SAN FRANCISCO, CA · SF ENV. CODE CHS. 20 & 30

San Francisco EBO & Chapter 30

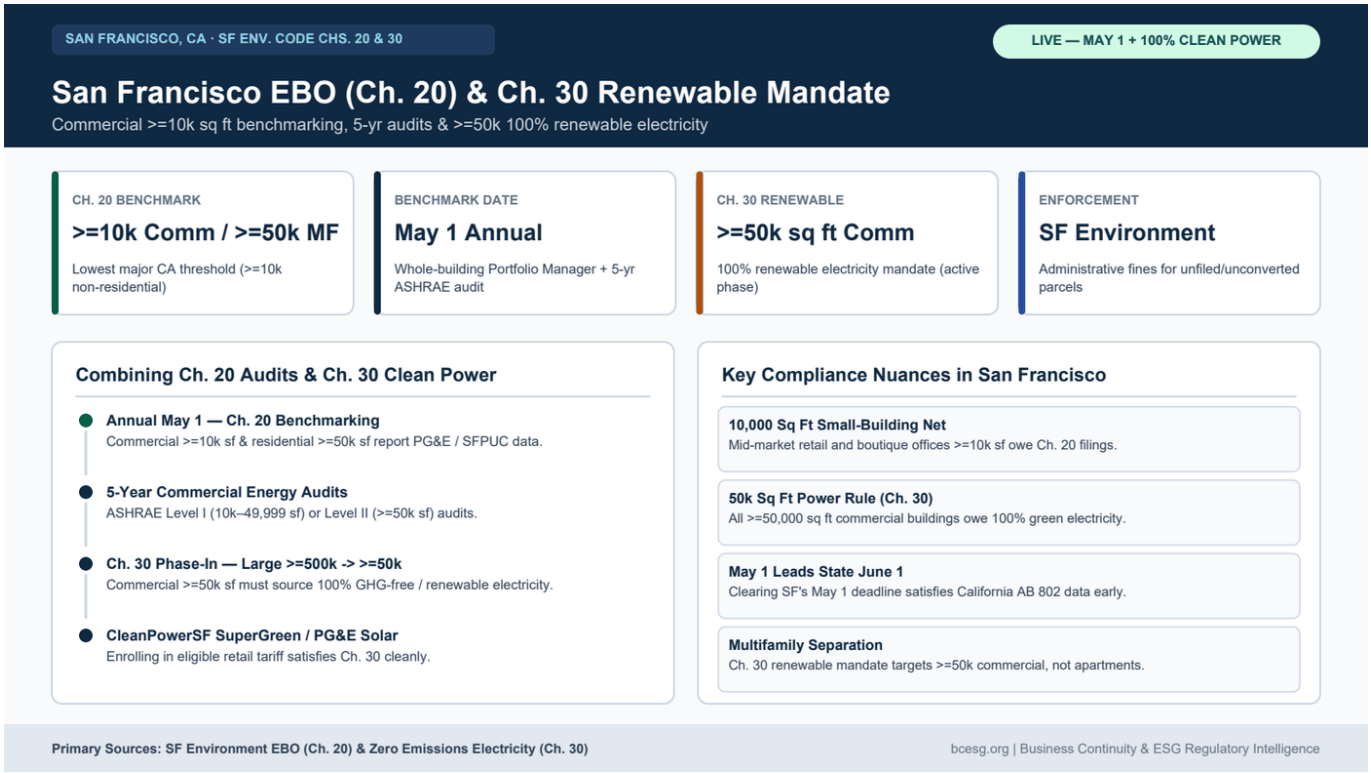
May 1 >=10k commercial benchmarking, 5-year audits & >=50k 100% clean power

1. Statutory Scope, Thresholds & Key Dates

SF Ordinance	Covered Building Scope	Deadlines & Intervals	Core Requirement
Ch. 20 Benchmarking	Comm >=10k sf; Multifamily >=50k sf	Annual May 1 (Portfolio Mgr)	Energy benchmarking (meets AB 802 early)
Ch. 20 Energy Audits	Commercial >=10k sf (Level I/II)	Repeating 5-year audit cycles	ASHRAE Level I (10k–49k) / Level II (>=50k)
Ch. 30 Renewable Mandate	Commercial >=50,000 sf	Phased 2022–2030 active tiers	100% GHG-free / renewable electricity tariff

2. Operational Requirements & Enforcement

- **Reaches Down to 10,000 Sq Ft:** San Francisco Ch. 20 pulls boutique offices and retail >=10k sq ft into annual May 1 benchmarking and 5-yr Level I audits.
- **Check CleanPowerSF Tier (Ch. 30):** Commercial properties >=50,000 sq ft must verify 100% renewable electricity enrollment (e.g., SuperGreen, not default Green).
- **May 1 Precedes California AB 802:** Clearing SF's May 1 cutoff prepares whole-building PG&E logs smoothly for June 1 statewide AB 802.



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SF Environment Ch. 20/30 Verification & Tariff Action Plan

Step-by-step workflow from utility data verification through filing & compliance proof

Step	Owner / Team	Auditable Deliverable
1. PG&E / SFPUC May 1 Filing	Property Ops	Upload May 1 Portfolio Manager disclosures for >=10k comm / >=50k multi.
2. SuperGreen Tariff Audit	Energy / Procurement	Verify 100% renewable power enrollment on all >=50k commercial accounts.
3. 5-Year ASHRAE Audit Check	Qualified Auditor	Confirm due year for Level I/II audit or verified exemption status.

Key Questions & Edge-Case Rules

- **Does San Francisco Ch. 30's 100% renewable electricity law cover apartment buildings?** No. SF Environment Code Ch. 30 applies to non-residential commercial buildings >=50,000 sq ft, while multifamily apartments >=50,000 sq ft owe annual May 1 energy benchmarking under Ch. 20.
- **What threshold triggers San Francisco's commercial energy audit requirement?** Under Ch. 20, non-residential buildings 10,000–49,999 sq ft must complete ASHRAE Level I energy audits every 5 years, and commercial buildings >=50,000 sq ft must complete Level II audits every 5 years.

Primary Sources & Statutory Citations

- SF Department of the Environment — Existing Buildings Ordinance (Ch. 20 & Ch. 30)
- California AB 802 Statewide Benchmarking Guide

Canonical Guide: https://bcesg.org/san-francisco-ebo-ch-30-renewable-electricity-compliance-guide/

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