

File No. 100878

Committee Item No. 1

Board Item No. 26

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date October 18, 2010

Board of Supervisors Meeting

Date October 21, 2010

Cmte Board

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OTHER

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Standard Findings for San Francisco Fire Code Amendments</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Environmental Review Determination, dtd 8/26/10</u> |
| * <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>2010 California Fire Code</u> |
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Completed by: Alisa Somera Date October 14, 2010

Completed by: Alisa Somera Date October 21, 2010

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.



1 [San Francisco Fire Code – Repealing and Replacing]

2
3 **Ordinance repealing the San Francisco Fire Code in its entirety and replacing that code**
4 **with a new 2010 San Francisco Fire Code consisting of the 2010 California Fire Code**
5 **and portions of the 2009 International Fire Code together with San Francisco**
6 **amendments; adopting findings of local conditions pursuant to California Health and**
7 **Safety Code Section 17958.7 and directing the Clerk of the Board to forward San**
8 **Francisco’s amendments to the California Building Standards Commission and State**
9 **Fire Marshal; and making environmental findings.**

10 Note: This material is entirely new.
11 Board amendment additions are double underlined.
12 Board amendment deletions are ~~strikethrough normal~~.

13 Be it ordained by the People of the City and County of San Francisco:

14
15 Section 1. Environmental Findings. The Planning Department has determined that the
16 actions contemplated in this Ordinance are in compliance with the California Environmental
17 Quality Act (California Public Resources Code sections 21000 et seq.). Said determination is
18 on file with the Clerk of the Board of Supervisors in File No. 100878 and is incorporated herein
19 by reference.

20
21 Section 2. Findings. The San Francisco Fire Code is designed to regulate and govern
22 the safeguarding of life and property from fire and explosions hazards arising from the
23 storage, handling and use of hazardous substances, materials and devices, and from
24 conditions hazardous to life or property in the occupancy of buildings and premises; and to
25

1 provide for the issuance of permits, inspections and other Fire Department services, and the
2 assessment and collection of fees for those permits, inspections and services.

3 Generally, the State of California adopts a new California Fire Code every three years,
4 with the new code going into effect 180 days after publication. The California Fire Code
5 consists of a base model code with amendments made by various State agencies with
6 jurisdiction over the California Fire Code. The 2010 California Fire Code is based on the 2009
7 International Fire Code.

8 Local jurisdictions are required to enforce the California Fire Code. In addition, local
9 jurisdictions may enact more restrictive building standards than those set in the California Fire
10 Code, where those more restrictive standards are reasonably necessary because of local
11 conditions caused by climate, geology or topography. For San Francisco to enact more
12 restrictive standards, the Board of Supervisors must make express findings regarding the
13 local conditions to support the more restrictive provisions. Local amendments to building
14 standards are not effective until the required findings are locally adopted and sent to the
15 California Building Standards Commission.

16 The California Building Standards Commission recently issued the 2010 California Fire
17 Code. That Code will go into effect on January 1, 2011. A copy of the 2010 California Fire
18 Code is on file with the Clerk of the Board of Supervisors in File No. 100878 and is
19 incorporated herein by reference. The San Francisco Fire Department must enforce the
20 California Fire Code. If San Francisco wishes to impose more restrictive building standards
21 than those set in the California Fire Code, it must do so before the effective date of the 2010
22 California Fire Code. In addition, State and local law allow local amendment in the interim
23 between code adoptions.

1 As in past code cycles, San Francisco will repeal its existing Fire Code and enact a
2 new 2010 Fire Code. The current San Francisco Fire Code incorporates by reference the
3 2007 California Fire Code (Title 24, California Code of Regulations, Part 9) and those portions
4 of the 2006 International Fire Code not promulgated by the California Building Standards
5 Commission, with local amendments adopted by San Francisco. The proposed 2010 San
6 Francisco Fire Code incorporates by reference the 2010 California Fire Code (Title 24,
7 California Code of Regulations, Part 9), including appendices adopted by the State. In
8 addition, except as expressly deleted, modified or amended, the proposed 2010 San
9 Francisco Fire Code incorporates by reference those portions of the 2009 International Fire
10 Code that were not adopted by the California Building Standards Commission in the California
11 Fire Code, as well as Section D105 of Appendix D as amended, and Appendix I in its entirety.
12 The proposed 2010 San Francisco Fire Code also includes local amendments specific to San
13 Francisco.

