

APPENDIX GHG:
Greenhouse Gas Compliance Checklists



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 2340 Stockton Street, Block 18/Lot 4

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

2340 Stockton Street (ES-1) is a three-story, 44,530-square-foot building. Prior to AAU occupation in 1991, the building was occupied by the Otis Elevator Company offices. AAU uses the space for lecture classrooms, labs/studios, offices, and student and faculty lounges. AAU added exterior blade signs on four corners of the building in 1987, for a total of four signs, and installed a new fire alarm and sprinkler system in 2012. AAU installed clearance bars at the parking entrance in 2015. AAU added a painted logo at the front entrance of the building in 2013 without building permits. AAU installed 12 rooftop condenser units without building permits.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
Commuter Benefits Ordinance (San Francisco Environment Code, Section 427)	<p>All employers of 20 or more employees nationwide must provide at least one of the following benefit programs:</p> <p>(1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or</p> <p>(2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or</p> <p>(3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.
Emergency Ride Home Program	All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has registered with the Emergency Ride Home Program.
Transportation Management Programs (San Francisco Planning Code, Section 163)	Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2340 Stockton Street's use is a postsecondary educational institution in a C-2 District and would not include the construction of a new building or addition. Thus the project would not be subject to Planning Code Section 163.

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to postsecondary educational institution uses.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Bicycle facilities at 2340 Stockton Street must be designed, located and configured in compliance with Planning Code Section 155.1 through 155.4. There are three bicycle racks with 18 Class II bicycle parking spaces. ES-2 has no Class I bicycle parking spaces.
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Parking for 2340 Stockton Street is provided on a surface parking lot with only 95-spaces.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class I space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2340 Stockton Street is not a residential building.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2340 Stockton Street is not subject to CalGreen Section 5.1.06.5.2 because it is an existing building and would not add 10 or more parking spaces..
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2340 Stockton Street is not a residential building and thus Planning Code Section 166 is not applicable.
Energy Efficiency Sector			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2340 Stockton Street is an existing building that has not undergone renovations to areas greater than 25,000 square feet that included major structural, mechanical, or plumbing upgrades.
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects $\geq 25,000$ sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations $< 25,000$ square feet and $\geq 10,000$ square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EA p1. 	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has undergone alterations less than 10,000 square feet and completed testing and adjusting of energy systems in compliance with CalGreen 5.410.4. Commissioning compliance will be reviewed as part of building permit review.
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2340 Stockton Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)</p>	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEc3) 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>2340 Stockton Street is an existing building and is not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.</p>
<p>Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)</p>	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0,4 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. 	<p><input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>All water leaks have been repaired. However, AAU has not implemented other water conservation measures at 2340 Stockton Street in accordance with the Commercial Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review..</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)</p>	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0,4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>2340 Stockton Street is not a residential building and is not subject to the Residential Water Conservation Ordinance.</p>
<p>San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)</p>	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>2340 Stockton Street does not have 500 square feet or more of new or modified landscaping and thus is not subject to the San Francisco Water Efficient Irrigation Ordinance.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2340 Stockton Street is not a residential building and is not subject to the Residential Energy Conservation Ordinance.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	<p>Owners of nonresidential buildings in San Francisco with $\geq 10,000$ square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with annual energy auditing requirements per the San Francisco Existing Commercial Buildings Energy Performance Ordinance at 77 New Montgomery Street is unknown. All available information will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2340 Stockton Street is an existing building and is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8, as the requirements only apply to new construction projects.
Renewable Energy			
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of ≥25,000 square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2340 Stockton Street is an existing building and is not subject to San Francisco Green Building Code Requirements for Renewable Energy.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19) All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2340 Stockton Street provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 2340 Stockton Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of ≥25,000 square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2340 Stockton Street is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
(San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage..	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2340 Stockton Street is an existing building and has not had an addition of 20 percent or more of gross floor area as identified in San Francisco Public Works Code Section 806(d). Therefore, the building is not subject to Street Tree Planting Requirements.

Regulation	Requirements	Project Compliance	Remarks
<p>Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)</p>	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing $\geq 5,000$ square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>2340 Stockton Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.</p>
<p>Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)</p>	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>All HVAC, refrigeration, and fire suppression systems at 2340 Stockton Street do not contain CFCs or halons, if installed after January 1, 2010 (EPA phase out of CFCs).</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 2340 Stockton Street is unknown. Any available information regarding the use of adhesives, sealants, caulks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)</p>	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
<p>Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)</p>	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>2340 Stockton Street does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.</p>



SAN FRANCISCO PLANNING DEPARTMENT

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A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 2295 Taylor Street, Block 66/Lot 1

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

2295 Taylor Street (ES-2) is a two-story, 20,000-square-foot building. The building was formerly used as by the San Francisco Art Institute for artistic teaching and studio space. Beginning in 2003, AAU occupied the building and has used the space for classrooms, labs/studios, offices, and gallery space, with studio spaces on the ground floor and classroom space on the upper floor. AAU vacated the second floor in October 2014 and plans to rehabilitate that space for parking. AAU painted its name and logo along the top of the building; this signage was subsequently covered over by metal plates between 2011 and 2013. On the interior, AAU also made fire sprinkler and life safety improvements in 2010 without building permits. Replica lighting features and metal security gates at the southernmost ground-level doors were installed in 2005 and 2007, respectively, without building permits. AAU installed two rooftop exhaust fan units without building permits.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do

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Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
<p>Commuter Benefits Ordinance (San Francisco Environment Code, Section 427)</p>	<p>All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.</p>	<p><input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.</p>
<p>Emergency Ride Home Program</p>	<p>All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.</p>	<p><input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>AAU has registered with the Emergency Ride Home Program.</p>
<p>Transportation Management Programs (San Francisco Planning Code, Section 163)</p>	<p>Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.</p>	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>2295 Taylor Street's use is a postsecondary educational institution in the North Beach NCD and would not include the construction of a new building or addition. Thus the project would not be subject to Planning Code Section 163.</p>

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to postsecondary educational institution uses.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Bicycle facilities at 2295 Taylor Street must be designed, located and configured in compliance with Planning Code Section 155.1 through 155.4 There are currently 14 Class II bicycle parking spaces. ES-2 has no Class 1 bicycle parking spaces.
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2295 Taylor Street does not have a parking garage.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class I space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2295 Taylor Street is not a residential building.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2295 Taylor Street is not subject to CalGreen Section 5.1.06.5.2 because it is an existing building and would not add 10 or more parking spaces.
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2295 Taylor Street is not a residential building and thus Planning Code Section 166 is not applicable.
Energy Efficiency Sector			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, and 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2295 Taylor Street is an existing building that has not undergone renovations to areas greater than 25,000 square feet that included major structural, mechanical, or plumbing upgrades.
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects $\geq 25,000$ sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations $< 25,000$ square feet and $\geq 10,000$ square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EA p1. 	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has undergone alterations less than 10,000 square feet and completed testing and adjusting of energy systems in compliance with CalGreen 5.410.4. Commissioning compliance will be reviewed as part of building permit review.
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2295 Taylor Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)</p>	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEc3) 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>2295 Taylor Street is an existing building and is not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.</p>
<p>Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)</p>	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0,4 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>All water leaks have been repaired. However, AAU has not implemented other water conservation measures at 2295 Taylor Street in accordance with the Commercial Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0,4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2295 Taylor Street is not a residential building and is not subject to the Residential Water Conservation Ordinance.
San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2295 Taylor Street does not have 500 square feet or more of new or modified landscaping and thus is not subject to the San Francisco Water Efficient Irrigation Ordinance.

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2295 Taylor Street is not a residential building and is not subject to the Residential Energy Conservation Ordinance.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	Owners of nonresidential buildings in San Francisco with ≥10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with annual energy auditing requirements per the San Francisco Existing Commercial Buildings Energy Performance Ordinance at 2295 Taylor Street is unknown. All available information will be verified during building permit review.
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2295 Taylor Street is an existing building and is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8, as the requirements only apply to new construction projects.

Regulation	Requirements	Project Compliance	Remarks
Renewable Energy			
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of $\geq 25,000$ square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2295 Taylor Street is an existing building and is not subject to the San Francisco Green Building Code Requirements for Renewable Energy.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	<p>All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19)</p> <p>All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2295 Taylor Street provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 2295 Taylor Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of $\geq 25,000$ square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2295 Taylor Street is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2295 Taylor Street is an existing building and has not had an addition of 20 percent or more of gross floor area as identified in San Francisco Public Works Code Section 806(d). Therefore, the building is not subject to Street Tree Planting Requirements for New Construction.
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing $\geq 5,000$ square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2295 Taylor Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)</p>	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>All HVAC, refrigeration, and fire suppression systems at 601 Brannan Street do not contain CFCs or halons, if installed after January 1, 2010 (EPA phase out of CFCs).</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 2295 Taylor Street is unknown. Any available information regarding the use of adhesives, sealants, caulks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)</p>	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
<p>Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)</p>	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>2295 Taylor Street does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.</p>



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 1727 Lombard Street, Block 506/Lot 36

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

1727 Lombard Street (ES-3) is an existing 16,371-square-foot building that was known as the Star Motel. AAU occupied the building in 2007. AAU uses the building as a student housing (52 rooms/81 beds). The building also has a common room, laundry facilities, and a manager's office with a kitchen. AAU added metal gates and garage door in 2008.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
Commuter Benefits Ordinance (San Francisco Environment Code Section 427)	All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.
Emergency Ride Home Program	All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has registered with the Emergency Ride Home Program.
Transportation Management Programs (San Francisco Planning Code Section 163)	Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1727 Lombard Street's use is student housing in NC-3 and RH-2 Districts and would not include the construction of a new building or addition. Thus the project would not be subject to Planning Code Section 163.

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to student housing.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	1727 Lombard Street is required to have 20 Class I and three Class II bicycle parking spaces per Planning Code Section 155.2. 1727 Lombard Street has two bicycle racks with 16 Class II bicycle parking spaces. The site has no Class I bicycle parking spaces.
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1727 Lombard Street does not have a parking garage.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class I space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	1727 Lombard Street is required to have 20 Class I and three Class II bicycle parking spaces per Planning Code Section 155.2. 1727 Lombard Street has two bicycle racks with 16 Class II bicycle parking spaces. The site has no Class I bicycle parking spaces.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1727 Lombard Street has not added any new parking stalls and thus is not subject to San Francisco Green Building Code (CalGreen Section 5.106.5.2).
Car Sharing Requirements (San Francisco Planning Code Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU does not allow students to park private vehicles at 1727 Lombard Street and is only used intermittently by select faculty and staff members. No car-share parking spaces are required.
Energy Efficiency Sector			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, and 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1727 Lombard Street is an existing building and is not subject to San Francisco Green Building Requirements because it has not undergone major alterations as defined in the San Francisco Green Building Requirements.
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects $\geq 25,000$ sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations $< 25,000$ square feet and $\geq 10,000$ square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EAp1. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1727 Lombard Street is an existing building and is not subject to San Francisco Green Building Requirements because it is a residential building and has not undergone major alterations as defined in the San Francisco Green Building Requirements.
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1727 Lombard Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1 5.303.2, and 5.303.6)	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.)</p> <p>Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEC3) 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1727 Lombard Street is an existing building and is not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2 and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.
Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0,4 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1727 Lombard Street is not a commercial building and is not subject to the Commercial Water Conservation Ordinance.

Regulation	Requirements	Project Compliance	Remarks
Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	<p>Some of 1727 Lombard Street's water fixtures have been upgraded pursuant to the Residential Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.</p>
San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	<p>1727 Lombard Street is an existing building and does not have 500 square feet of new or modified landscaping.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	AAU has implemented some energy conservation measures pursuant to the Residential Energy Conservation Ordinance at 1727 Lombard Street. The Department of Building Inspection will review the project's compliance as part of building permit review.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	Owners of nonresidential buildings in San Francisco with ≥10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1727 Lombard Street is a residential building and is not subject to the San Francisco Existing Commercial Buildings Energy Performance Ordinance.
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1727 Lombard Street is an existing residential building and is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8.
Renewable Energy			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of $\geq 25,000$ square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1727 Lombard Street is an existing residential building and is not subject to the San Francisco Green Building Code Requirements for Renewable Energy, which is only applicable to new commercial buildings.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	<p>All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19)</p> <p>All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1727 Lombard Street provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 1727 Lombard Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of ≥25,000 square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1727 Lombard Street is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1727 Lombard Street is an existing building and has not had an addition of 20 percent or more of gross floor area. Therefore, the building is not subject to San Francisco Public Works Code Section 806(d).
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing ≥5,000 square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1727 Lombard Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2 and 5.508.2)</p>	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>1727 Lombard Street is a residential building and Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2 and 5.508.2) only applies to non-residential buildings.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Section 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 1727 Lombard Street is unknown. Any available information regarding the use of adhesives, sealants, caulks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.) ³ Cont.	Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details. Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520) Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2 Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5		
Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)	Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following: <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1727 Lombard Street does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.

³ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 2211 Van Ness Avenue, Block 570/Lot 5

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

2211 Van Ness Avenue (ES-4) is an existing two-story, 5,076-square-foot building. Prior to AAU occupation in 2005, the building was residential with a ground floor restaurant. AAU uses the building as a dormitory (8 rooms/20 beds). AAU painted signage over an existing awning and re-roofed the building and, on the interior, AAU also had exploratory demolition work done to fix a wall/deck at the rear room (no structural work was involved). Without building permits, AAU painted signage over an existing awning some time after 2008 and remodeled the ground floor to provide bedrooms, bathrooms, and kitchens, and to add full-height walls, baseboard heaters, and a shower after 2007. AAU also installed security fencing along the brick wall at some point after 2005 without a building permit.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
Commuter Benefits Ordinance (San Francisco Environment Code, Section 427)	All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.
Emergency Ride Home Program	All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has registered with the Emergency Ride Home Program.
Transportation Management Programs (San Francisco Planning Code, Section 163)	Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2211 Van Ness Avenue's use is student housing in an RC-4 District and would not include the construction of a new building or addition. Thus the project would not be subject to Planning Code Section 163.

