[RESOURCE-EFFICIENT PILOT PROJECTS]

AMENDING PART I OF THE SAN FRANCISCO MUNICIPAL CODE (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.

Note: This entire section is new.

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

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

SEC. 82.8  RESOURCE-EFFICIENT PILOT PROJECTS

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

**SUPERVISORS AMMIANO, BIERMAN, LENO, KATZ, NEWSOM AND YEE**
BOARD OF SUPERVISORS
(b) **Applicability.** The pilot program for design, construction, and Commissioning of Resource-Efficient Pilot Projects ("Pilot Projects") shall apply to all projects approved by the Bureau of Architecture in accordance with Subsection (e).

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

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

1. San Francisco International Airport;
2. Department of Public Health;
3. Department of Human Services;
4. Department of Parking and Traffic;
5. Department of Real Estate;
6. Department of Public Transportation;
7. Fire Department;
8. Mayor's Treasure Island Project Office;
9. Police Department;
10. Public Utilities Commission;
11. Recreation and Park Department;
12. San Francisco Public Library;

**SUPERVISORS AMMIANO, BIERMAN, LENO, KATZ, NEWSOM AND YEE**

BOARD OF SUPERVISORS
(13) War Memorial and Performing Arts Center, Asian Art Museum of SF, and Fine Arts Museum of San Francisco;

(14) Port of San Francisco;

(15) Sheriff's Department.

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

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

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

(A) Improved energy efficiency;
(B) Consideration of energy generation by passive solar or other renewable source;
(C) Improved water conservation;
(D) Healthy indoor air quality;
(E) Adequate storage and collection of recyclables;
(F) Environmentally sensitive landscaping, including planting of drought-resistant native plants and design for landscape maintenance using integrated pest management;
(G) Procurement of building materials with minimal impact on indoor air quality, maximized recycled product content, and future recycling potential;
(H) Building design features that discourage pest infestation, such as sloping ledges to discourage the roosting of pigeons and easy-to-clean floor surfaces to discourage dust mites and other insects;

(I) Stormwater management;

(J) Water pollution prevention; and

(K) Wastewater recycling.

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

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

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

(2) Designers of systems specified in subsection (6) shall have responsibility to monitor performance of the designated systems for a period to coincide with the warranty of the equipment designated, or, for a system with multiple warranties for components, for the longest component warranty. The designer shall prepare a Commissioning Plan for evaluation and certification of the systems' performance before and after occupancy based on guidelines established by the Bureau of Architecture.
(3) The City Project Engineer for each Pilot Project shall form a Commissioning Team consisting of representatives of the Bureau of Architecture, the design team, the general contractor and subcontractors for systems to be Commissioned, the building owner, the building manager or operator, and the anticipated building user.

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

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

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

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

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

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

**SUPERVISORS AMMIANO, BIERMAN, LENO, KATZ, NEWSOM AND YEE**
BOARD OF SUPERVISORS
Page 5
5/11/99
including but not limited to ASHRAE Standard Guideline 1-1989, *Guideline for Commissioning HVAC Systems* or subsequent versions of that guideline.

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

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

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

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

(h) Pilot Project Funding. (1) Each revenue-generating City Department shall, to the extent possible, fund its Pilot Projects from its own revenue. The total costs of a Pilot Project shall be determined by the Bureau of Architecture, in conjunction with the Task Force, based upon the design documents submitted by the City Department to the Bureau of Architecture pursuant to Section 82.8(e).
(2) City Departments that are attempting to obtain voter approval for the issuance of debt to finance a potential Pilot Project shall ensure that, to the extent allowed by law, all applicable bond documents allow the use of bond proceeds to finance the Pilot Project and, to the extent applicable, the Pilot Project Program as set forth in this subsection.

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

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

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

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

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

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

(3) Proposed new standards for resource-efficient design or construction of 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:  

RÓNA H. Sandler
Deputy City Attorney
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.
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

Mayor Willie L. Brown Jr.