14
15 Section 3. Findings regarding Local Conditions and Directions to Clerk. The City and
16 County of San Francisco is unique among California communities with respect to local
17 climatic, geological, topographical and other conditions. Among other things, (1) Certain
18 buildings/occupancies in San Francisco are at increased risk for earthquake-induced
19 structural failure and consequent fire due to local hazardous microzones, slide areas, and
20 local liquefaction hazards; (2) Certain buildings/occupancies in San Francisco are at
21 increased risk of fire due to high density of buildings on very small lots, with many buildings
22 built up to the property lines; (3) The topography of San Francisco has led to development of
23 a high density of buildings on small lots, necessitating special provisions for exiting, fire
24 separation, or fire-resistive construction; (4) Many buildings are built on steep hills and narrow
25

1 streets, requiring special safety considerations; (5) Additional fire, structural and other
2 protection is required due to high building density and crowded occupancy; and (6) High-rise
3 and super-high-rise development, when it occurs, requires special safety considerations.
4 Because of the great density of buildings, occupants, and pedestrians in San Francisco, fires
5 in San Francisco can be especially devastating.

6 California Health and Safety Code Sections 17958 and 17958.5 allow the City and
7 County to change or modify requirements contained in the provisions published in the
8 California Building Standards Code, including the California Fire Code, when the City
9 determines that those changes or modifications are reasonably necessary because of local
10 climatic, geological or topographical conditions. California Health and Safety Code Section
11 17958.7 provides that before making any such changes or modifications, the governing body
12 must make an express finding that such changes or modifications are reasonably necessary
13 because of specified local conditions, and those finding shall be filed with the California
14 Building Standards Commission. A list of the "Standard Findings for San Francisco Fire Code
15 Amendments" and a "2010 San Francisco Fire Code Findings" providing a section-by-section
16 statement of the reasons for each deviation from the 2010 California Fire Code is set forth in
17 the document entitled "Exhibit A," which is on file in the Board of Supervisor's File
18 No. 100878, and which is hereby declared to be a part of this ordinance as if set forth fully
19 herein.

20 Pursuant to the applicable California Health and Safety Code Sections, the Board of
21 Supervisors finds and determines that the local climatic, geological and topographical
22 conditions described above constitute a general summary of the most significant local
23 conditions giving rise to the need for variance from the California Fire Code and any other
24 applicable provisions published by the California Building Standards Commission. Further,
25

1 the Board of Supervisors finds and determines that, as set forth in Exhibit A, the proposed
2 variances are reasonably necessary based on these local conditions and that these conditions
3 justify more restrictive standards applicable to buildings and occupancies in San Francisco.

4 Upon final passage of this ordinance, the Clerk of the Board of Supervisors is hereby
5 directed to transmit this legislation, including Exhibit A, to the California Building Standards
6 Commission and the State Fire Marshal for filing, pursuant to the applicable provisions of
7 California law.

8
9 Section 4. 2010 Fire Code. The San Francisco Fire Code is hereby repealed in its
10 entirety and replaced with the following 2010 San Francisco Fire Code. The 2010 San
11 Francisco Fire Code incorporates by reference Title 24, California Code of Regulations, Part 9
12 (California Fire Code) including appendices adopted by the State. In addition, except as
13 expressly deleted, modified or amended herein, the 2010 San Francisco Fire Code
14 incorporates by reference those portions of the 2009 International Fire Code that were not
15 adopted by the California Building Standards Commission in the California Fire Code, as well
16 as Section D105 of Appendix D, and Appendix I in its entirety.

17 The 2010 San Francisco Fire Code is adopted to regulate and govern the safeguarding
18 of life and property from fire and explosions hazards arising from the storage, handling and
19 use of hazardous substances, materials and devices, and from conditions hazardous to life or
20 property in the occupancy of buildings and premises as herein provided; and to provide for the
21 issuance of permits, inspections and other Fire Department services, and the assessment and
22 collection of fees for those permits, inspections and services.