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A))	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to student housing.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	2211 Van Ness Avenue is required to have five Class I and three Class II bicycle parking spaces per Planning Code Section 155.2. There are no bicycle parking spaces located at the site.
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2211 Van Ness Avenue does not have a parking garage.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class I space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	2211 Van Ness Avenue is required to have five Class I and three Class II bicycle parking spaces per Planning Code Section 155.2. There are no bicycle parking spaces located at the site.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2211 Van Ness Avenue is not subject to CalGreen Section 5.1.06.5.2 because it is an existing building with no available automobile parking.
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2211 Van Ness Avenue does not provide off-street parking and thus is not subject to Planning Code Section 166.
Energy Efficiency Sector			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, and 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2211 Van Ness Avenue is an existing building and is not subject to San Francisco Green Building Requirements because it has not undergone major alterations as defined in the San Francisco Green Building Requirements.
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects $\geq 25,000$ sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations $< 25,000$ square feet and $\geq 10,000$ square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EAp1. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2211 Van Ness Avenue is an existing building and is not subject to San Francisco Green Building Requirements because it is a residential building and has not undergone major alterations as defined in the San Francisco Green Building Requirements.
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2211 Van Ness Avenue is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)</p>	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEc3) 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>2211 Van Ness Avenue is an existing building and is not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.</p>
<p>Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)</p>	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>2211 Van Ness Avenue is not a commercial building and is not subject to the Commercial Water Conservation Ordinance.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)</p>	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>Some of 2211 Van Ness Avenue's water fixtures have been upgraded pursuant to the Residential Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.</p>
<p>San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)</p>	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>2211 Van Ness Avenue is an existing building and does not have 500 square feet of new or modified landscaping.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	AAU has implemented some energy conservation measures pursuant to the Residential Energy Conservation Ordinance at 2211 Van Ness Avenue. The Department of Building Inspection will review the project's compliance as part of building permit review.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	Owners of nonresidential buildings in San Francisco with ≥10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2211 Van Ness Avenue is a residential building and is not subject to the San Francisco Existing Commercial Buildings Energy Performance Ordinance.
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2211 Van Ness Avenue is an existing residential building and is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8.
Renewable Energy			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of $\geq 25,000$ square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2211 Van Ness Avenue is an existing residential building and is not subject to San Francisco Green Building Code Requirements for Renewable Energy, which is only applicable to new commercial buildings.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	<p>All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19)</p> <p>All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2211 Van Ness Avenue provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 2211 Van Ness Avenue is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of ≥25,000 square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2211 Van Ness Avenue is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2211 Van Ness Avenue is an existing building and has not had an addition of 20 percent or more of gross floor area. Therefore, the building is not subject San Francisco Public Works Code Section 806(d).
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing ≥5,000 square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2211 Van Ness Avenue is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2211 Van Ness Avenue is a residential building and Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2.3 and 5.508.2) only applies to non-residential buildings.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Section 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 2211 Van Ness Avenue is unknown. Any available information regarding the use of adhesives, sealants, caulks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Section 5.504.4 – all sections.)³</p>	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
<p>Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)</p>	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>2211 Van Ness Avenue does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.</p>

³ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 2209 Van Ness Avenue, Block 570/Lot 29

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

2209 Van Ness Avenue (ES-5) is an existing three-story, 11,897-square-foot building. AAU uses the building as a dormitory (22 rooms/56 beds). The building also has a recreation room, kitchen and dining room, and a backyard patio. Security bars on a first-floor window, a metal fence, and a gate were added after 1998. AAU performed alterations to comply with the Americans with Disabilities Act (ADA) requirements including adding an exterior lift and removing concrete steps on the ground floor, added structural reinforcement stair beams, and installed and subsequently removed a wall sign at ground level. The sign was originally installed without a building permit.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
Commuter Benefits Ordinance (San Francisco Environment Code, Section 427)	All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.
Emergency Ride Home Program	All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has registered with the Emergency Ride Home Program.
Transportation Management Programs (San Francisco Planning Code, Section 163)	Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2209 Van Ness Avenue's use is student housing in an RC-4 District and would not include the construction of a new building or addition. Thus the project would not be subject to Planning Code Section 163.

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to student housing.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	2209 Van Ness Avenue is required to have 14 Class I and three Class II bicycle parking spaces per Planning Code Section 155.2. There are nine Class II bicycle parking spaces located at the site.
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2209 Van Ness Avenue does not have a parking garage.

Regulation	Requirements	Project Compliance	Remarks
<p>Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)</p>	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class 1 space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>2209 Van Ness Avenue is required to have 14 Class I and three Class II bicycle parking spaces per Planning Code Section 155.2. There are nine Class II bicycle parking spaces located at the site.</p>
<p>San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)</p>	<p>Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. regulation applies for projects that would add 10 or more parking spaces to the project site.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>2209 Van Ness Avenue is not subject to CalGreen Section 5.1.06.5.2 because it is an existing building with no available automobile parking.</p>
<p>Car Sharing Requirements (San Francisco Planning Code, Section 166)</p>	<p>New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>2209 Van Ness Avenue does not provide off-street parking and thus is not subject to Planning Code Section 166.</p>
<p>Energy Efficiency Sector</p>			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, and 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2209 Van Ness Avenue is an existing building and is not subject to San Francisco Green Building Requirements because it has not undergone major alterations as defined in the San Francisco Green Building Requirements.
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects $\geq 25,000$ sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations $< 25,000$ square feet and $\geq 10,000$ square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EA3. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2209 Van Ness Avenue is an existing building and is not subject to San Francisco Green Building Requirements because it is a residential building and has not undergone major alterations as defined in the San Francisco Green Building Requirements.
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	<p>All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2209 Van Ness Avenue is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)</p>	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEC3) 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>2209 Van Ness Avenue is an existing building and is not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.</p>
<p>Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)</p>	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>2209 Van Ness Avenue is not a commercial building and is not subject to the Commercial Water Conservation Ordinance.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)</p>	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>Some of 2209 Van Ness Avenue's water fixtures have been upgraded pursuant to the Residential Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.</p>
<p>San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)</p>	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>2209 Van Ness Avenue is an existing building and does not have 500 square feet of new or modified landscaping.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	AAU has implemented some energy conservation measures pursuant to the Residential Energy Conservation Ordinance at 2209 Van Ness Avenue. The Department of Building Inspection will review the project's compliance as part of building permit review.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	Owners of nonresidential buildings in San Francisco with ≥10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2209 Van Ness Avenue is a residential building and is not subject to the San Francisco Existing Commercial Buildings Energy Performance Ordinance.
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2209 Van Ness Avenue is an existing building is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8.
Renewable Energy			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of $\geq 25,000$ square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2209 Van Ness Avenue is an existing residential building and is not subject to San Francisco Green Building Code Requirements for Renewable Energy which is only applicable to new commercial buildings.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	<p>All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19)</p> <p>All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2209 Van Ness Avenue provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 2209 Van Ness Avenue is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of ≥25,000 square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2209 Van Ness Avenue is an existing residential building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2209 Van Ness Avenue is an existing building and has not had an addition of 20 percent or more of gross floor area. Therefore, the building is not subject San Francisco Public Works Code Section 806(d).
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing ≥5,000 square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2209 Van Ness Avenue is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2 and 5.508.2)</p>	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>2209 Van Ness Avenue is a residential building and Enhanced Refrigerant Management (CalGreen Chapter 5.508.1.2 and 5.508.2) only applies to non-residential buildings.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Section 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 2209 Van Ness Avenue is unknown. Any available information regarding the use of adhesives, sealants, caulks, and paints and coatings will be verified during building permit review..</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Section 5.504.4 – all sections.) ³	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2209 Van Ness Avenue does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.

³ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 2151 Van Ness Avenue, Block 575/ Lot 15

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

2151 Van Ness Avenue (ES-6) is a two-story, 27,912-square-foot-building with an 80-foot tall tower. The building was previously used as a church, then vacant for 13 years before AAU occupancy in 2005. AAU uses the building, on a limited basis, as an auditorium and lecture facilities, with lecture classes held in the main auditorium area and studio classes in the basement area. Four outdoor decorative lamps and a metal fence along Broadway were added at an unknown time. During AAU's tenancy, the building has had asbestos abatement work and seismic retrofit upgrades. The metal security fence and stone steps were reconfigured. The stone step reconfiguration includes skateboard deterrents. Plaster work was done on the ceiling in the nave to repair damage by leaks. Fire sprinklers were installed in the basement. AAU added acoustical tiles to the apse ceiling at an unknown date. The rear wall of the chancel was altered with the addition of drywall. AAU installed an ADA lift and stairs on the Broadway side of the building, resulting in the removal of a portion of the low, granite wall. AAU installed a fire alarm and fire sprinkler system, and removed a small sign on the building's façade. AAU also refurbished the steel doors and arch at the main entrance. Infill of the southwest corner of the basement-level gymnasium to create an interior room occurred around 2011 without building permits.

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the “Remarks” column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco’s Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional.



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
<p>Commuter Benefits Ordinance (San Francisco Environment Code, Section 427)</p>	<p>All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.</p>	<p><input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.</p>
<p>Emergency Ride Home Program</p>	<p>All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.</p>	<p><input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>AAU has registered with the Emergency Ride Home Program.</p>
<p>Transportation Management Programs (San Francisco Planning Code, Section 163)</p>	<p>Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.</p>	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>2151 Van Ness Avenue's current use is institutional in an RC-4 District and would not include the construction of a new building or addition. Thus the project would not be subject to Planning Code Section 163.</p>

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to institutional uses.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Bicycle facilities at 2151 Van Ness Avenue must be designed, located and configured in compliance with Planning Code Section 155.1 through 155.8. Eight Class II bicycle parking spaces are currently provided in the basement.
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2151 Van Ness Avenue does not have a parking garage.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class I space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2151 Van Ness Avenue is not a residential building.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2151 Van Ness Avenue is not subject to CalGreen Section 5.1.06..52 because it is an existing building and would not add 10 or more parking spaces.
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2151 Van Ness Avenue is not a residential building and thus Planning Code Section 166 is not applicable.
Energy Efficiency Sector			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Sections Code 4.101, 4.103, 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2151 Van Ness Avenue is an existing building that has not undergone renovations to areas greater than 25,000 square feet that included major structural, mechanical, or plumbing upgrades.
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects $\geq 25,000$ sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations $< 25,000$ square feet and $\geq 10,000$ square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EAp1. 	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has undergone alterations less than 25,000 square feet, but greater than 10,000 square feet and commissioned all energy systems in compliance with CalGreen 5.410.4. Commissioning compliance will be reviewed as part of building permit review.
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2151 Van Ness Avenue is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)</p>	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEC3) 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>2151 Van Ness Avenue is an existing building and is not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.</p>
<p>Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)</p>	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. 	<p><input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>All water leaks have been repaired. However, AAU has not implemented other water conservation measures at 2151 Van Ness Avenue in accordance with the Commercial Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0,4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2151 Van Ness Avenue is not a residential building and is not subject to the Residential Water Conservation Ordinance.
San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2151 Van Ness Avenue does not have 500 square feet or more of new or modified landscaping and thus is not subject to the San Francisco Water Efficient Irrigation Ordinance.

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2151 Van Ness Avenue is not a residential building and is not subject to the Residential Energy Conservation Ordinance.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	<p>Owners of nonresidential buildings in San Francisco with ≥10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with annual energy auditing requirements per the San Francisco Existing Commercial Buildings Energy Performance Ordinance at 2151 Van Ness Avenue is unknown. All available information will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2151 Van Ness Avenue is an existing building and is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8, as the requirements only apply to new construction projects.
Renewable Energy			
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of ≥25,000 square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2151 Van Ness Avenue is an existing building and is not subject to San Francisco Green Building Code Requirements for Renewable Energy.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19) and CalGreen)	All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19) All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2151 Van Ness Avenue provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 77 New Montgomery Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of $\geq 25,000$ square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2151 Van Ness Avenue is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	2151 Van Ness Avenue is an existing building and has not had an addition of 20 percent or more of gross floor area as identified in San Francisco Public Works Code Section 806(d). Therefore, the building is not subject to Street Tree Planting Requirements for New Construction.

Regulation	Requirements	Project Compliance	Remarks
<p>Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)</p>	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing $\geq 5,000$ square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>2151 Van Ness Avenue is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.</p>
<p>Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)</p>	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>All HVAC, refrigeration, and fire suppression systems at 2151 Van Ness Avenue do not contain CFCs or halons, if installed after January 1, 2010 (EPA phase out of CFCs).</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 2151 Van Ness Avenue is unknown. Any available information regarding the use of adhesives, sealants, caulks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)</p>	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
<p>Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)</p>	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>2151 Van Ness Avenue does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.</p>



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis:

Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 1849 Van Ness Avenue, Block 618/Lots 1 and 1B

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

1849 Van Ness Avenue (ES-8) is a four-story, 107,908-square-foot-building. The building was previously occupied by an auto dealership prior to AAU occupation in 1998. AAU uses the building for classrooms, labs/studios, offices, an antique car museum, an art store and a lounge.. AAU replaced the windows on the second through fourth floors in 20097 and added an internally lit light-emitting diode (LED) band sign and painted wall signs to the building's exterior. AAU subsequently removed a painted sign on the south-facing façade in 2011. In 2010 and 2011, AAU installed a canopy at the rear of the building, installed a fire sprinkler and alarm system, added walls and doors to the building's interior, and made other minor interior repairs in response to a Notice of Violation (NOV). AAU installed canopy at the rear of the building without building permits. AAU also installed security cameras and flag poles on the ground-level Van Ness Avenue façade without building permits. A canvas awning and security fence were added at the west end of the north elevation without building permits. A replacement metal door roll-up door was installed by AAU at an unknown time. AAU may have installed four rooftop condensing units and two rooftop exhaust fan units without building permits.

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the “Remarks” column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco’s Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
<p>Commuter Benefits Ordinance (San Francisco Environment Code, Section 427)</p>	<p>All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.</p>	<p><input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.</p>
<p>Emergency Ride Home Program</p>	<p>All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.</p>	<p><input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>AAU has registered with the Emergency Ride Home Program.</p>
<p>Transportation Management Programs (San Francisco Planning Code, Section 163)</p>	<p>Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.</p>	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>1849 Van Ness Avenue's use is institutional in an RC-4 District and would not include the construction of a new building or addition. Thus the project would not be subject to Planning Code Section 163.</p>

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to institutional uses.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Bicycle facilities at 1849 Van Ness Avenue must be designed, located and configured in compliance with Planning Code Section 155.1 through 155.4. There are 30 Class II bicycle parking spaces and one Class II public bicycle rack with two spaces is located on the Van Ness Avenue sidewalk.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1849 Van Ness Avenue does not have a parking garage.
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	Class I Bicycle Parking Spaces: (A) For projects up to 100 dwelling units, one Class 1 space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class 1 space per for every dwelling unit plus one Class 1 space for every four dwelling units over 100 dwelling units. Class II Bicycle Parking Spaces: One Class II space for every 20 dwelling units.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1849 Van Ness Avenue is not a residential building.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1849 Van Ness Avenue is not subject to CalGreen Section 5.1.06.5.2 because it is an existing building and would not add 10 or more parking spaces.
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1849 Van Ness Avenue is not a residential building and thus Planning Code Section 166 is not applicable.
Energy Efficiency Sector			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, and 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1849 Van Ness Avenue is an existing building that has not undergone renovations to areas greater than 25,000 square feet that included major structural, mechanical, or plumbing upgrades.
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects $\geq 25,000$ sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations $< 25,000$ square feet and $\geq 10,000$ square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EA p1. 	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has undergone alterations less than 10,000 square feet and completed testing and adjusting of energy systems in compliance with CalGreen 5.410.4. Commissioning compliance will be reviewed as part of building permit review.
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1849 Van Ness Avenue is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)</p>	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEc3) 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>1849 Van Ness Avenue is an existing building and is not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.</p>
<p>Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)</p>	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. 	<p><input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>All water leaks have been repaired. However, AAU has not implemented other water conservation measures at 1849 Van Ness Avenue in accordance with the Commercial Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0,4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1849 Van Ness Avenue is not a residential building and is not subject to the Residential Water Conservation Ordinance.
San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1849 Van Ness Avenue does not have 500 square feet or more of new or modified landscaping and thus is not subject to the San Francisco Water Efficient Irrigation Ordinance.

Regulation	Requirements	Project Compliance	Remarks
<p>Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)</p>	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> • attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. • Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>1849 Van Ness Avenue is not a residential building and is not subject to the Residential Energy Conservation Ordinance.</p>
<p>San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)</p>	<p>Owners of nonresidential buildings in San Francisco with ≥10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>Compliance with annual energy auditing requirements per the San Francisco Existing Commercial Buildings Energy Performance Ordinance at 1849 Van Ness Avenue is unknown. All available information will be verified during building permit review.</p>

Regulation	Requirements	Project Compliance	Remarks
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1849 Van Ness Avenue is an existing building and is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8, as the requirements only apply to new construction projects.
Renewable Energy			
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of ≥25,000 square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1849 Van Ness Avenue is an existing building and is not subject to San Francisco Green Building Code Requirements for Renewable Energy.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19) All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1849 Van Ness Avenue provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 1849 Van Ness Avenue is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of ≥25,000 square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1849 Van Ness Avenue is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1849 Van Ness Avenue is an existing building and has not had an addition of 20 percent or more of gross floor area as identified in San Francisco Public Works Code Section 806(d). Therefore, the building is not subject to Street Tree Planting Requirements for New Construction.

