



BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection

Voice (628) 652 -3510

49 South Van Ness Avenue, 5th Floor San Francisco, California 94103

July 18, 2025

Daniel Lurie
Mayor

COMMISSION

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Vice-President

Dan Calamuci
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Bianca Neumann
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Sonya Harris
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Monique Mustapha
Asst. Secretary

Patrick O'Riordan,
C.B.O., Director

Ms. Angela Calvillo
Clerk of the Board
Board of Supervisors, City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4694

Dear Ms. Calvillo:

RE: File No. 250702-2

Ordinance amending the Building Code to require buildings undergoing major renovations to remain or convert to All-Electric Buildings with exceptions for physical and technical infeasibility, commercial food establishments, non-residential-to-residential conversions, buildings with recent major system replacements, and 100% Affordable Housing; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

The Code Advisory Committee (CAC) met on July 7, 2025 to consider adoption of File No. 250702-2 to require buildings undergoing major renovations to remain or convert to All-Electric buildings with exceptions. The committee voted 6 to 3 to recommend that the Building Inspection Commission (BIC) approve File No. 250702-2 including a suggested change to add F-1 occupancies to the list of eligible commercial food service establishments exempted from the requirements

The Building Inspection Commission met and held a public hearing on July 16, 2025 regarding the proposed amendment to the Building Code contained in Board File No. 250702-2. The Commissioners recommended approving the ordinance with the following amendments: 1) Extend the effective date from January 1, 2026 to January 1, 2027, 2) Allow an exception for voluntary seismic retrofits, and 3) Remove the sunset for 100% affordable housing projects to show financial infeasibility as a justification for exemption from the requirements.

The Commissioners voted 4 to 1 to **recommend approval of the Ordinance**, With Commissioner Williams dissenting.

President Alexander-Tut	Excused
Vice-President Meng	Yes
Commissioner Calamuci	Yes
Commissioner Chavez	Yes
Commissioner Neumann	Yes
Commissioner Williams	No

Should you have any questions, please do not hesitate to call me at (628) 652-3510.

Sincerely,



Sonya Harris
Commission Secretary

cc: Patrick O'Riordan, Director
Mayor Daniel Lurie
Supervisor Rafael Mandelman
Supervisor Bilal Mahmood
Supervisor Jackie Fielder
Supervisor Myrna Melgar
Board of Supervisors