23 The following sections supplement, modify, amend or delete specified provisions of the
24 California Fire Code and the 2009 International Fire Code, as follows:

1
2 **CHAPTER 1 — SAN FRANCISCO GENERAL CODE PROVISIONS**

3 **DIVISION 1 – SAN FRANCISCO ADMINISTRATION**

4 The following San Francisco section replaces the corresponding California Fire Code
5 section.

6 1.1.1 [For SF] Title. These regulations shall be known as the 2010 San Francisco Fire
7 Code, may be cited as such, and will be referred to herein as "this code." This code
8 incorporates by reference the 2010 California Fire Code (Title 24, California Code of
9 Regulations, Part 9) including appendices adopted by the State. In addition, this code
10 incorporates by reference those portions of the 2009 International Fire Code that were not
11 adopted by the California Building Standards Commission in the California Fire Code, except
12 those portions of the 2009 International Fire Code that are expressly deleted, modified or
13 amended herein. In addition, San Francisco specifically adopts the following appendices of
14 the 2009 International Fire Code: Appendix D, Section D105 as amended; and Appendix I in
15 its entirety.

16
17 1.1.2.1 [For SF] Promotion of General Welfare. In undertaking the adoption and
18 enforcement of this code, the City and County of San Francisco is assuming an undertaking
19 only to promote the general welfare. It is not assuming, nor is it imposing on itself or its
20 officers and employees, an obligation for breach of which it is liable in money damages to any
21 person who claims that such breach proximately caused injury.

22
23 1.1.8.2 [For SF] Adoption of New Code. The Chief of the Fire Department shall review
24 all adoptions of the California Fire Code by the California Building Standards Commission.
25

1 Within 180 days of publication of such adoptions, the Chief shall recommend, through the Fire
2 Commission, to the Board of Supervisors such revisions of this code as are reasonably
3 necessary to accommodate local climate, geological or topographical conditions. This section
4 does not prohibit amendments to this code in the interim between code adoptions by the
5 California Building Standards Commission.

6
7 **DIVISION II - ADMINISTRATION**

8 **PART 1-GENERAL PROVISIONS**

9
10 Section 101 is deleted.

11
12 Sections 102.6 through 102.8, and 102.10 through 102.12 are deleted.

13
14 Sections 103.1 through 103.3 are deleted.

15
16 **SECTION 104—GENERAL AUTHORITY AND RESPONSIBILITIES**

17
18 104.1.1 [For SF] Administrative Bulletins. The Fire Department is authorized to issue
19 Administrative Bulletins that establish or clarify requirements under this code, provide
20 interpretations of this code, and set policies and procedures of the Bureau of Fire Prevention.
21 These bulletins shall be posted on the Fire Department's website.

22
23 104.1.2 [For SF] New Administrative Bulletins; revisions to existing Administrative
24 Bulletins. When the fire code official determines that it is appropriate to develop or revise an
25

1 Administrative Bulletin, the Fire Department shall post the proposed new or revised Bulletin on
2 its website for 30 days, and provide notice of that Bulletin to parties who have registered to
3 receive notice on the Department's website. The posting shall include instructions for
4 providing written comments on the proposed Bulletin and notice of a public hearing regarding
5 the proposed Bulletin. The fire code official shall conduct a public hearing on the proposed
6 Bulletin, to obtain public comment. The hearing shall be held after the 30 day posting period.
7 The Fire Commission shall approve any proposed new or revised Bulletin at a noticed
8 meeting. A Bulletin shall not be effective until approved by the Fire Commission. The fire
9 code official and the Fire Commission may amend the proposed Bulletin during the approval
10 process without re-posting the Bulletin for 30 days.

11
12 104.5.1 [For SF] Unauthorized tampering. No person shall remove, obscure, mutilate,
13 destroy or tamper with signs, tags or seals posted or affixed by the fire code official without
14 authorization from the fire code official.

15
16 104.6.2.1 [For SF] Photographs. The fire code official is authorized to take
17 photographs during inspections as deemed appropriate by the fire code official.

18
19 104.10.2 [For SF] Photographs. The fire code official is authorized to take
20 photographs during fire investigations as deemed appropriate by the fire code official.

21
22 104.10.3 [For SF] Reward. The Mayor is authorized to offer a reward for the arrest and
23 conviction of any person found guilty of arson or attempted arson according to the California
24 Penal Code.

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SECTION 105--PERMITS

The following San Francisco section replaces the corresponding California Fire Code section.

105.1.1 [For SF] Permits required. Any person who engages in an activity for which an operational permit is required under in Section 105.6 of this code shall obtain the appropriate permit from the fire code official prior to engaging in the activity. Any person installing or modifying systems or equipment that require construction permits under Section 105.7 of this code shall obtain a building permit from the San Francisco Department of Building Inspection prior to the start of work. Any person applying for a permit shall pay permit fees, as required by Section 113, and any fees required by other departments as applicable, prior to the applicable Department issuing the permit. The permit holder shall keep the permit on the premises designated therein at all times and shall make the permit readily available for inspection by the fire code official.

