

# UPCOMING REGULATORY DEADLINES

Updated March 2026

## DOCUMENT OVERVIEW

This document is intended to provide BOMA members with a basic overview of regulatory deadlines for property owners in San Francisco each year. Each section includes links that provide more comprehensive information on the respective requirements.

## CONTACT INFO

If you have any questions about these requirements, please contact Maddie Campbell, Manager of Government Affairs, at [maddiec@boma.com](mailto:maddiec@boma.com).

## DBI CONCRETE BUILDING SCREENING PROGRAM

**Due Date: June 9th, 2027**

[Click Here](#) for more Concrete Building Screening Program resources from DBI

[Click Here](#) for BOMA's one-pager on the Concrete Building Screening Program

### Overview:

The San Francisco Concrete Building Screening Program requires concrete building owners to submit an online screening form with information about their building's history and design. If you received a notice about the Concrete Building Screening Program, you are required to provide information about your building by **June 9, 2027**. Property owners are welcome to provide basic information about their building, but **a California-licensed architect, civil engineer or structural engineer is required to submit the structural information.**

## SAN FRANCISCO EXISTING BUILDINGS ENERGY ORDINANCES

### Overview:

The San Francisco Existing Buildings Energy Ordinance has *two parts* and a related *separate ordinance*:

- Annual Energy Benchmarking
- Energy Audit / SDA / Retrocommissioning
- 100% Renewable Electricity Ordinance

### Applies To:

- Non-residential buildings  $\geq 10,000$  sq ft
- Multifamily buildings  $\geq 50,000$  sq ft

### Key Deadlines:

- Benchmarking (2025 data): May 1, 2026
- Audit: Every 5 years
- Renewable Electricity: Phased compliance based on building size

### QUICK LINKS

- [How to Comply with San Francisco's Benchmarking Requirement](#)
- [Get Help with Benchmarking](#)
- [What is an energy audit? What is required?](#)
- [Minimum Qualifications for Energy Auditors and a List of Licensed Professionals](#)

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## SAN FRANCISCO EXISTING BUILDINGS ENERGY ORDINANCES (CONT.)

### ENERGY BENCHMARKING (ANNUAL)

**Due Date: Annual Energy Benchmark is due May 1, 2026**

[Click Here](#) for more Benchmarking Resources from the DEV

#### Overview:

"Energy benchmarking" means measuring a building's energy use, and comparing it to the average for similar buildings in order to help identify waste and recognize changes over time. The ordinance requires each building owner to track energy use with US Environmental Protection Agency's 'ENERGY STAR Portfolio Manager' website, and report each year to San Francisco Environment Department.

#### Waiver Eligibility:

The City does not grant benchmarking extensions but does allow for waivers in certain situations. Scenarios where a waiver may be granted include:

- Cases where a building has been sold and it is not possible to obtain complete energy use data for a year due to the sale of a building
- If a tenant that purchases energy directly from the utility moves out and the owner has no mechanism to obtain energy use data from the utility
- If your facility averaged less than 1 person on site during the typical operating hours
- If your facility has written approval from a city agency to be demolished

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### ENERGY AUDITS (EVERY 5 YEARS)

**Due Date: Every five years**

[Click Here](#) for more Energy Audit resources from the DEV

#### Overview:

Each owner of a non-residential building must ensure the building receives an energy audit by a qualified energy professional every five years. The professional must hold one of the qualifications approved by the Department of Environment, and must examine the entire building including tenant-occupied spaces. An audit provides specific, actionable recommendations to save money by saving energy in the building, as well as rebates that may be available.

#### Waiver Eligibility:

An energy audit is not required if:

- The building is new (received a final certificate of occupancy in the last 5 years or is recognized by a third party as high performing).
- The building has received the ENERGY STAR in 3 of the past 5 years, or LEED for Existing Buildings certification in the past 5 years.)
- If your facility averaged less than 1 person on site during the typical operating hours
- Properties qualified for sale at public auction due to arrears of property taxes.

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## SAN FRANCISCO EXISTING BUILDINGS ENERGY ORDINANCES (CONT.)

### SAN FRANCISCO 100% RENEWABLE ENERGY FOR COMMERCIAL BUILDINGS

**Due Date: Phased compliance based on building size (chart below)**

[Click Here](#) for more Renewable Energy Ordinance resources from the DEV

#### Overview:

This ordinance requires that all electricity used in non-residential existing buildings must be generated from 100% greenhouse-gas free or renewable sources. This ordinance does not regulate sources of gas or steam but applies to all electricity used in all commercial buildings with a gross floor area of 50,000 sq ft or more, with 10,000 sq ft or more of interior space that is heated or cooled.

