

1 **[RESOLUTION ENCOURAGING THE ADOPTION OF ORDINANCE**
2 **221223 UPDATED CHANGES TO CHAPTER 7 OF THE ENVIROMENT**
3 **CODE]**

4

5 WHEREAS, San Francisco has established targets to achieve net-zero
6 emissions by 2040 and reduce greenhouse gas emissions by 61% from 1990 levels
7 by 2030; and

8 WHEREAS, Conventional building industry practices contribute to
9 ecosystem degradation and our climate crisis; and

10 WHEREAS, Construction activities are responsible for more than 30% of
11 global resource use, and embodied carbon is anticipated to be responsible for 72%
12 of the carbon emissions associated with global new construction between 2020 and
13 2030; and

14 WHEREAS, Mayor London Breed committed San Francisco to reduce solid
15 waste generation by 15% by 2030 and reduce disposal to landfill by 50% compared
16 to 2015 levels, and prioritize the better use, repurposing, and retrofitting of existing
17 building stock and infrastructure to reduce the impact of materials, design, and
18 construction on our City's resilience to climate impacts; and

19 WHEREAS, Green building is a form of climate action that minimizes
20 greenhouse gas emissions, relies on energy efficiency and renewable resources,
21 conserves water, optimizes material use, provides healthy and biodiverse
22 environments, and fosters an equitable society; and

23 WHEREAS, Third-party rating systems characterize the lifecycle
24 considerations for green buildings. These programs can offer credibility,
25 transparency, and consistency to project teams in pursuit of an elevated and well-
26 defined performance standard for Municipal Construction Projects; and

1 WHEREAS, San Francisco municipal buildings receive 100% greenhouse
2 gas-free electricity from the San Francisco Public Utilities Commission, and, as a
3 result, all greenhouse gas emissions from the operation of City buildings come
4 from the onsite combustion of natural gas or the production of district steam; and

5 WHEREAS, The 2021 San Francisco Climate Action Plan includes
6 commitments to transition buildings from natural gas to clean electricity and
7 achieve total carbon balance across the building and infrastructure sectors; and

8 WHEREAS, To achieve the City's goal of net zero emissions, it is necessary
9 to require City agencies to discontinue the installation of equipment dependent on
10 fossil fuels, and instead install high-efficiency equipment that uses electricity and
11 does not emit greenhouse gas; and

12 WHEREAS, Zero-emission buildings, and resilient buildings that generate
13 and store energy onsite, benefit the health, safety, and welfare of San Francisco
14 and its residents by improving indoor air quality, enhancing emergency
15 preparedness, and reducing harmful greenhouse gas emissions from energy
16 consumption; and

17 WHEREAS, Green buildings with high indoor environmental quality protect
18 the health and comfort of building occupants, enhance productivity, decrease
19 absenteeism, and improve a building's value; and

20 WHEREAS, Healthy ecosystems provide nature-based solutions to climate
21 change by sequestering carbon from the atmosphere and storing it in plants, trees,
22 and soil. Stewardship of the City's natural resources helps restore biodiversity and
23 provides a healthy environment

24 that benefits all San Franciscans; and

25 WHEREAS, San Francisco continues to lead by example through its own
26 municipal building stock, which must meet rigorous green building standards and

1 includes 86 LEED certified projects that together comprise more than 11 million
2 square feet; and

3 WHEREAS, The Municipal Green Building Task force has developed
4 recommendations to update Chapter 7 of the Environment Code through a public
5 and inclusive process; now, therefore, be it

6 RESOLVED, That the Commission on the Environment requests that the
7 Board of Supervisors adopt ordinance 221223 and update Chapter 7 of the
8 Environment Code to uphold San Francisco as a leader in decarbonization and
9 green building practices; and, be it

10 FURTHER RESOLVED, That the Commission on the Environment urges
11 that the Board of Supervisors continue to adopt ordinances that implement Climate
12 Action Plan strategies, lead San Francisco down the path to be an emissions-free
13 city, and enhance the health and general welfare of all who live here.

14 I hereby certify that this Resolution was adopted by the Commission on the
15 Environment at its special meeting on February 7, 2023.

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17 

18 Kyle Wehner, Commission Affairs Officer

19 Vote: Approved 6-0

20 Ayes: Commissioners Ahn, Stephenson, Hunter, Sullivan, Wald, and Wan

21 Noes: None

22 Absent: Commissioner Bermejo