Regulation	Requirements	Project Compliance	Remarks
<p>Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)</p>	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing $\geq 5,000$ square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>1849 Van Ness Avenue is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.</p>
<p>Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)</p>	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>All HVAC, refrigeration, and fire suppression systems at 1849 Van Ness Avenue do not contain CFCs or halons, if installed after January 1, 2010 (EPA phase out of CFCs).</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 77 New Montgomery Street is unknown. Any available information regarding the use of adhesives, sealants, caulks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)</p>	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
<p>Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)</p>	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>1849 Van Ness Avenue does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.</p>



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 1916 Octavia Street, Block 640/Lot 11

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

1916 Octavia Street (ES-9) is an existing four-story, 13,171-square-foot building. AAU uses the building as a dormitory (22 rooms/47 beds). The building also has a manager's office, laundry room, study room, and TV room. AAU added a canvas canopy that extends from the street to the main entrance steps; and reroofed the building in 1995. On the interior, AAU upgraded the fire sprinkler system on all floors and installed a new fire alarm system in 2004, added guard rails to various locations for safety, made kitchen improvements, and replaced a bathroom and damaged wall to repair dry rot (no structural work was necessary). AAU added a canvas canopy that extends from the street to the main entrance steps and A a non-structural sign was painted over in 2011 without building permits. A security fence, security cameras, lighting, and an awning on the rear elevation were added without building permits.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
Commuter Benefits Ordinance (San Francisco Environment Code, Section 427)	All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.
Emergency Ride Home Program	All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has registered with the Emergency Ride Home Program.
Transportation Management Programs (San Francisco Planning Code, Section 163)	Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1916 Octavia Street's use is student housing in an RH-2 District and would not include the construction of a new building or addition. Thus the project would not be subject to Planning Code Section 163.

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to student housing.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	1916 Octavia Street is required to have five Class I and three Class II bicycle parking spaces per Planning Code Section 155.2.18. There are two bicycle racks providing six Class II bicycle spaces. No Class II bicycle parking spaces are located on the site.
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1916 Octavia Street does not have a parking garage.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	<p>(Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class 1 space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	1916 Octavia Street is required to have five Class I and three Class II bicycle parking spaces per Planning Code Section 155.2.18. There are two bicycle racks providing six Class II bicycle spaces. No Class II bicycle parking spaces are located on the site.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1916 Octavia Street is not subject to CalGreen Section 5.1.06.5.2 because it is an existing building with no available automobile parking.
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1916 Octavia Street does not provide off-street parking and thus is not subject to Planning Code Section 166.
Energy Efficiency Sector			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, and 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1916 Octavia Street is an existing building and is not subject to San Francisco Green Building Requirements because it has not undergone major alterations as defined in the San Francisco Green Building Requirements.
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects $\geq 25,000$ sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations $< 25,000$ square feet and $\geq 10,000$ square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EAp1. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1916 Octavia Street is an existing building and is not subject to San Francisco Green Building Requirements because it is a residential building and has not undergone major alterations as defined in the San Francisco Green Building Requirements.
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	<p>All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1916 Octavia Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.)</p> <p>Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEc3) 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1916 Octavia Street is an existing building and is not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.
Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤ 2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤ 0.4 gpm • Kitchen faucet: ≤ 0.8 gpm • Metering faucet: ≤ 0.2 gal/cycle 4. If toilets have a maximum rated water consumption > 1.6 gallons per flush (gpf), replace with ≤ 1.28 gpf toilet 5. If urinals have a maximum flow rate > 1.0 gpf, replace with ≤ 0.5 gpf unit 6. Repair all water leaks. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1916 Octavia Street is not a commercial building and is not subject to the Commercial Water Conservation Ordinance.

Regulation	Requirements	Project Compliance	Remarks
Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	<p>Some of 1916 Octavia Street's water fixtures have been upgraded pursuant to the Residential Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.</p>
San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	<p>1916 Octavia Street is an existing building and does not have 500 square feet of new or modified landscaping.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	AAU has implemented some energy conservation measures pursuant to the Residential Energy Conservation Ordinance at 1916 Octavia Street. The Department of Building Inspection will review the project's compliance as part of building permit review.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	Owners of nonresidential buildings in San Francisco with ≥10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1916 Octavia Street is a residential building and is not subject to the San Francisco Existing Commercial Buildings Energy Performance Ordinance.
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1916 Octavia Street is an existing residential building and is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8.
Renewable Energy			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of $\geq 25,000$ square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1916 Octavia Street is an existing building and is not subject to San Francisco Green Building Code Requirements for Renewable Energy.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	<p>All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19)</p> <p>All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1916 Octavia Street provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 1916 Octavia Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of ≥25,000 square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1916 Octavia Street is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1916 Octavia Street is an existing building and has not had an addition of 20 percent or more of gross floor area. Therefore, the building is not subject San Francisco Public Works Code Section 806(d).
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing ≥5,000 square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1916 Octavia Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)</p>	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>1916 Octavia Street is a residential building and Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2.3 and 5.508.2) only applies to non-residential buildings.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Section 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 1916 Octavia Street is unknown. Any available information regarding the use of adhesives, sealants, caulks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Section 5.504.4 – all sections.)³</p> <p>Cont.</p>	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
<p>Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)</p>	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>1916 Octavia Street does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.</p>

³ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 950 Van Ness Avenue, Block 718/Lots 17 and 21

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

950 Van Ness Avenue (ES-10) consists of two lots and two connected buildings (50,700 square feet combined) formerly occupied by an automobile dealership. AAU occupied the property in 2009 and established a classic vehicle museum, which is open to the public by appointment only and classic car storage. In addition to the ground-floor classic vehicle museum, several offices are located on the second floor. Classic cars not on display are stored in the basement and on the second floor of 950 Van Ness Avenue. AAU made no exterior changes to the building, except to install two ducts on the roof. AAU refurbished the building in 2009 (painting and interior offices) and added a new ventilation system for the automobile storage areas. Two painted exterior wall signs were removed by AAU in 2010. AAU installed a new fire sprinkler system, fire alarm, and a new intelligent fire alarm control panel in 2011 and 2012. AAU installed an approximately 10-foot-long underground pipe for the fire sprinkler system.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.

not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
Commuter Benefits Ordinance (San Francisco Environment Code, Section 427)	<p>All employers of 20 or more employees nationwide must provide at least one of the following benefit programs:</p> <p>(1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or</p> <p>(2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or</p> <p>(3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.
Emergency Ride Home Program	All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has registered with the Emergency Ride Home Program.
Transportation Management Programs (San Francisco Planning Code, Section 163)	Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	950 Van Ness Avenue use is institutional and the site is located in an RH-4 District, and would not include the construction of a new building or addition. Thus not be subject to Planning Code Section 163.

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to institutional uses.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Based on the low intensity of use, 950 Van Ness Avenue is not required to provide bicycle parking spaces. No bicycle parking spaces are provided on the site.
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	950 Van Ness Avenue is used for car storage and does not have a parking garage.

Regulation	Requirements	Project Compliance	Remarks
<p>Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)</p>	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class I space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>950 Van Ness Avenue is not a residential building.</p>
<p>San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)</p>	<p>Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>950 Van Ness Avenue is not subject to CalGreen Section 5.1.06.5.2 because it is an existing building and would not add parking spaces.</p>
<p>Car Sharing Requirements (San Francisco Planning Code, Section 166)</p>	<p>New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>950 Van Ness Avenue is not a residential building and thus Planning Code Section 166 is not applicable.</p>
<p>Energy Efficiency Sector</p>			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, and 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	950 Van Ness Avenue is an existing building that has not undergone renovations to areas greater than 25,000 square feet that included major structural, mechanical, or plumbing upgrades.
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects $\geq 25,000$ sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations $< 25,000$ square feet and $\geq 10,000$ square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EA p1. 	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has undergone alterations less than 10,000 square feet and completed testing and adjusting of energy systems in compliance with CalGreen 5.410.4. Commissioning compliance will be reviewed as part of building permit review.
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	950 Van Ness Avenue is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.)</p> <p>Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEC3) 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	950 Van Ness Avenue is an existing building and is not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.
Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. 	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	All water leaks have been repaired. However, AAU has not implemented other water conservation measures at 950 Van Ness Avenue in accordance with the Commercial Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.

Regulation	Requirements	Project Compliance	Remarks
Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	950 Van Ness Avenue is not a residential building and is not subject to the Residential Water Conservation Ordinance.
San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	950 Van Ness Avenue does not have 500 square feet or more of new or modified landscaping and thus is not subject to the San Francisco Water Efficient Irrigation Ordinance.

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	950 Van Ness Avenue is not a residential building and is not subject to the Residential Energy Conservation Ordinance.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	<p>Owners of nonresidential buildings in San Francisco with $\geq 10,000$ square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with annual energy auditing requirements per the San Francisco Existing Commercial Buildings Energy Performance Ordinance at 950 Van Ness Avenue is unknown. All available information will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	950 Van Ness Avenue is an existing building and is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8, as the requirements only apply to new construction projects.
Renewable Energy			
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of ≥25,000 square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	950 Van Ness Avenue is an existing building and is not subject to San Francisco Green Building Code: Renewable Energy.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19) All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	950 Van Ness Avenue provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 950 Van Ness Avenue is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of ≥25,000 square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	950 Van Ness Avenue is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	950 Van Ness Avenue is an existing building and has not had an addition of 20 percent or more of gross floor area as identified in San Francisco Public Works Code Section 806(d). Therefore, the building is not subject to Street Tree Planting Requirements for New Construction.

Regulation	Requirements	Project Compliance	Remarks
<p>Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)</p>	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing $\geq 5,000$ square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>950 Van Ness Avenue is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.</p>
<p>Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)</p>	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>All HVAC, refrigeration, and fire suppression systems at 950 Van Ness Avenue do not contain CFCs or halons, if installed after January 1, 2010 (EPA phase out of CFCs).</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 950 Van Ness Avenue is unknown. Any available information regarding the use of adhesives, sealants, calks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)</p> <p>Cont.</p>	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
<p>Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)</p>	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>950 Van Ness Avenue does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.</p>



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 1153 Bush Street, Block 280/Lot 26

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

1153 Bush Street (ES-11) is an existing three-story, 10,456-square-foot building. AAU uses the building as a dormitory (15 rooms/37 beds). Prior to AAU occupation in 1998, the building was used as an apartment building and residential hotel. The building also has an outdoor patio, a half-basketball court, a manager's office, a laundry room, a TV room, and a recreation room. AAU updated bathrooms, and implemented seismic upgrades to the structure in accordance with the Unreinforced Masonry Building ordinance. The backyard was paved for a basketball court, the garage door was replaced, security bars were added to the ground-level windows on the rear and east elevations, and one window was partially in-filled and others were replaced without building permits. AAU added a canvas canopy and non-illuminated canopy sign over the main entrance without a building permit. The sign was later removed in 2013.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.

Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
<p>Commuter Benefits Ordinance (San Francisco Environment Code, Section 427)</p>	<p>All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.</p>	<p><input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.</p>
<p>Emergency Ride Home Program</p>	<p>All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.</p>	<p><input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>AAU has registered with the Emergency Ride Home Program.</p>
<p>Transportation Management Programs (San Francisco Planning Code Section 163)</p>	<p>Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.</p>	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>1153 Bush Street's use is student housing in an RC-4 District and would not include the construction of a new building or addition. Thus the project would not be subject to Planning Code Section 163.</p>

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to student housing.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	1153 Bush Street is required to have 9 Class I and 3 Class II bicycle parking spaces per Planning Code Section 155.2. 1153 Bush Street has one bicycle rack providing 8 Class II bicycle parking spaces. No Class II bicycle parking spaces are located on the site.
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1153 Bush Street has a one-car parking garage does not have more than 500 automobile spaces.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class 1 space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class 1 space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	1153 Bush Street is required to have 9 Class I and 3 Class II bicycle parking spaces per Planning Code Section 155.2. 1153 Bush Street has one bicycle rack providing 8 Class II bicycle parking spaces. No Class II bicycle parking spaces are located on the site.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The existing building at 1153 Bush Street has less than 10 vehicle parking spaces and would not add 10 or more parking spaces. Thus San Francisco Green Building Code (CalGreen Section 5.106.5.2).
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1153 Bush Street has less than 25 vehicle parking spaces and is not required to have any car-share parking spaces.
Energy Efficiency Sector			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, and 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1153 Bush Street is an existing building and is not subject to San Francisco Green Building Requirements because it has not undergone major alterations as defined in the San Francisco Green Building Requirements.
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects $\geq 25,000$ sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations $< 25,000$ square feet and $\geq 10,000$ square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EAp1. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1153 Bush Street is an existing building and is not subject to San Francisco Green Building Requirements because it is a residential building and has not undergone major alterations as defined in the San Francisco Green Building Requirements.
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	<p>All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1153 Bush Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)</p>	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEC3) 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>1153 Bush Street is an existing building and is not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.</p>
<p>Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)</p>	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>1153 Bush Street is not a commercial building and is not subject to the Commercial Water Conservation Ordinance.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	<p>Some of 1153 Bush Street's water fixtures have been upgraded pursuant to the Residential Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.</p>
San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	<p>1153 Bush Street is an existing building and does not have 500 square feet of new or modified landscaping.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	AAU has implemented some energy conservation measures pursuant to the Residential Energy Conservation Ordinance at 1153 Bush Street. The Department of Building Inspection will review the project's compliance as part of building permit review.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	Owners of nonresidential buildings in San Francisco with ≥10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1153 Bush Street is a residential building and is not subject to the San Francisco Existing Commercial Buildings Energy Performance Ordinance.
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1153 Bush Street is an existing residential building and is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8.
Renewable Energy			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of $\geq 25,000$ square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1153 Bush Street is an existing residential building and is not subject to San Francisco Green Building Code: Renewable Energy, which is only applicable to new commercial buildings.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	<p>All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19)</p> <p>All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1153 Bush Street provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 1153 Bush Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of ≥25,000 square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1153 Bush Street is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1153 Bush Street is an existing building and has not had an addition of 20 percent or more of gross floor area. Therefore, the building is not subject San Francisco Public Works Code Section 806(d).
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing ≥5,000 square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1153 Bush Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)</p>	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>1153 Bush Street is a residential building and Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2.3 and 5.508.2) only applies to non-residential buildings.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Section 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 1153 Bush Street is unknown. Any available information regarding the use of adhesives, sealants, caulks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Section 5.504.4 – all sections.)³</p> <p>Cont.</p>	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
<p>Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)</p>	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>The wood burning fireplace at 1153 Bush is not used. The hearth has been covered with plywood.</p>

³ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 1080 Bush Street, Block 276/Lot 15

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

1080 Bush Street (ES-12) is an existing six-story, 24,528-square-foot building. Prior to AAU occupation in 1999, the site was used as an apartment complex and residential hotel. AAU uses the building as a dormitory (57 rooms/122 beds). The building also has a manager's office, laundry room, and a recreation room. AAU added two signs flanking the entrance, one of which was subsequently removed in 2010. AAU renovated and remodeled apartments and replaced lath and plaster with sheet rock in 1999 as part of its original occupancy. Other interior renovations included the addition of a manager's office, a unisex restroom, and a communal kitchen in 2003/2005. AAU reroofed the building in 2011. AAU replaced the western ground-level door in 2013 without a building permit.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
Commuter Benefits Ordinance (San Francisco Environment Code, Section 427)	All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.
Emergency Ride Home Program	All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has registered with the Emergency Ride Home Program.
Transportation Management Programs (San Francisco Planning Code, Section 163)	Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1080 Bush Street's use is student housing in an RC-4 District and would not include the construction of a new building or addition. Thus the project would not be subject to Planning Code Section 163.