To comply, building owners or tenants (whichever entity is in charge per lease stipulations) must subscribe to a product such as CleanPowerSF-Supergreen, PG&E Solar Choice, SFPUC Hetch Hetchy Power, a qualifying Direct Access provider, or on-site generation from 100% GHG-free or renewable energy resources.

#### Waiver Eligibility:

There are no exemptions pursuant to the ordinance. However, the Department of Environment will work with entities that demonstrate the intent to purchase 100% renewable electricity but do not meet the deadline. These circumstances may include long-term energy contracts executed and dated prior to December 31, 2019, or buildings that have registered for a program but are not yet receiving 100% renewable energy by the compliance deadline.

**Due Dates:** The ordinance phases-in based on gross floor area categories reflected below:

| Commercial Building Size       | Must Transition to Renewable Electricity by | First Documentation of Compliance Is Due |
|--------------------------------|---------------------------------------------|------------------------------------------|
| 500,000 gross sq ft or greater | Dec 31, 2022                                | Jul 1, 2024                              |
| 250,000 gross sq ft or greater | Dec 31, 2024                                | May 1, 2026                              |
| 50,000 gross sq ft or greater  | Dec 31, 2030                                | Apr 1, 2032                              |

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## DBI FACADE INSPECTION AND MAINTENANCE PROGRAM

[Click Here](#) for more Facade Inspection and Maintenance resources from DBI

### Overview:

The San Francisco Building Facade and Maintenance Program requires that all buildings that are five or more stories tall be regularly inspected by a California-licensed architect or engineer. The program has additional inspection requirements for buildings that are fifteen or more stories tall.

The findings of the inspection are to be documented in a written report submitted to the Department of Building Inspection. The identified noncompliant code conditions in the report will need to be addressed.

**Due Dates:** First inspections are due between 2021 and 2027, pursuant to the compliance tiers below. Buildings permitted after 1998 and less than 15 stories must begin initial inspections 30 years after the Certificate of Final Completion.

| Compliance Tier | Building Construction Completion Date | Comprehensive Inspection Report Due Date                                             | Supplemental Inspection Report Due Date |
|-----------------|---------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------|
| 1               | Built before 1910                     | Dec 31, 2021                                                                         | Dec 31, 2026                            |
| 2               | Built between 1910 and 1925           | Dec 31, 2023                                                                         | Dec 31, 2028                            |
| 3               | Built between 1926 and 1970           | Dec 31, 2025                                                                         | Dec 31, 2030                            |
| 4               | Built between 1971 and 1997           | Dec 31, 2027                                                                         | Dec 31, 2032                            |
| 5               | Built after 1997                      | December 31 of the 30th year after receiving the Certificate of Final Completion and | Apr 30, 2024                            |

### Waiver Eligibility:

Certain buildings that have completed comprehensive facade inspections or repairs within 10 years of their inspection due date may apply for a waiver.

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## VACANT BUILDING & STOREFRONT REQUIREMENTS

### VACANT BUILDING REQUIREMENTS

**Due Date: Vacant buildings must be registered within 30 days of vacancy and re-registered every year.**

**Cost:** \$1,850.00 per year

**Click Here** for more vacant building requirement resources from DBI

#### **Overview:**

If you are a property owner and your building and property is vacant or abandoned, you are required to register by completing an application and submitting annual registration fees to the Department of Building Inspection pursuant to Ordinance 194-09. In addition, you need to maintain and secure your property, even if partially unoccupied, to prevent blight and public safety hazards in compliance with Chapter 80 of the San Francisco Administrative Code, the California Environmental Quality Act and all other applicable building, health, fire and safety codes.

#### **Waiver:**

You do not need to register if there is a lease or sale pending on the property. You will need to send proof documenting the lease or pending sale, like an MLS number or a copy of the lease.

### VACANT STOREFRONT REQUIREMENTS

**Due Dates: Vacant storefronts must be registered within 30 days of vacancy and re-registered every year.**

**Cost:** \$1,850.00 per year

**Click Here** for more vacant storefront requirement resources from DBI

#### **Overview:**

If you're a property owner and your commercial storefront is vacant or abandoned, you're required to register by completing an application and submitting annual registration fees to the Department of Building Inspection pursuant to Ordinance 52-19. In addition, you need to maintain and secure your property, even if partially unoccupied, to prevent blight and public safety hazards in compliance with Chapter 80 of the San Francisco Administrative Code, the California Environmental Quality Act, and all other applicable building, health, fire, and safety codes.

#### **Waiver:**

If an ongoing public infrastructure construction project impacts your storefront's access to the public right of way or utilities, you can apply to be exempted from paying the annual fee by completing [this request form](#) and sending documentation of the construction.