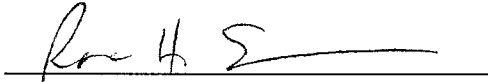
24 (3) Proposed new standards for resource-efficient design or construction of
25 future City Construction Projects;

- (4) An assessment of whether this Section has achieved its stated goals; and
- (5) Recommended changes, if any, to this Section.

APPROVED AS TO FORM:

LOUISE H. RENNE, City Attorney

By:



RONA H. SANDLER
Deputy City Attorney



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Ordinance

File Number: 990444

Date Passed:

Ordinance amending Administrative Code by adding Section 82.8 establishing a pilot program to promote resource efficiency in construction of selected City-owned facilities and City leaseholds.

May 17, 1999 Board of Supervisors — PASSED ON FIRST READING

Ayes: 8 - Ammiano, Becerril, Bierman, Katz, Leno, Newsom, Teng, Yaki

Absent: 3 - Brown, Kaufman, Yee

May 24, 1999 Board of Supervisors — FINALLY PASSED

Ayes: 10 - Ammiano, Becerril, Bierman, Brown, Kaufman, Leno, Newsom, Teng,
Yaki, Yee

Absent: 1 - Katz

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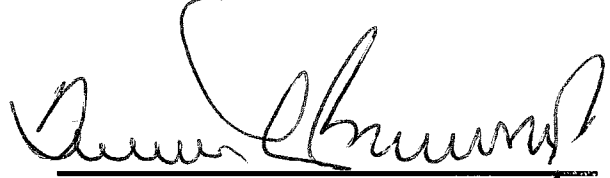
I hereby certify that the foregoing Ordinance
was FINALLY PASSED on May 24, 1999 by
the Board of Supervisors of the City and
County of San Francisco.



Gloria L. Young
Clerk of the Board

JUN 2 1999

Date Approved



Mayor Willie L. Brown Jr.