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to student housing.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	1080 Bush Street is required to have 29 Class I and 3 Class II bicycle parking spaces per Planning Code Section 155.2.18. 1080 Bush Street has no bicycle parking spaces on site.
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1080 Bush Street does not have a parking garage.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class I space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	1080 Bush Street is required to have 29 Class I and 3 Class II bicycle parking spaces per Planning Code Section 155.2.18. 1080 Bush Street has no bicycle parking spaces on site.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. . For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1080 Bush Street is not subject to CalGreen Section 5.1.06.2 because it is an existing building with no available automobile parking.
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1080 Bush Street does not provide off-street parking and thus is not subject to Planning Code Section 166.
Energy Efficiency Sector			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1080 Bush Street is an existing building and is not subject to San Francisco Green Building Requirements because it has not undergone major alterations as defined in the San Francisco Green Building Requirements.
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects $\geq 25,000$ sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations $< 25,000$ square feet and $\geq 10,000$ square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EAp1. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1080 Bush Street is an existing building and is not subject to San Francisco Green Building Requirements because it is a residential building and has not undergone major alterations as defined in the San Francisco Green Building Requirements.
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	<p>All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1080 Bush Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)</p>	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEC3) 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>1080 Bush Street is an existing building and is not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.</p>
<p>Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)</p>	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0,4 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>1080 Bush Street is not a commercial building and is not subject to the Commercial Water Conservation Ordinance.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)</p>	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>Some of 1080 Bush Street's water fixtures have been upgraded pursuant to the Residential Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.</p>
<p>San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)</p>	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>1080 Bush Street is an existing building and does not have 500 square feet of new or modified landscaping.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	AAU has implemented some energy conservation measures pursuant to the Residential Energy Conservation Ordinance at 1080 Bush Street. The Department of Building Inspection will review the project's compliance as part of building permit review.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	Owners of nonresidential buildings in San Francisco with ≥10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1080 Bush Street is a residential building and is not subject to the San Francisco Existing Commercial Buildings Energy Performance Ordinance.
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1080 Bush Street is an existing residential building and is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8.
Renewable Energy			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of $\geq 25,000$ square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1080 Bush Street is an existing residential building and is not subject to San Francisco Green Building Code Requirements for Renewable Energy, which is only applicable to new commercial buildings.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	<p>All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19)</p> <p>All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1080 Bush Street provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 1080 Bush Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of ≥25,000 square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1080 Bush Street is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1080 Bush Street is an existing building and has not had an addition of 20 percent or more of gross floor area. Therefore, the building is not subject San Francisco Public Works Code Section 806(d).
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing ≥5,000 square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1080 Bush Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1080 Bush Street is a residential building and Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2.3 and 5.508.2) only applies to non-residential buildings.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Section 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 1080 Bush Street is unknown. Any available information regarding the use of adhesives, sealants, calks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Section 5.504.4 – all sections.) ³ Cont.	Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details. Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520) Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2 Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5		
Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)	Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following: <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1080 Bush Street does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.

³ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 860 Sutter Street, Block 0281/Lot 006

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

860 Sutter Street (ES-13) is an existing six-story, 35,292-square-foot building. Prior to AAU occupation in 2003, the site was used a tourist and residential hotel with 50 group housing rooms and 39 tourist hotel rooms. AAU uses the building as a dormitory (89 rooms/182 beds), where two rooms are occupied by two non-student residents. AAU has made exterior tenant improvements to 860 Sutter Street since it occupied the building in 2003, including installing handrails at the primary entrance (south façade) of the building in 2006, re-roofing and replacing existing windows in 2010, installing security cameras with exterior wiring attached to the south façade of the building, removing a wall sign and signage from the canopy in 2013, installing a fire suppression system in the kitchen in 2014. The signs were installed without permits; all signage was removed in 2011 and 2013. AAU replaced the canopy, and windows on the second through fifth floor, without building permits.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.

Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
Commuter Benefits Ordinance (San Francisco Environment Code, Section 427)	All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.
Emergency Ride Home Program	All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU <u>has</u> registered with the Emergency Ride Home Program on [DATE] ² .

² ~~SF Environment, Emergency Ride Home Program Participating Employers, November 2015. Available online at <http://www.sfenvironment.org/article/emergency-ride-home/participating-employers>. Accessed on November 24, 2015.~~

Regulation	Requirements	Project Compliance	Remarks
Transportation Management Programs (San Francisco Planning Code, Section 163)	Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	860 Sutter Street's use is student housing in an RH-4 District and would not include the construction of a new building or addition. Thus the project would not be subject to Planning Code Section 163.
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to student housing.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	860 Sutter Street is required to have 42 Class I and 3 Class II bicycle parking spaces per Planning Code Section 155.2. 860 Sutter Street does not have any available bicycle parking spaces.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	860 Sutter Street does not have a parking garage.
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class 1 space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	860 Sutter Street is required to have 42 Class I and 3 Class II bicycle parking spaces per Planning Code Section 155.2. 860 Sutter Street does not have any available bicycle parking spaces.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	860 Sutter Street is not subject to CalGreen Section 5.1.06.5.2 because it is an existing building with no available automobile parking.
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	860 Sutter Street does not provide off-street parking and thus is not subject to Planning Code Section 166.

Regulation	Requirements	Project Compliance	Remarks
Energy Efficiency Sector			
<p>San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, and 5.103)</p>	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>860 Sutter Street is an existing building and is not subject to San Francisco Green Building Requirements because it has not undergone major alterations as defined in the San Francisco Green Building Requirements.</p>
<p>San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)</p>	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects ≥25,000 sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations <25,000 square feet and ≥10,000 square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EAp1. 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>860 Sutter Street is an existing building and is not subject to San Francisco Green Building Requirements because it is a residential building and has not undergone major alterations as defined in the San Francisco Green Building Requirements.</p>
<p>San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)</p>	<p>All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>860 Sutter Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)</p>	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEC3) 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>860 Sutter Street is an existing building and is not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.</p>
<p>Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)</p>	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤ 2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤ 0.4 gpm • Kitchen faucet: ≤ 0.8 gpm • Metering faucet: ≤ 0.2 gal/cycle 4. If toilets have a maximum rated water consumption > 1.6 gallons per flush (gpf), replace with ≤ 1.28 gpf toilet 5. If urinals have a maximum flow rate > 1.0 gpf, replace with ≤ 0.5 gpf unit 6. Repair all water leaks. 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>860 Sutter Street is not a commercial building and is not subject to the Commercial Water Conservation Ordinance.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)</p>	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>Some of 860 Sutter Street's water fixtures have been upgraded pursuant to the Residential Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.</p>
<p>San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)</p>	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>860 Sutter Street is an existing building and does not have 500 square feet of new or modified landscaping.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	AAU has implemented some energy conservation measures pursuant to the Residential Energy Conservation Ordinance at 860 Sutter Street. The Department of Building Inspection will review the project's compliance as part of building permit review.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	Owners of nonresidential buildings in San Francisco with ≥10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	860 Sutter Street is a residential building and is not subject to the San Francisco Existing Commercial Buildings Energy Performance Ordinance.
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	860 Sutter Street is an existing residential building and is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8.
Renewable Energy			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of $\geq 25,000$ square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	860 Sutter Street is an existing residential building and is not subject to San Francisco Green Building Code Requirements for Renewable Energy, which is only applicable to new commercial buildings.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	<p>All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19)</p> <p>All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	860 Sutter Street provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 860 Sutter Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of ≥25,000 square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	860 Sutter Street is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	860 Sutter Street is an existing building and has not had an addition of 20 percent or more of gross floor area. Therefore, the building is not subject San Francisco Public Works Code Section 806(d).
Construction Site Runoff Pollution Prevention for New Construction San Francisco Public Works Code Article 4.2)	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing ≥5,000 square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	860 Sutter Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)</p>	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>860 Sutter Street is a residential building and Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2.3 and 5.508.2) only applies to non-residential buildings.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)³</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 860 Sutter Street is unknown. Any available information regarding the use of adhesives, sealants, caulks, and paints and coatings will be verified during building permit review.</p>

³ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)⁴</p> <p>Cont.</p>	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
<p>Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)</p>	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>860 Sutter Street does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.</p>

⁴ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 817-831 Sutter Street, Block 299/Lot 21

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

817-831 Sutter Street (ES-14) is an existing six-story, 51,990-square-foot building. The building was previously used as a hotel prior to AAU occupation in 2006. AAU uses the building as a dormitory (114 rooms/222 beds). The building also includes a computer lab, a recreation room, and study room. AAU added a sign that covered the original "Commodore" sign over the main entrance; the AAU sign has since been removed. AAU installed a new range fire suppression system, replaced guest room doors with fire-rated doors in response to a Notice of Violation (NOV), reroofed the building, and rerouted the fire sprinkler system. Four aluminum windows were replaced with vinyl windows on the east elevation in 2010 without a building permit being issued. Security cameras were added without building permits.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
Commuter Benefits Ordinance (San Francisco Environment Code, Section 427)	All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.
Emergency Ride Home Program	All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU <u>has</u> registered with the Emergency Ride Home Program on [DATE] ² .

² ~~SF Environment, Emergency Ride Home Program Participating Employers, November 2015. Available online at <http://www.sfenvironment.org/article/emergency-ride-home/participating-employers>. Accessed on November 24, 2015.~~

Regulation	Requirements	Project Compliance	Remarks
Transportation Management Programs (San Francisco Planning Code, Section 163)	Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	817-831 Sutter Street's use is student housing in the RH-4 District and would not include the construction of a new building or addition. Thus the project would not be subject to Planning Code Section 163.
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to student housing.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	817-831 Sutter Street is required to have 49 Class I and 6 Class II bicycle parking spaces per Planning Code Section 155.2.18. 817-831 Sutter Street does not have any available bicycle parking spaces.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	817-831 Sutter Street does not have a parking garage.
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class I space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	817-831 Sutter Street is required to have 49 Class I and 6 Class II bicycle parking spaces per Planning Code Section 155.2.18. 817-831 Sutter Street does not have any available bicycle parking spaces.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	817-831 Sutter Street is not subject to CalGreen Section 5.1.06.2 because it is an existing building with no available automobile parking.
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	817-831 Sutter Street does not provide off-street parking and thus is not subject to Planning Code Section 166.

Regulation	Requirements	Project Compliance	Remarks
Energy Efficiency Sector			
<p>San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, and 5.103)</p>	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>817-831 Sutter Street is an existing building and is not subject to San Francisco Green Building Requirements because it has not undergone major alterations as defined in the San Francisco Green Building Requirements.</p>
<p>San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)</p>	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects ≥25,000 sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations <25,000 square feet and ≥10,000 square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EAp1. 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>817-831 Sutter Street is an existing building and is not subject to San Francisco Green Building Requirements because it is a residential building and has not undergone major alterations as defined in the San Francisco Green Building Requirements.</p>
<p>San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)</p>	<p>All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>817-831 Sutter Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)</p>	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEC3) 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>817-831 Sutter Street is an existing building and is not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.</p>
<p>Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)</p>	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>817-831 Sutter Street is not a commercial building and is not subject to the Commercial Water Conservation Ordinance.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)</p>	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>Some of 817-831 Sutter Street's water fixtures have been upgraded pursuant to the Residential Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.</p>
<p>San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)</p>	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>817-831 Sutter Street is an existing building and does not have 500 square feet of new or modified landscaping.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	AAU has implemented some energy conservation measures pursuant to the Residential Energy Conservation Ordinance at 817-831 Sutter Street. The Department of Building Inspection will review the project's compliance as part of building permit review.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	Owners of nonresidential buildings in San Francisco with ≥10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	817-831 Sutter is a residential building and is not subject to the San Francisco Existing Commercial Buildings Energy Performance Ordinance.
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	817-831 Sutter Street is an existing residential building and is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8.
Renewable Energy			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Code Requirement for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of $\geq 25,000$ square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	817-831 Sutter Street is an existing residential building and is not subject to San Francisco Green Building Code Requirements for Renewable Energy, which is only applicable to new commercial buildings.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19) and CalGreen)	<p>All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19)</p> <p>All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	817-831 Sutter Street provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 817-831 Sutter Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of $\geq 25,000$ square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	817-831 Sutter Street is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	817-831 Sutter Street is an existing building and has not had an addition of 20 percent or more of gross floor area. Therefore, the building is not subject San Francisco Public Works Code Section 806(d).
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing $\geq 5,000$ square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	817-831 Sutter Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)</p>	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>620 Sutter Street is a residential building and Enhanced Refrigerant Management (CalGreen Chapter 5.508.1.2.3 and 5.508.2) only applies to non-residential buildings.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)³</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 817-831 Sutter Street is unknown. Any available information regarding the use of adhesives, sealants, calks, and paints and coatings will be verified during building permit review.</p>

³ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)⁴</p> <p>Cont.</p>	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
<p>Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)</p>	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>817-831 Sutter Street does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.</p>

⁴ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 1069 Pine Street, Block 275/Lot 8

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

1069 Pine Street (ES-16) is a one-story, 1,875-square-foot building. Its use before AAU occupied the property in 2000 is unknown; however, it may have been a retail store at some point. AAU uses the one-main-room building as a gym. In 2001, the building's front windows were covered over with plywood, and an ADA accessible entrance was added in response to a Notice of Violation (NOV).

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
Commuter Benefits Ordinance (San Francisco Environment Code, Section 427)	All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.
Emergency Ride Home Program	All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has registered with the Emergency Ride Home Program.
Transportation Management Programs (San Francisco Planning Code, Section 163)	Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1069 Pine Street's use is a postsecondary educational institution in an RM-4 District and would not include the construction of a new building or addition. Thus not be subject to Planning Code Section 163.

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to postsecondary educational institution uses.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1069 Pine Street is not required to have bicycle parking because the building is below 10,000 square feet. However, it has an existing bicycle rack. Bicycle facilities must be designed, located and configured in compliance with Planning Code Section 155.1 through 155.4.
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1069 Pine Street does not have a parking garage.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class I space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1069 Pine Street is not a residential building.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1069 Pine Street is not subject to CalGreen Section 5.1.06.5.2 because it is an existing building and would not add 10 or more parking spaces.
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1069 Pine Street is not a residential building and thus Planning Code Section 166 is not applicable.
Energy Efficiency Sector			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1069 Pine Street is an existing building that has not undergone renovations to areas greater than 25,000 square feet that included major structural, mechanical, or plumbing upgrades. Additionally, San Francisco Green Building Code 4.101, 4.103, and 5.103 does not apply to institutional uses.
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects $\geq 25,000$ sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations $< 25,000$ square feet and $\geq 10,000$ square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EA3p1. 	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has undergone alterations less than 10,000 square feet and completed testing and adjusting of energy systems in compliance with CalGreen 5.410.4. Commissioning compliance will be reviewed as part of building permit review.
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1069 Pine Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)</p>	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEC3) 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>1069 Pine Street is an existing building and is not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.</p>
<p>Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)</p>	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. 	<p><input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>The only source of water in the building is one drinking fountain. All other fixtures are not operational.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0,4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1069 Pine Street is not a residential building and is not subject to the Residential Water Conservation Ordinance.
San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1069 Pine Street does not have 500 square feet or more of new or modified landscaping and thus is not subject to the San Francisco Water Efficient Irrigation Ordinance.

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1069 Pine Street is not a residential building and is not subject to the Residential Energy Conservation Ordinance.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	Owners of nonresidential buildings in San Francisco with ≥10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1069 Pine Street is less than 10,000 square feet.
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1069 Pine Street is an existing building is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8, as the requirements only apply to new construction projects.
Renewable Energy			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of $\geq 25,000$ square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1069 Pine Street is an existing building and is not subject to San Francisco Green Building Code Requirements for Renewable Energy.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	<p>All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19)</p> <p>All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1069 Pine Street provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 77 New Montgomery Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review..

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of ≥25,000 square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1069 Pine Street is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1069 Pine Street is an existing building and has not had an addition of 20 percent or more of gross floor area. Therefore, the building is not subject San Francisco Public Works Code Section 806(d).
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing ≥5,000 square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1069 Pine Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)</p>	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>1069 Pine Street does not have a refrigeration system or any equipment that contains CFCs.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 77 New Montgomery Street is unknown. Any available information regarding the use of adhesives, sealants, caulks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)</p> <p>Cont.</p>	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
<p>Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)</p>	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>1069 Pine Street does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.</p>



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 1055 Pine Street, Block 275/Lot 9

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

1055 Pine Street (ES-17) is an existing five-story, 36,213-square-foot building. The site was previously used as a residential hotel before AAU occupied the property in 2000. AAU uses the building as a dormitory (81 rooms/155 beds). AAU made changes to the building's exterior including removing a sign and installing a security fence along the south property line in 2000. AAU also installed lighting and painted the AAU logo and "Café Rodin" on the southwest side of building. AAU installed a black security gate in the driveway. In 2003 and 2004, AAU also installed a new fire alarm system and modified an existing partial sprinkler system to full operation. A small awning and bordering light fixtures were installed at the side door of the west elevation without building permits. Security cameras were added without building permits on the primary and secondary elevations.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.

Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
Commuter Benefits Ordinance (San Francisco Environment Code, Section 427)	All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.
Emergency Ride Home Program	All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has registered with the Emergency Ride Home Program.
Transportation Management Programs (San Francisco Planning Code, Section 163)	Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1055 Pine Street's current use is student housing in an RM-4 District and would not include the construction of a new building or addition. Thus the project would not be subject to Planning Code Section 163.

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to student housing.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	1055 Pine Street is required to have 36 Class I and 5 Class II bicycle parking spaces per Planning Code Section 155.2. 1055 Pine Street has one bicycle rack with 8 Class II bicycle parking spaces, but no Class I bicycle parking space.
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1055 Pine Street does not have a parking garage.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class I space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	1055 Pine Street is required to have 36 Class I and 5 Class II bicycle parking spaces per Planning Code Section 155.2. 1055 Pine Street has one bicycle rack with 8 Class II bicycle parking spaces, but no Class I bicycle parking space.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1055 Pine Street has less than 10 vehicle parking spaces and thus San Francisco Green Building Code (CalGreen Section 5.106.5.2).
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1055 Pine Street has less than 25 vehicle parking spaces and is not required to have any car-share parking spaces.
Energy Efficiency Sector			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, and 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1055 Pine Street is an existing building and is not subject to San Francisco Green Building Requirements because it has not undergone major alterations as defined in the San Francisco Green Building Requirements.
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects $\geq 25,000$ sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations $< 25,000$ square feet and $\geq 10,000$ square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EAp1. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1055 Pine Street is an existing building and is not subject to San Francisco Green Building Requirements because it is a residential building and has not undergone major alterations as defined in the San Francisco Green Building Requirements.
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	<p>All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1055 Pine Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)</p>	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEC3) 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>1055 Pine Street is an existing building and is not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.</p>
<p>Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)</p>	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>1055 Pine Street is not a commercial building and is not subject to the Commercial Water Conservation Ordinance.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)</p>	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>Some of 1055 Pine Street's water fixtures have been upgraded pursuant to the Residential Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.</p>
<p>San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)</p>	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>1055 Pine Street is an existing building and does not have 500 square feet of new or modified landscaping.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	AAU has implemented some energy conservation measures pursuant to the Residential Energy Conservation Ordinance at 1055 Pine Street. The Department of Building Inspection will review the project's compliance as part of building permit review.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	Owners of nonresidential buildings in San Francisco with ≥10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1055 Pine Street is a residential building and is not subject to the San Francisco Existing Commercial Buildings Energy Performance Ordinance.
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1055 Pine Street is an existing residential building and is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8.
Renewable Energy			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Code Requirements for Renewable Energy	New commercial buildings of $\geq 25,000$ square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1055 Pine Street is an existing residential building and is not subject to San Francisco Green Building Code Requirements for Renewable Energy, which is only applicable to new commercial buildings.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	<p>All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19)</p> <p>All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1055 Pine Street provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 1055 Pine Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of ≥25,000 square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1055 Pine Street is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1055 Pine Street is an existing building and has not had an addition of 20 percent or more of gross floor area. Therefore, the building is not subject San Francisco Public Works Code Section 806(d).
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing ≥5,000 square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1055 Pine Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1055 Pine Street is a residential building and Enhanced Refrigerant Management (CalGreen Chapter 5.508.1.2.3 and 5.508.2) only applies to non-residential buildings.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 1055 Pine Street is unknown. Any available information regarding the use of adhesives, sealants, calks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.) ³ Cont.	Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details. Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520) Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2 Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5		
Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)	Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following: <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	1055 Pine Street does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.

³ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 620 Sutter Street, Block 283/Lot 4A

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

620 Sutter Street (ES-20) is an existing seven-story, 67,775-square-foot building. The site was previously occupied by the San Francisco YWCA and later served as a tourist hotel before AAU occupation in 2005. AAU uses the building as a dormitory (65 rooms/capacity of 129 beds), indoor pool, and fitness gym. AAU replaced a domed canvas canopy over the main entrance without a building permit. AAU obtained a permit for inspection of the fire alarm system and patched holes in a telephone closet. AAU added security cameras and lighting to the first floor of the primary elevation without permits. AAU installed three rooftop condenser units without building permits.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
Commuter Benefits Ordinance (San Francisco Environment Code, Section 427)	All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.
Emergency Ride Home Program	All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has registered with the Emergency Ride Home Program.
Transportation Management Programs (San Francisco Planning Code, Section 163)	Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	620 Sutter Street's current use is student housing in the C-3-G District and would not include the construction of a new building or addition. Thus not be subject to Planning Code Section 163.

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to student housing.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	620 Sutter Street is required to have 31 Class I and 3 Class II bicycle parking spaces per Planning Code Section 155.2.18. 620 Sutter Street does not have any existing bicycle parking spaces.
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	620 Sutter Street does not have a parking garage.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class I space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	620 Sutter Street is required to have 31 Class I and 3 Class II bicycle parking spaces per Planning Code Section 155.2.18. 620 Sutter Street does not have any existing bicycle parking spaces.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	620 Sutter Street is not subject to CalGreen Section 5.1.06.2 because it is an existing building with no available automobile parking.
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	620 Sutter Street does not provide off-street parking and thus is not subject to Planning Code Section 166.
Energy Efficiency Sector			

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, 5.103)</p>	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>620 Sutter Street is an existing building and is not subject to San Francisco Green Building Requirements because it has not undergone major alterations as defined in the San Francisco Green Building Requirements.</p>
<p>San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)</p>	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects ≥25,000 sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations <25,000 square feet and ≥10,000 square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EAp1. 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>620 Sutter Street is an existing building and is not subject to San Francisco Green Building Requirements because it is a residential building and has not undergone major alterations as defined in the San Francisco Green Building Requirements.</p>
<p>San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)</p>	<p>All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>620 Sutter Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.</p>

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.)</p> <p>Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEC3) 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	620 Sutter Street is an existing building and is not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.
Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤ 2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤ 0.4 gpm • Kitchen faucet: ≤ 0.8 gpm • Metering faucet: ≤ 0.2 gal/cycle 4. If toilets have a maximum rated water consumption > 1.6 gallons per flush (gpf), replace with ≤ 1.28 gpf toilet 5. If urinals have a maximum flow rate > 1.0 gpf, replace with ≤ 0.5 gpf unit 6. Repair all water leaks. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	620 Sutter Street is not a commercial building and is not subject to the Commercial Water Conservation Ordinance.

Regulation	Requirements	Project Compliance	Remarks
Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	<p>Some of 620 Sutter Street's water fixtures have been upgraded pursuant to the Residential Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.</p>
San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	<p>620 Sutter Street is an existing building and does not have 500 square feet of new or modified landscaping.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	AAU has implemented some energy conservation measures pursuant to the Residential Energy Conservation Ordinance at 620 Sutter Street. The Department of Building Inspection will review the project's compliance as part of building permit review.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	Owners of nonresidential buildings in San Francisco with ≥10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	620 Sutter is a residential building and is not subject to the San Francisco Existing Commercial Buildings Energy Performance Ordinance.
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	620 Sutter Street is an existing residential building and is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8.
Renewable Energy			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of $\geq 25,000$ square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	620 Sutter Street is an existing residential building and is not subject to the San Francisco Green Building Code Requirements for Renewable Energy, which is only applicable to new commercial buildings.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	<p>All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19)</p> <p>All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	620 Sutter Street provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 620 Sutter Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of $\geq 25,000$ square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	620 Sutter Street is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	620 Sutter Street is an existing building and has not had an addition of 20 percent or more of gross floor area. Therefore, the building is not subject to San Francisco Public Works Code Section 806(d).
Construction Site Runoff Pollution Prevention for New Construction	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing $\geq 5,000$ square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	620 Sutter Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2 and 5.508.2)</p>	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>620 Sutter Street is a residential building and Enhanced Refrigerant Management (CalGreen Chapter 5.508.1.2.3 and 5.508.2) only applies to non-residential buildings.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 620 Sutter Street is unknown. Any available information regarding the use of adhesives, sealants, caulks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)³</p> <p>Cont.</p>	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
<p>Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)</p>	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>620 Sutter Street does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.</p>

³ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 491 Post Street, Block 307/Lot 9

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

491 Post Street (ES-23) is a two-story, 37,730-square-foot building. AAU occupied the building in 2002 and uses the former church as an auditorium and for classrooms and offices. At some unknown time, two "First Congregational Church" neon signs and an awning were removed. AAU added a sign over the "First Congregational Church" carving above the main doors on the Post Street façade, then replaced this sign with two canvas banners flanking the pillars at the entrance. AAU also added two free-standing statues to the main façade (legalized with permits in 2011 after an NOV), reroofed the building and installed a new fire sprinkler system for the subbasement and a sprinkler monitoring system in 2011, and removed a wall sign and a free-standing sign in 2013. Metal doors were replaced, and skateboard deterrents and security cameras were added without building permits.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.

Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
<p>Commuter Benefits Ordinance (San Francisco Environment Code Section 427)</p>	<p>All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.</p>	<p><input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.</p>
<p>Emergency Ride Home Program</p>	<p>All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.</p>	<p><input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>AAU has registered with the Emergency Ride Home Program.</p>
<p>Transportation Management Programs (San Francisco Planning Code, Section 163)</p>	<p>Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.</p>	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>491 Post Street's current use is a postsecondary educational institution in the C-3-G District and would not include the construction of a new building or addition. Thus the project would not be subject to Planning Code Section 163.</p>

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to postsecondary educational institution uses.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Bicycle facilities at 491 Post Street must be designed, located and configured in compliance with Planning Code Section 155.1 through 155.4. There are currently 20 Class II bicycle parking spaces.
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	491 Post Street does not have a parking garage.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class I space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	491 Post Street is not a residential building.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	491 Post Street is not subject to CalGreen Section 5.106.5.2 because it is an existing building and would not add 10 or more parking spaces.
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	491 Post Street is not a residential building and thus Planning Code Section 166 is not applicable.
Energy Efficiency Sector			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	491 Post Street is an existing building that has not undergone renovations to areas greater than 25,000 square feet that included major structural, mechanical, or plumbing upgrades.
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects $\geq 25,000$ sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations $< 25,000$ square feet and $\geq 10,000$ square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EAp1. 	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has undergone alterations less than 10,000 square feet and completed testing and adjusting of energy systems in compliance with CalGreen 5.410.4. Commissioning compliance will be reviewed as part of building permit review.
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	491 Post Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2, CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)</p>	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEC3) 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>491 Post Street is an existing building and not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.</p>
<p>Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)</p>	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. 	<p><input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>All water leaks have been repaired. However, AAU has not implemented other water conservation measures at 491 Post Street in accordance with the Commercial Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)</p>	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>491 Post Street is not a residential building and is not subject to the Residential Water Conservation Ordinance.</p>
<p>San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)</p>	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>491 Post Street does not have 500 square feet or more of new or modified landscaping and thus is not subject to the San Francisco Water Efficient Irrigation Ordinance.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	491 Post Street is not a residential building and is not subject to the Residential Energy Conservation Ordinance.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	Owners of nonresidential buildings in San Francisco with ≥10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with annual energy auditing requirements per the San Francisco Existing Commercial Buildings Energy Performance Ordinance at 491 Post Street is unknown. All available information will be verified during building permit review.
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	491 Post Street is an existing building is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8, as the requirements only apply to new construction projects.
Renewable Energy			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of $\geq 25,000$ square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	491 Post Street is an existing building and is not subject to the San Francisco Green Building Code Requirements for Renewable Energy.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	<p>All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19)</p> <p>All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	491 Post Street provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 491 Post Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of $\geq 25,000$ square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	491 Post Street is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	491 Post Street is an existing building and has not had an addition of 20 percent or more of gross floor area. Therefore, the building is not subject San Francisco Public Works Code Section 806(d). Therefore, the building is not subject to Street Tree Planting Requirements for New Construction.
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing $\geq 5,000$ square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	491 Post Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)</p>	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>All HVAC, refrigeration, and fire suppression systems at 491 Post Street do not contain CFCs or halons, if installed after January 1, 2010 (EPA phase out of CFCs).</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 491 Post Street is unknown. Any available information regarding the use of adhesives, sealants, calks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)³</p> <p>Cont.</p>	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
<p>Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)</p>	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>491 Post Street does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.</p>

³ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 77 New Montgomery Street, Block 3707/Lot 14

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

77 New Montgomery Street (ES-27) is a five-story, 147,509-square-foot building. AAU occupied the former office building in 1996 and uses it for classrooms, labs/art studios, a theater, and a ground-floor gallery. . AAU added four electric blade signs at the building's corners and installed 17 awnings above the ground-floor windows along New Montgomery, Mission, and Jessie streets. In addition, in 2000 AAU reroofed the building, replaced concrete on encased beams, and in 2012 installed a new fire alarm system. AAU painted signs in 2011 and subsequently removed them in 2015. Security cameras were added, a secondary entrance door was installed, and a roll-up door were replaced without building permits.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
Commuter Benefits Ordinance (San Francisco Environment Code Section 427)	<p>All employers of 20 or more employees nationwide must provide at least one of the following benefit programs:</p> <p>(1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or</p> <p>(2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or</p> <p>(3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.
Emergency Ride Home Program	All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has registered with the Emergency Ride Home Program.
Transportation Management Programs (San Francisco Planning Code Section 163)	Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	77 New Montgomery Street's current use is a postsecondary educational institution in a C-3-O(SD) District and would not include the construction of a new building or addition. Thus, the project is not subject to Planning Code Section 163.

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to postsecondary educational institution uses.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Bicycle facilities at 77 New Montgomery Street must be designed, located and configured in compliance with Planning Code Section 155.1 through 155.4. There are currently 16 Class II bicycle parking spaces, eight in the basement and four public spaces in front of the building.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	77 New Montgomery Street does not have a parking garage.
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	Class I Bicycle Parking Spaces: (A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class I space for every four dwelling units over 100 dwelling units. Class II Bicycle Parking Spaces: One Class II space for every 20 dwelling units.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	77 New Montgomery Street is not a residential building.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	77 New Montgomery Street is not subject to CalGreen Section 5.106.5.2 because it is an existing building and would not add 10 or more parking spaces..
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	77 New Montgomery Street is not a residential building and thus Planning Code Section 166 is not applicable.
Energy Efficiency Sector			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	77 New Montgomery Street is an existing building that has not undergone renovations to areas greater than 25,000 square feet that included major structural, mechanical, or plumbing upgrades.
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects $\geq 25,000$ sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations $< 25,000$ square feet and $\geq 10,000$ square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EA p1. 	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has undergone alterations less than 10,000 square feet and completed testing and adjusting of energy systems in compliance with CalGreen 5.410.4. Commissioning compliance will be reviewed as part of building permit review.
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	77 New Montgomery Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.)</p> <p>Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEC3) 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	77 New Montgomery Street is an existing building and not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.
Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤ 2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤ 0.4 gpm • Kitchen faucet: ≤ 0.8 gpm • Metering faucet: ≤ 0.2 gal/cycle 4. If toilets have a maximum rated water consumption > 1.6 gallons per flush (gpf), replace with ≤ 1.28 gpf toilet 5. If urinals have a maximum flow rate > 1.0 gpf, replace with ≤ 0.5 gpf unit 6. Repair all water leaks. 	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	All water leaks have been repaired. However, AAU has not implemented other water conservation measures at 77 New Montgomery Street in accordance with the Commercial Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.

Regulation	Requirements	Project Compliance	Remarks
<p>Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)</p>	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0,4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>77 New Montgomery Street is not a residential building and is not subject to the Residential Water Conservation Ordinance.</p>
<p>San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)</p>	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>77 New Montgomery Street does not have 500 square feet or more of new or modified landscaping and thus is not subject to the San Francisco Water Efficient Irrigation Ordinance.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	77 New Montgomery Street is not a residential building and is not subject to the Residential Energy Conservation Ordinance.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	<p>Owners of nonresidential buildings in San Francisco with $\geq 10,000$ square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with annual energy auditing requirements per the San Francisco Existing Commercial Buildings Energy Performance Ordinance at 77 New Montgomery Street is unknown. All available information will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	77 New Montgomery Street is an existing building and is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8, as the requirements only apply to new construction projects.
Renewable Energy			
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of ≥25,000 square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	77 New Montgomery Street is an existing building and is not subject to the San Francisco Green Building Code Requirements for Renewable Energy.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19) All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	77 New Montgomery Street provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 77 New Montgomery Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of $\geq 25,000$ square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	77 New Montgomery Street is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	77 New Montgomery Street is an existing building and has not had an addition of 20 percent or more of gross floor area as identified in San Francisco Public Works Code Section 806(d). Therefore, the building is not subject to Street Tree Planting Requirements for New Construction.

Regulation	Requirements	Project Compliance	Remarks
<p>Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code, Article 4.2)</p>	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing $\geq 5,000$ square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>77 New Montgomery Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.</p>
<p>Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)</p>	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>All HVAC, refrigeration, and fire suppression systems at 77 New Montgomery Street do not contain CFCs or halons, if installed after January 1, 2010 (EPA phase out of CFCs).</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 77 New Montgomery Street is unknown. Any available information regarding the use of adhesives, sealants, caulks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.) ³ Cont.	Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details. Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520) Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2 Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5		
Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)	Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following: <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	77 New Montgomery Street does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.

³ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 180 New Montgomery Street, Block 3722/Lot 22

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

180 New Montgomery Street (ES-28) is an eight-story, 190,066-square-foot building. Formerly telephone company offices, ES-28 was occupied by AAU in 1995. AAU uses the building to house its library, as well as classrooms, labs/studios, offices, and a café. At an unknown date AAU added three electric blade signs, installed a new fire sprinkler system and made life safety upgrades; demolished and added interior partitions and a new door to a suite in 2010; and remodeled the basement in 2011. AAU obtained a building permit for painted wall signs and subsequently removed the signs in 2013 and 2015 to abate a San Francisco Planning Code (Planning Code) violation. AAU painted an in-filled former storefront panel and added security cameras without building permits.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.

Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
Commuter Benefits Ordinance (San Francisco Environment Code Section 427)	All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.
Emergency Ride Home Program	All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU <u>has</u> registered with the Emergency Ride Home Program on [DATE] ² .

² ~~SF Environment, Emergency Ride Home Program Participating Employers, November 2015. Available online at <http://www.sfenvironment.org/article/emergency-ride-home/participating-employers>. Accessed on November 24, 2015.~~

Regulation	Requirements	Project Compliance	Remarks
Transportation Management Programs (San Francisco Planning Code Section 163)	Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	180 New Montgomery Street's current use is a postsecondary educational institution in a C-3-O(SD) District and would not include the construction of a new building or addition. Thus not be subject to Planning Code Section 163.
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to postsecondary educational institution uses.

Regulation	Requirements	Project Compliance	Remarks
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Bicycle facilities at 180 New Montgomery Street must be designed, located and configured in compliance with Planning Code Section 155.1 through 155.4. There are currently 16 Class II bicycle parking spaces located near the entrance of the building.
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	180 New Montgomery Street does not have a parking garage.
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class I space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	180 New Montgomery Street is not a residential building.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	180 New Montgomery Street is not subject to CalGreen Section 5.106.5.2 because it is an existing building and would not add 10 or more parking spaces.
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	180 New Montgomery Street is not a residential building and thus Planning Code Section 166 is not applicable.
Energy Efficiency Sector			

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, 5.103)</p>	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>180 New Montgomery Street is an existing building that has not undergone renovations to areas greater than 25,000 square feet that included major structural, mechanical, or plumbing upgrades.</p>
<p>San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)</p>	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects ≥25,000 sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations <25,000 square feet and ≥10,000 square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EA1. 	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>AAU has undergone alterations less than 25,000 square feet, but greater than 10,000 square, and commissioned all energy systems in compliance with CalGreen 5.410. Commissioning compliance will be reviewed as part of building permit review.</p>

Regulation	Requirements	Project Compliance	Remarks
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	180 New Montgomery Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.
San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2, CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)	All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally: <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED Wec3) 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	180 New Montgomery Street is an existing building and is not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.
Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)	Requires all alterations to existing commercial properties to achieve the following: <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤ 2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤ 0.4 gpm • Kitchen faucet: ≤ 0.8 gpm • Metering faucet: ≤ 0.2 gal/cycle 4. If toilets have a maximum rated water consumption > 1.6 gallons per flush (gpf), replace with ≤ 1.28 gpf toilet 5. If urinals have a maximum flow rate > 1.0 gpf, replace with ≤ 0.5 gpf unit 6. Repair all water leaks. 	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	All water leaks have been repaired. However, AAU has not implemented other water conservation measures at 180 New Montgomery Street in accordance with the Commercial Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.

Regulation	Requirements	Project Compliance	Remarks
Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	180 New Montgomery Street is not a residential building and is not subject to the Residential Water Conservation Ordinance.
San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	180 New Montgomery Street does not have 500 square feet or more of new or modified landscaping and thus is not subject to the San Francisco Water Efficient Irrigation Ordinance.

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	180 New Montgomery Street is not a residential building and is not subject to the Residential Energy Conservation Ordinance.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	<p>Owners of nonresidential buildings in San Francisco with $\geq 10,000$ square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with annual energy auditing requirements per the San Francisco Existing Commercial Buildings Energy Performance Ordinance at 180 New Montgomery Street is unknown. All available information will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	180 New Montgomery Street is an existing building and is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8, as the requirements only apply to new construction projects.
Renewable Energy			
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of ≥25,000 square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	180 New Montgomery Street is an existing building and is not subject to the San Francisco Green Building Code Requirements for Renewable Energy.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19) All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	180 New Montgomery Street provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 180 New Montgomery Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of $\geq 25,000$ square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	180 New Montgomery Street is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			

Regulation	Requirements	Project Compliance	Remarks
Street Tree Planting Requirements for New Construction San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	180 New Montgomery Street is an existing building and has not had an addition of 20 percent or more of gross floor area as identified in San Francisco Public Works Code Section 806(d). Therefore, the building is not subject to Street Tree Planting Requirements for New Construction.
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code, Article 4.2)	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing $\geq 5,000$ square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	180 New Montgomery Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.
Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	All HVAC, refrigeration, and fire suppression systems at 180 New Montgomery Street do not contain CFCs or halons, if installed after January 1, 2010 (EPA phase out of CFCs).

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections)³</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 180 New Montgomery Street is unknown. Any available information regarding the use of adhesives, sealants, caulks, and paints and coatings will be verified during building permit review.</p>

³ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 4.504.2 - all sections) ⁴</p> <p>Cont.</p>	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
<p>Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31 Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)</p>	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>180 New Montgomery Street does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.</p>

⁴ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 58-60 Federal Street, Block 3774/Lot 74

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

58-60 Federal Street (ES-30) is an existing five-story, 91,522-square-foot building constructed in 1912. AAU occupied ES-30 in 2002 and uses the former office building for studios, a frame shop, prop room, and archival room. AAU has changed the use from office to postsecondary educational institution. AAU painted a sign on the building's primary façade and logos on the garage door that have since been removed. AAU installed life safety upgrades and corrected wooden step risers in two rooms to provide seismic restraints to movable partitions in 2011, and installed a new fire sprinkler and a fire alarm system in 2013 and 2014. AAU added security cameras without building permits.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
Commuter Benefits Ordinance (San Francisco Environment Code Section 427)	All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.
Emergency Ride Home Program	All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has registered with the Emergency Ride Home Program.
Transportation Management Programs (San Francisco Planning Code Section 163)	Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	58-60 Federal Street's use is a postsecondary educational institution in an MUO District and would not include the construction of a new building or addition. Thus the project would not be subject to Planning Code Section 163.

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to postsecondary educational institution uses.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Bicycle facilities at 58-60 Federal Street must be designed, located and configured in compliance with Planning Code Section 155.1 through 155.4. There are currently 36 Class II bicycle parking spaces in the basement. .
Bicycle parking in parking garages (San Francisco Planning Code Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	58-60 Federal Street's parking garage provides 37 off-street automobile parking spaces, and does not have more than 500 automobile spaces.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in Residential Buildings (San Francisco Planning Code Section 155.2)	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class I space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	58-60 Federal Street is not a residential building.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	58-60 Federal Street is not subject to CalGreen Section 5.106.5.2 because it is an existing building and would not add 10 or more parking spaces.
Car Sharing Requirements (San Francisco Planning Code Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	58-60 Federal Street is not a residential building and thus Planning Code Section 166 is not applicable.
Energy Efficiency Sector			
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	58-60 Federal Street is an existing building that has not undergone renovations to areas greater than 25,000 square feet that included major structural, mechanical, or plumbing upgrades.

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)</p>	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects ≥25,000 sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations <25,000 square feet and ≥10,000 square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EAp1. 	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>AAU has undergone alterations less than 10,000 square feet and completed testing and adjusting of energy systems in compliance with CalGreen 5.410.4. Commissioning compliance will be reviewed as part of building permit review.</p>
<p>San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)</p>	<p>All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>58-60 Federal Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.</p>
<p>San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2, CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)</p>	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEC3) 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>58-60 Federal Street is an existing building and not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.</p>

Regulation	Requirements	Project Compliance	Remarks
Commercial Water Conservation Ordinance (San Francisco Building Code Chapter 13A)	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤ 2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤ 0.4 gpm • Kitchen faucet: ≤ 0.8 gpm • Metering faucet: ≤ 0.2 gal/cycle 4. If toilets have a maximum rated water consumption > 1.6 gallons per flush (gpf), replace with ≤ 1.28 gpf toilet 5. If urinals have a maximum flow rate > 1.0 gpf, replace with ≤ 0.5 gpf unit 6. Repair all water leaks. 	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	<p>All water leaks have been repaired. However, AAU has not implemented other water conservation measures at 58-60 Federal Street in accordance with the Commercial Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.</p>
Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤ 2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤ 0.4 gpm • Residential lavatory: ≤ 1.5 gpm • Kitchen faucet: ≤ 0.8 gpm • Metering faucet: ≤ 0.2 gal/cycle 4. If toilets have a maximum rated water consumption > 1.6 gallons per flush (gpf), replace with ≤ 1.28 gpf toilet 5. If urinals have a maximum flow rate > 1.0 gpf, replace with ≤ 0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	<p>58-60 Federal Street is not a residential building and is not subject to the Residential Water Conservation Ordinance.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)</p>	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf <= project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>58-60 Federal Street does not have 500 square feet or more of new or modified landscaping and thus is not subject to the San Francisco Water Efficient Irrigation Ordinance.</p>
<p>Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)</p>	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>58-60 Federal Street is not a residential building and is not subject to the Residential Energy Conservation Ordinance.</p>
<p>San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)</p>	<p>Owners of nonresidential buildings in San Francisco with ≥10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.</p>	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>58-60 Federal Street completes annual energy auditing requirements per the San Francisco Existing Commercial Buildings Energy Performance Ordinance.</p>

Regulation	Requirements	Project Compliance	Remarks
Light Pollution Reduction (CalGreen 5.106.8)	For new nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	58-60 Federal Street is an existing building and is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8, as the requirements only apply to new construction projects.
Renewable Energy			
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of ≥25,000 square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	58-60 Federal Street is an existing building and is not subject to the San Francisco Green Building Code Requirements for Renewable Energy.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	<p>All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19)</p> <p>All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	58-60 Federal Street provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 58-60 Federal Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of $\geq 25,000$ square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	58-60 Federal Street is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			

Regulation	Requirements	Project Compliance	Remarks
Street Tree Planting Requirements for New Construction (San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	58-60 Federal Street is an existing building and has not had an addition of 20 percent or more of gross floor area as identified in San Francisco Public Works Code Section 806(d). Therefore, the building is not subject to Street Tree Planting Requirements.
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing $\geq 5,000$ square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	58-60 Federal Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.
Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	All HVAC, refrigeration, and fire suppression systems at 58-60 Federal Street do not contain CFCs or halons, if installed after January 1, 2010 (EPA phase out of CFCs).

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 58-60 Federal Street is unknown. Any available information regarding the use of adhesives, sealants, caulks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)³</p> <p>Cont.</p>	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
<p>Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)</p>	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>58-60 Federal Street does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.</p>

³ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis:

Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 601 Brannan Street, Block 3785/Lot 132

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

601 Brannan Street (ES-31) is a two-story, 73,666-square-foot building. 601 Brannan Street originally consisted of two separate structures (one made of brick and the other of metal), which were joined and renovated for office use. AAU occupied the building in 2007 and uses ES-31 for classrooms, a library, labs/studios, and a furniture and model shop. Outdoor recreation facilities are also provided at 601 Brannan. In 2010 these facilities included a basketball court and batting cages; current facilities include a basketball court and batting cages.. AAU reroofed the building in 2009 and installed a fire alarm, made life safety upgrades, and installed furnaces and performed duct work on the first floor in 2010. AAU remodeled interior space to include a café and painted an AAU logo on the side of the building in 2011; removed signs except those at ground level in 2013. AAU painted an AAU logo on the side of the building without a building permit in 2011, and removed signs except those at ground level in 2013. AAU installed a basketball court, batting cages, and an AAU shuttle waiting area at some unknown date without building permits.

B. COMPLIANCE CHECKLIST TABLE:

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the “Remarks” column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco’s Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
<p>Commuter Benefits Ordinance (San Francisco Environment Code Section 427)</p>	<p>All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.</p>	<p><input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.</p>
<p>Emergency Ride Home Program</p>	<p>All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.</p>	<p><input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>AAU has registered with the Emergency Ride Home Program.</p>
<p>Transportation Management Programs (San Francisco Planning Code, Section 163)</p>	<p>Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.</p>	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>601 Brannan Street's current use is a postsecondary educational institution in an SALI District and would not include the construction of a new building or addition. Thus the project would not be subject to Planning Code Section 163.</p>

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to postsecondary educational institution uses.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Bicycle facilities at 601 Brannan Street must be designed, located and configured in compliance with Planning Code Section 155.1 through 155.4. There are currently 60 Class II bicycle parking spaces.
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	601 Brannan Street does not have a parking garage.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class I space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	601 Brannan Street is not a residential building.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	601 Brannan Street is not subject to CalGreen Section 5.106.5.2 because it is an existing building and would not add 10 or more parking spaces.
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	601 Brannan Street is not a residential building and thus Planning Code Section 166 is not applicable.
Energy Efficiency Sector			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Sections Code 4.101, 4.103, 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	601 Brannan Street is an existing building that has not undergone renovations to areas greater than 25,000 square feet that included major structural, mechanical, or plumbing upgrades.
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects $\geq 25,000$ sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations $< 25,000$ square feet and $\geq 10,000$ square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EA p1. 	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has undergone alterations less than 25,000 square feet, but greater than 10,000 square, and commissioned all energy systems in compliance with CalGreen 5.410. Commissioning compliance will be reviewed as part of building permit review.
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	601 Brannan Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2, CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.)</p> <p>Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEC3) 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	601 Brannan Street is an existing building and not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.
Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. 	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	All water leaks have been repaired. However, AAU has not implemented other water conservation measures at 601 Brannan Street in accordance with the Commercial Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.

Regulation	Requirements	Project Compliance	Remarks
<p>Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)</p>	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0,4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>601 Brannan Street is not a residential building and is not subject to the Residential Water Conservation Ordinance.</p>
<p>San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)</p>	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>601 Brannan Street does not have 500 square feet or more of new or modified landscaping and thus is not subject to the San Francisco Water Efficient Irrigation Ordinance.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	601 Brannan Street is not a residential building and is not subject to the Residential Energy Conservation Ordinance.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	Owners of nonresidential buildings in San Francisco with ≥10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with annual energy auditing requirements per the San Francisco Existing Commercial Buildings Energy Performance Ordinance at 77 New Montgomery Street is unknown. All available information will be verified during building permit review.
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	601 Brannan Street is an existing building is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8, as the requirements only apply to new construction projects.

Regulation	Requirements	Project Compliance	Remarks
Renewable Energy			
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of $\geq 25,000$ square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	601 Brannan Street is an existing building and is not subject to the San Francisco Green Building Code Requirements for Renewable Energy.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	<p>All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19)</p> <p>All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	601 Brannan Street provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 601 Brannan Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of $\geq 25,000$ square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	601 Brannan Street is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
(San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	601 Brannan Street is an existing building and has not had an addition of 20 percent or more of gross floor area. Therefore, the building is not subject San Francisco Public Works Code Section 806(d). Therefore, the building is not subject to Street Tree Planting Requirements.
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing $\geq 5,000$ square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	601 Brannan Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)</p>	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>All HVAC, refrigeration, and fire suppression systems at 601 Brannan Street do not contain CFCs or halons, if installed after January 1, 2010 (EPA phase out of CFCs).</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 601 Brannan Street is unknown. Any available information regarding the use of adhesives, sealants, calks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)³</p> <p>Cont.</p>	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
<p>Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)</p>	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>601 Brannan Street does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.</p>

³ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 460 Townsend Street, Block 3785/Lot 23

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

460 Townsend Street (ES-33) is an two-story, 25,920-square-foot building. The building had been used as a wholesale facility before AAU's tenancy. AAU occupied the site in 2009 and uses ES-33 for classrooms, lab/studios, and offices. AAU added security cameras without a building permit. On the interior, AAU built full-height partitions and installed fire alarms and sprinklers and upgraded the system, upgraded bathrooms, and made additional required life-safety upgrades all in 2010 and 2011.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
<p>Commuter Benefits Ordinance (San Francisco Environment Code Section 427)</p>	<p>All employers of 20 or more employees nationwide must provide at least one of the following benefit programs:</p> <p>(1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or</p> <p>(2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or</p> <p>(3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.</p>	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.</p>
<p>Emergency Ride Home Program</p>	<p>All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.</p>	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>AAU has registered with the Emergency Ride Home Program.</p>
<p>Transportation Management Programs (San Francisco Planning Code Section 163)</p>	<p>Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>460 Townsend Street's current use is a postsecondary educational institution in a WMUO District and would not include the construction of a new building or addition. Thus the project would not be subject to Planning Code Section 163.</p>

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to postsecondary educational institution uses.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Bicycle facilities at 460 Townsend Street must be designed, located and configured in compliance with Planning Code Section 155.1 through 155.4. There are currently 5 Class II bicycle parking spaces.
Bicycle parking in parking garages (San Francisco Planning Code Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	460 Townsend Street does not have a parking garage.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in Residential Buildings (San Francisco Planning Code Section 155.2)	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class I space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	460 Townsend Street is not a residential building.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Section 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	460 Townsend Street is not subject to CalGreen Section 5.106.5.22 because it is an existing building and would not add 10 or more parking spaces.
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	460 Townsend Street is not a residential building and thus Planning Code Section 166 is not applicable.
Energy Efficiency Sector			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	460 Townsend Street is an existing building that has not undergone renovations to areas greater than 25,000 square feet that included major structural, mechanical, or plumbing upgrades.
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code, Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects $\geq 25,000$ sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations $< 25,000$ square feet and $\geq 10,000$ square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EA p1. 	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has undergone alterations less than 10,000 square feet and completed testing and adjusting of energy systems in compliance with CalGreen 5.410.4. Commissioning compliance will be reviewed as part of building permit review.
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	460 Townsend Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2, CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)</p>	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEc3) 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>460 Townsend Street is an existing building and not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.</p>
<p>Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)</p>	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. 	<p><input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>All water leaks have been repaired. However, AAU has not implemented other water conservation measures at 460 Townsend Street in accordance with the Commercial Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0,4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	460 Townsend Street is not a residential building and is not subject to the Residential Water Conservation Ordinance.
San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	460 Townsend Street does not have 500 square feet or more of new or modified landscaping and thus is not subject to the San Francisco Water Efficient Irrigation Ordinance.

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	460 Townsend Street is not a residential building and is not subject to the Residential Energy Conservation Ordinance.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	<p>Owners of nonresidential buildings in San Francisco with $\geq 10,000$ square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Compliance with annual energy auditing requirements per the San Francisco Existing Commercial Buildings Energy Performance Ordinance at 77 New Montgomery Street is unknown. All available information will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
Light Pollution Reduction (CalGreen 5.106.8)	For new nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	58-60 Federal Street is an existing building and is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8, as the requirements only apply to new construction projects.
Renewable Energy			
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of ≥25,000 square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	460 Townsend Street is an existing building and is not subject to the San Francisco Green Building Code Requirements for Renewable Energy.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19) All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	460 Townsend Street provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 460 Townsend Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of $\geq 25,000$ square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	460 Townsend Street is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	460 Townsend Street is an existing building and has not had an addition of 20 percent or more of gross floor area. Therefore, the building is not subject San Francisco Public Works Code Section 806(d). Therefore, the building is not subject to Street Tree Planting Requirements for New Construction.

Regulation	Requirements	Project Compliance	Remarks
<p>Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)</p>	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing $\geq 5,000$ square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>460 Townsend Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.</p>
<p>Enhanced Refrigerant Management (CalGreen Section 5.508.1.2, and 5.508.2)</p>	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>All HVAC, refrigeration, and fire suppression systems at 460 Townsend Street do not contain CFCs or halons, if installed after January 1, 2010 (EPA phase out of CFCs).</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)²</p> <p>Cont</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 460 Townsend Street is unknown. Any available information regarding the use of adhesives, sealants, caulks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)³</p> <p>Cont.</p>	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
<p>Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)</p>	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>460 Townsend Street does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.</p>

³ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.



SAN FRANCISCO PLANNING DEPARTMENT

Compliance Checklist Table for Greenhouse Gas Analysis: Table 1. Private Development Projects

A. GENERAL PROJECT INFORMATION:

Date: May 4, 2016

Project name: Academy of Art Existing Sites Technical Memo Case No: 2008.0586E

Project address and block and lot: 466 Townsend Street, Block 3785/Lot 5

Standard to be met (Select one)¹: Not Applicable

Compliance Checklist Prepared By: Ian Todd, Turnstone/SWCA Date: May 4, 2016

Brief Project Description:

466 Townsend Street (ES-34) is a three-story, 113,436-square-foot building. The building had been used as data center/telecommunications facility before AAU's tenancy in 2005. AAU uses ES-34 for classrooms, labs/studios, acting stages, and offices. AAU upgraded the fire protection system, installed a new air handler and ductwork, painted and subsequently removed exterior wall signs, made seismic upgrades, and filled in exterior windows. AAU installed a metal vent hood on an in-filled entry on the south elevation without a building permit.

B. COMPLIANCE CHECKLIST TABLE:

Instructions: Complete the following table by determining project compliance with the identified adopted regulations and providing project-level details in the "Remarks" column. Projects that do not comply with an ordinance/regulation may be determined to be inconsistent with San Francisco's Greenhouse Gas Reduction Strategy, although compliance with most ordinances/regulations is not optional. (Continued on next page)

¹ Refers to the standard to be met per the San Francisco Green Building Code. See <http://sfdbi.org/administrative-bulletins> for latest "AB-093" to determine which standard your project is required to meet, if applicable.



SAN FRANCISCO PLANNING DEPARTMENT

Table 1. Regulations Applicable to Private Development Projects

Regulation	Requirements	Project Compliance	Remarks
Transportation Sector			
<p>Commuter Benefits Ordinance (San Francisco Environment Code Section 427)</p>	<p>All employers of 20 or more employees nationwide must provide at least one of the following benefit programs: (1) A Pre-Tax Election consistent with 26 U.S.C. § 132(f), allowing employees to elect to exclude from taxable wages and compensation, employee commuting costs incurred for transit passes or vanpool charges, or (2) Employer Paid Benefit whereby the employer supplies a transit or vanpool subsidy for each Covered Employee. The subsidy must be at least equal in value to the current cost of the Muni Fast Pass including BART travel, or (3) Employer Provided Transportation furnished by the employer at no cost to the employee in a vanpool or bus, or similar multi-passenger vehicle operated by or for the employer.</p>	<p><input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>AAU offers a commuter benefits program that complies with the Commuter Benefits Ordinance. In addition, employees may utilize the AAU Campus Shuttle Service.</p>
<p>Emergency Ride Home Program</p>	<p>All San Francisco companies are eligible to register for the Emergency Ride Home program. Employers must register annually. Once registered, all San Francisco employees of the company are eligible to request reimbursement.</p>	<p><input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>AAU has registered with the Emergency Ride Home Program.</p>
<p>Transportation Management Programs (San Francisco Planning Code, Section 163)</p>	<p>Requires new buildings or additions over a specified size (buildings >25,000 sf or 100,000 sf depending on the use and zoning district) within certain zoning districts (including downtown and mixed-use districts in the City's eastern neighborhoods and south of market) to implement a Transportation Management Program and provide on-site transportation management brokerage services for the life of the building.</p>	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>466 Townsend Street's current use is a postsecondary educational institution in a WMUO District and would not include the construction of a new building or addition. Thus the project is not subject to Planning Code Section 163.</p>

Regulation	Requirements	Project Compliance	Remarks
Transportation Sustainability Fee (San Francisco Planning Code Section 411A)	Establishes citywide fees for all new development. Fees based on a proportion of the gross area of the project based on the type of use. Fees are paid to the Department of Building Inspection and provided to the San Francisco Municipal Transportation Agency to improve local transit services.	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	Upon issuance of the building permit for the change in use, the Transportation Sustainability Fee would be paid by AAU.
Jobs-Housing Linkage Program (San Francisco Planning Code Section 413)	<p>The Jobs-Housing Program found that new large scale developments attract new employees to the City who require housing. The program is designed to provide housing for those new uses within San Francisco, thereby allowing employees to live close to their place of employment.</p> <p>The program requires a developer to pay a fee or contribute land suitable for housing to a housing developer or pay an in-lieu fee.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	The Jobs-Housing Linkage Program is not applicable to postsecondary educational institution uses.
Bicycle Parking, Showers, and Lockers in New and Expanded Buildings (San Francisco Planning Code, Section 155.1-155.4)	<p>Requires bicycle facilities for new and expanded buildings, new dwelling units, change of occupancy, increase of use intensity, and added parking capacity/area. Refer to Section 155.2 and 155.3 for requirements by use.</p> <p>Non-residential projects that add 10 or more parking spaces: meet Planning Code section 155 and CalGreen 5.106.4 (provide short and long-term (secure) bicycle parking for at least 5% of motorized vehicle capacity), whichever is stricter.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Bicycle facilities at 58-60 Federal Street must be designed, located and configured in compliance with Planning Code Section 155.1 through 155.4. There are currently 20 Class UU bicycle parking spaces.
Bicycle parking in parking garages (San Francisco Planning Code, Section 155.2)	(C) Garages with more than 500 automobile spaces shall provide 25 spaces plus one additional space for every 40 automobile spaces over 500 spaces, up to a maximum of 50 bicycle parking spaces. Where parking capacity is increased by 10 or more spaces, CalGreen 5.106.4 applies.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	466 Townsend Street does not have a parking garage.

Regulation	Requirements	Project Compliance	Remarks
Bicycle parking in Residential Buildings (San Francisco Planning Code, Section 155.2)	<p>Class I Bicycle Parking Spaces:</p> <p>(A) For projects up to 100 dwelling units, one Class I space for every 2 dwelling units; or (B) For projects over 100 dwelling units, one Class I space per for every dwelling unit plus one Class I space for every four dwelling units over 100 dwelling units.</p> <p>Class II Bicycle Parking Spaces:</p> <p>One Class II space for every 20 dwelling units.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	466 Townsend Street is not a residential building.
San Francisco Green Building Requirements for Fuel Efficient Vehicle and Carpool Parking (San Francisco Green Building Code Section 5.106.5 and CalGreen Sections 5.106.5.2)	Requires New Large Commercial projects, New High-rise Residential projects and Commercial Interior projects to provide designated parking for low-emitting, fuel efficient, and carpool/van pool vehicles. Mark 8% of parking stalls for such vehicles. For non-residential additions and interior alterations to existing buildings, the regulation applies for projects that would add 10 or more parking spaces to the project site.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	466 Townsend Street is not subject to CalGreen Section 5.106.5.2 because it is an existing building and would not add 10 or more parking spaces.
Car Sharing Requirements (San Francisco Planning Code, Section 166)	New residential projects or renovation of buildings being converted to residential uses within most of the City's mixed-use and transit-oriented residential districts are required to provide car share parking spaces.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	466 Townsend Street is not a residential building and thus Planning Code Section 166 is not applicable.
Energy Efficiency Sector			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Requirements for Energy Efficiency (San Francisco Green Building Code Sections 4.101, 4.103, 5.103)	<p>Demonstrate compliance with Title 24 Part 6 (2013) Energy Standards, and additionally meet energy efficiency prerequisites of the applicable green building rating system:</p> <ul style="list-style-type: none"> • GreenPoint Rated: demonstrate a 10% compliance margin • LEED for Homes (including midrise): demonstrate a 10% compliance margin • LEED BD+C 2009: No compliance margin requirement. 	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	466 Townsend Street is an existing building that has not undergone renovations to areas greater than 25,000 square feet that included major structural, mechanical, or plumbing upgrades.
San Francisco Green Building Requirements: Commissioning of Building Energy and Water Systems (LEED EA3, San Francisco Green Building Code Section 5.103.1.4, CalGreen Sections 5.410.2 and 5.410.4)	<p>New non-residential buildings and alterations to non-residential buildings must conduct design and construction commissioning to verify energy and water using components meet the owner's or owner representative's project requirements. Commissioning requirements apply to all building operating systems covered by Title 24 Part 6, as well as process equipment and controls, and renewable energy systems.</p> <ul style="list-style-type: none"> • New non-residential projects $\geq 25,000$ sq ft: complete Enhanced Commissioning of Building Energy Systems (meeting LEED EA3 – SFGBC 5.103.1.4 and CalGreen 5.410.) • Non-residential new buildings and alterations $< 25,000$ square feet and $\geq 10,000$ square feet: commission all energy systems (CalGreen 5.410) • Non-residential new buildings and alterations less than 10,000 square feet, must complete testing and adjusting of energy systems. (CalGreen 5.410.4) • New residential high rise, new commercial interior, and Major Alterations to Residential buildings must each commission building energy systems, meeting the LEED prerequisite EA p1. 	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	AAU has undergone alterations less than 10,000 square feet and completed testing and adjusting of energy systems in compliance with CalGreen 5.410.4. Commissioning compliance will be reviewed as part of building permit review.
San Francisco Stormwater Management Ordinance (Public Works Code Article 4.2)	All projects disturbing more than 5,000 square feet of ground surface must manage stormwater on-site using low impact design. Comply with the Stormwater Management Ordinance, including SFPUC Stormwater Design Guidelines.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	466 Townsend Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>San Francisco Green Building Requirements for water use reduction (San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2, CalGreen Sections 4.303.1, 5.303.2, and 5.303.6)</p>	<p>All new buildings must comply with current CA water fixture and fitting efficiency requirements. All fixtures and fittings within areas of alteration, or serving areas of alteration, must be upgraded to current CA and San Francisco fixture and fitting water efficiency requirements. (For local requirements applicable to alterations, see Commercial Water Conservation Ordinance and Residential Water Conservation Ordinance below.) Additionally:</p> <ul style="list-style-type: none"> • New large commercial and high-rise residential projects: incorporate fixtures and fittings cutting water consumption by a total of 30% (LEED WEc3) 	<p><input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply</p>	<p>466 Townsend Street is an existing building and not subject to San Francisco Green Building Code Sections 4.103.2.2 and 5.103.1.2; and CalGreen Sections 4.303.1, 5.303.2, and 5.303.6 because it has not undergone alterations greater than 25,000 square feet.</p>
<p>Commercial Water Conservation Ordinance (San Francisco Building Code, Chapter 13A)</p>	<p>Requires all alterations to existing commercial properties to achieve the following:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0.4 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. 	<p><input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>All water leaks have been repaired. However, AAU has not implemented other water conservation measures at 466 Townsend Street in accordance with the Commercial Water Conservation Ordinance. The Department of Building Inspection will review the project's compliance as part of building permit review.</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Residential Water Conservation Ordinance (San Francisco Building Code, Housing Code, Chapter 12A)</p>	<p>Requires all residential properties (existing and new), prior to sale, to upgrade to the following minimum standards:</p> <ol style="list-style-type: none"> 1. If showerheads have a maximum flow > 2.5 gallons per minute (gpm), replace with ≤2.0 gpm. 2. All showers have no more than one showerhead per valve 3. If faucets and faucet aerators have a maximum flow rate > 2.2 gpm, replace with unit meeting current code: <ul style="list-style-type: none"> • Non-residential lavatory: ≤0,4 gpm • Residential lavatory: ≤1.5 gpm • Kitchen faucet: ≤0.8 gpm • Metering faucet: ≤0.2 gal/cycle 4. If toilets have a maximum rated water consumption >1.6 gallons per flush (gpf), replace with ≤1.28 gpf toilet 5. If urinals have a maximum flow rate >1.0 gpf, replace with ≤0.5 gpf unit 6. Repair all water leaks. Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued. 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>466 Townsend Street is not a residential building and is not subject to the Residential Water Conservation Ordinance.</p>
<p>San Francisco Water Efficient Irrigation Ordinance (San Francisco Administrative Code Chapter 63)</p>	<p>Projects that include 500 square feet (sf) or more of new or modified landscape are subject to this ordinance, which requires that landscape projects be installed, constructed, operated, and maintained in accordance with rules adopted by the SFPUC that establish a water budget for outdoor water consumption.</p> <p>Tier 1: 1,000 sf ≤ project's modified landscape < 2,500 sf</p> <p>Tier 2: (A) New project landscape area is greater than or equal to 500 sf or; (B) the project's modified landscape area is greater than or equal to 2,500 sf. Note: Tier 2 compliance requires the services of landscape professionals.</p> <p>See the SFPUC web site for information regarding exemptions to this requirement. www.sfwater.org/landscape</p>	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>466 Townsend Street does not have 500 square feet or more of new or modified landscaping and thus is not subject to the San Francisco Water Efficient Irrigation Ordinance.</p>

Regulation	Requirements	Project Compliance	Remarks
Residential Energy Conservation Ordinance (San Francisco Housing Code, Chapter 12)	<p>Prior to transfer of title as a result of sale (including condominiums), residential properties that received a building permit prior to July 1978 the seller must provide the buyer a certificate of compliance, and the certificate must be recorded with the San Francisco Recorder's Office. To comply, install the following measures as applicable:</p> <ul style="list-style-type: none"> attic insulation; weather-stripping all doors leading from heated to unheated areas; insulating hot water heaters and insulating hot water pipes; installing low-flow showerheads; caulking and sealing any openings or cracks in the building's exterior; and insulating accessible heating and cooling ducts.. Apartment buildings and hotels are also required to insulate steam and hot water pipes and tanks, clean and tune their boilers, repair boiler leaks, and install a time-clock on the burner. Maximum required expenditure: \$1300 for 1-2 unit dwellings, and for buildings with 3 or more units, 1% of the assessed value or purchase price as applicable. <p>Although these requirements apply to existing buildings, compliance must be completed through the Department of Building Inspection, for which a discretionary permit (subject to CEQA) would be issued.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	466 Townsend Street is not a residential building and is not subject to the Residential Energy Conservation Ordinance.
San Francisco Existing Commercial Buildings Energy Performance Ordinance (San Francisco Environment Code Chapter 20)	Owners of nonresidential buildings in San Francisco with ≥10,000 square feet that are heated or cooled must conduct energy efficiency audits, as well as to annually measure and disclose energy performance. Certain exceptions apply for new construction or if specified performance criteria are met.	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with annual energy auditing requirements per the San Francisco Existing Commercial Buildings Energy Performance Ordinance at 466 Townsend Street is unknown. All available information will be verified during building permit review.
Light Pollution Reduction (CalGreen 5.106.8)	For nonresidential projects, comply with lighting power requirements in CA Energy Code, CCR Part 6. Meet California Energy Code minimum for Lighting Zones 1-4 with Backlight/Uplight/Glare ratings meeting CalGreen Table 5.106.8.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	466 Townsend Street is an existing building is not subject to California Code of Regulations Part 6 or CalGreen Section 5.106.8, as requirements only apply to new construction projects.
Renewable Energy			

Regulation	Requirements	Project Compliance	Remarks
San Francisco Green Building Code Requirements for Renewable Energy (San Francisco Green Building Code Section 5.103.1.5)	New commercial buildings of $\geq 25,000$ square feet must either generate 1% of energy on-site with renewables (EAc2), or purchase renewable energy credits equal to 35% of total electricity use for at least 2 years (LEED EAc6), or achieve at least a 10% compliance margin beyond Title 24 2013.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	466 Townsend Street is an existing building and is not subject to the San Francisco Green Building Code Requirements for Renewable Energy.
Waste Reduction Sector			
Mandatory Recycling and Composting Ordinance (San Francisco Environment Code, Chapter 19 and CalGreen 5.410.1)	<p>All persons in San Francisco are required to separate their refuse into recyclables, compostables and trash, and place each type of refuse in a separate container designated for disposal of that type of refuse. (San Francisco Environment Code Chapter 19)</p> <p>All new construction, renovation and alterations must provide for the storage, collection, and loading of recyclables, compost and solid waste in a manner that is convenient for all users of the building. (San Francisco Environment Code Chapter 19 and CalGreen 5.410.1)</p>	<input checked="" type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	466 Townsend Street provides separate refuse containers for recyclables, compostables, and trash in compliance with the Mandatory Recycling and Composting Ordinance.
San Francisco Construction and Demolition Debris Recovery Ordinance (San Francisco Environment Code, Chapter 14, San Francisco Building Code Chapter 13B, and San Francisco Health Code Section 288)	<p>Applies to all projects: No construction and demolition material may be taken to landfill or placed in the garbage. All (100% of) mixed debris must be transported by a registered hauler to a registered facility to be processed for recycling. Source separated material must be taken to a facility that recycles or reuses those materials.</p> <p>Additionally, projects that include full demolition of an existing structure must submit a waste diversion plan to the Director of the Department Environment and the plan must provide for a minimum of 65% diversion from landfill of construction and demolition debris, including materials source separated for reuse or recycling.</p>	<input type="checkbox"/> Project Complies <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> Project Does Not Comply	Compliance with the San Francisco Construction and Demolition Debris Recovery Ordinance during past alterations at 466 Townsend Street is unknown. Any available information regarding the disposal of construction debris will be verified during building permit review.

Regulation	Requirements	Project Compliance	Remarks
San Francisco Construction and demolition debris recycling requirements (San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3)	In addition to complying with Construction and Demolition Debris Recovery Ordinance, new commercial buildings of $\geq 25,000$ square feet and new residential buildings of 4 or more occupied floors must develop a plan to divert a minimum of 75% of construction and demolition debris from landfill, and meet LEED Materials & Resources Credit 2.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	466 Townsend Street is an existing building and is not subject to San Francisco Green Building Code Sections 5.103.1.3 and 4.103.2.3.
Environment/Conservation Sector			
Street Tree Planting Requirements for New Construction (San Francisco Public Works Code Section 806(d))	Public Works Code Section 806(d) require projects that include new construction, significant alterations, new curb cuts, a new garage, or new dwelling units to plant a 24-inch box tree for every 20 feet along the property street frontage.	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	466 Townsend Street is an existing building and has not had an addition of 20 percent or more of gross floor area. Therefore, the building is not subject San Francisco Public Works Code Section 806(d). Therefore, the building is not subject to Street Tree Planting Requirements.
Construction Site Runoff Pollution Prevention for New Construction (San Francisco Public Works Code Article 4.2)	<p>Construction Site Runoff Pollution Prevention requirements depend upon project size, occupancy, and the location in areas served by combined or separate sewer systems. Any project disturbing $\geq 5,000$ square feet of ground surface is required to submit and receive approval of an Erosion and Sediment Control Plan prior to commencing any construction-related activities. The plan must be site-specific, and details the use, location, and emplacement of the sediment and erosion control devices at the project site.</p> <p>All construction sites, regardless of size, must implement BMP's to prevent illicit discharge into the sewer system. For more information on San Francisco's requirements, see www.sfwater.org.</p>	<input type="checkbox"/> Project Complies <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Project Does Not Comply	466 Townsend Street is an existing building and AAU alterations have not disturbed 5,000 square feet of ground surface.

Regulation	Requirements	Project Compliance	Remarks
<p>Enhanced Refrigerant Management (CalGreen Sections 5.508.1.2, and 5.508.2)</p>	<p>Commercial buildings must not install equipment that contains chlorofluorocarbons (CFCs) or halons. Applies to new construction and all alterations.</p> <p>New commercial refrigeration systems containing refrigerants with Global Warming Potential (GWP) of 150 or greater, installed in food stores with 8,000 square feet or more of refrigerated display cases, walk-in coolers or freezers connected to remote compressor units or condensing units: Piping shall meet all requirements of 5.508.2 (all sections), and shall undergo pressure testing during installation prior to evacuation and charging. System shall stand unaltered for 24 hours with no more than a one pound pressure change from 300 psig.</p>	<p><input checked="" type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>All HVAC, refrigeration, and fire suppression systems at 466 Townsend Street do not contain CFCs or halons, if installed after January 1, 2010 (EPA phase out of CFCs).</p>

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)²</p>	<p>Adhesives, sealants, and caulks - Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.</p> <p>Paints and coatings - Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.</p> <p>Carpet - All carpet must meet one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database <p>and carpet cushion must meet Carpet and Rug Institute Green Label, and indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.</p> <p>Composite wood - Meet CARB Air Toxics Control Measure for Composite Wood, including meeting the emission limits in CalGreen Table 5.504.4.5.</p> <p>Resilient flooring systems - For 80% of floor area receiving resilient flooring, install resilient flooring complying with:</p> <ol style="list-style-type: none"> 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program, 2. Compliant with the VOC-emission limits and testing requirements of California Department of Public Health 2010 Standard Method for the Testing and Evaluation Chambers v.1.1, 3. Compliant with the Collaborative for High Performance Schools (CHPS) EQ2.2 and listed in the CHPS High Performance Product Database, OR 4. Certified under the Greenguard Children & Schools Program to comply with California Department of Public Health criteria. 	<p><input type="checkbox"/> Project Complies</p> <p><input type="checkbox"/> Not Applicable</p> <p><input checked="" type="checkbox"/> Project Does Not Comply</p>	<p>The use of materials in compliance with CalGreen Section 5.504.4 et seq. during past alterations at 466 Townsend Street is unknown. Any available information regarding the use of adhesives, sealants, calks, and paints and coatings will be verified during building permit review.</p>

² While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

Regulation	Requirements	Project Compliance	Remarks
<p>Low-emitting Adhesives, Sealants, Caulks, Paints, Coatings, Composite wood, and Flooring (CalGreen Sections 5.504.4 – all sections.)³</p> <p>Cont.</p>	<p>Interior paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. See CalGreen Table 4.504.3 for details.</p> <p>Aerosol paints and coatings - Meet BAAQMD VOC limits (Regulation 8, Rule 49) and Product-Weighted MIR Limits for Reactive Organic Compound. (CCR Title 17, Section 94520)</p> <p>Caulks, Construction adhesives, and Sealants - Meet SCAQMD Rule 1168. See CalGreen Tables 4.504.1 and 4.504.2</p> <p>Composite Wood - Meet California Air Resources Board Airborne Toxic Control Measure formaldehyde limits for composite wood. See CalGreen Table 4.504.5</p>		
<p>Wood Burning Fireplace Ordinance (San Francisco Building Code, Chapter 31, Section 3111.3; CalGreen Sections 4.503.1 and 5.503.1)</p>	<p>Bans the installation of wood burning fire places (except those that are designed for food preparation in new or existing restaurants or bakeries) except for direct-vent or sealed combustion units compliant with EPA Phase II limits (CalGreen 4.503.1 and 5.503.1) and at least one of the following:</p> <ul style="list-style-type: none"> • Pellet-fueled wood heater • EPA approved wood heater • Wood heater approved by the Northern Sonoma Air Pollution Control District 	<p><input type="checkbox"/> Project Complies</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p><input type="checkbox"/> Project Does Not Comply</p>	<p>466 Townsend Street does not have a wood-burning fireplace and is not subject to the Wood Burning Fireplace Ordinance.</p>

³ While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.