The following San Francisco section replaces the corresponding International Fire Code section.

105.1.3 [For SF] Permits for the same location. When more than one Fire Department permit is required for the same location, the fire code official may consolidate the permits into a single permit at the time of issuance. The applicant shall pay a fee for permit consolidation is specified in Section 113.2.1.

1
2 The following San Francisco section replaces the corresponding California Fire Code
3 section.

4
5 105.2.3 [For SF] Time limitation of application. The fire code official is authorized to
6 cancel a permit application when the applicant fails to make corrections or to provide
7 additional information required by the fire code official within 180 days after filing the
8 application.

9
10 105.2.5 [For SF] Hearing for certain permits. Certain permit applications are subject to
11 hearings in accordance with San Francisco Business and Tax Regulation Code, Article 1,
12 Section 22.

13
14 The following San Francisco section replaces the corresponding International Fire
15 Code section.

16
17 105.3.1 [For SF] Expiration. An operational permit shall remain in effect until re-issued,
18 renewed, or revoked or for such a period of time as specified in the permit. Construction
19 permits shall be administered through the San Francisco building permit process in
20 accordance with the San Francisco Building Code. Permits are not transferable and a new
21 permit is required for any change in occupancy, operation, tenancy, or ownership.

1 105.3.9 [For SF] License. When San Francisco Business and Tax Regulation Code,
2 Section 23, requires a license in conjunction with the issuance of a permit, the fire code official
3 shall forward an approved permit to the Tax Collector for issuance.

4 EXCEPTION: Permits for permitted activities occurring on Port of San Francisco
5 property are administered separately.

6
7 The following San Francisco section replaces the corresponding California Fire Code
8 section.

9
10 105.4.1 [For SF] Submittals. Construction permit applicants shall submit documents
11 and supporting data in accordance with procedures established in the 2010 San Francisco
12 Building Code and San Francisco Fire Department Administrative Bulletins when applicable.

13
14 The following San Francisco section replaces the corresponding California Fire Code
15 section.

16
17 105.4.6 [For SF] Retention of construction documents. The building official shall be the
18 custodian of approved construction documents in accordance with procedure established in
19 the San Francisco Building Code.

20
21 The following San Francisco section replaces the corresponding California Fire Code
22 section.

1 105.6.23 [For SF] Hot work operations. An operational permit is required for hot work
2 including, but not limited to:

- 3 1. Public exhibitions and demonstrations where hot work is conducted.
- 4 2. Use of portable hot work equipment inside a structure.

5 **Exception:** Work that is conducted under a construction permit.

- 6 3. Fixed-site hot work equipment such as welding booths.
- 7 4. Hot work conducted within a wildfire risk area.
- 8 5. Application of roof coverings and any other associated work while roofing or
9 waterproofing the exterior surfaces of a building with the use of an open-flame
10 device.
- 11 6. When approved, the fire code official shall issue a permit to carry out a hot work
12 program. This program allows approved personnel to regulate their facility's hot
13 work operations. The approved personnel shall be trained in the fire safety aspects
14 denoted in this chapter and shall be responsible for issuing permits requiring
15 compliance with the requirements found in Chapter 26. These permits shall be
16 issued only to their employee or hot work operations under their supervision.

17
18 The following San Francisco section replaces the corresponding International Fire
19 Code section.

20
21 105.6.27 [For SF] LP-gas. An operational permit is required for storage and use of LP-
22 gas.

23 Exception: A permit is not required to use one LP-fueled cooking device per building or
24 to store one additional cylinder with a 20 lb. (9.1-kg) aggregate water capacity outside
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of the building of residential occupancies. See Section 308.1.4 for additional requirements.

The following San Francisco section replaces the corresponding International Fire Code section.

105.6.31 [For SF] Open flame and torches. An operational permit is required to use a torch or open-flame device in a wildfire risk area.

105.6.48. [For SF] Battery systems. An operational permit is required for stationary storage systems having a liquid capacity of more than 50 gallons (189L). See Section 608.

105.7.15 [For SF] Car stacking parking systems. A construction permit is required to install car stacking parking systems in buildings.

105.7.16 [For SF] Radio coverage systems. A construction permit is required to install emergency responder radio coverage systems.

Section 107.5 is deleted.

Section 108 is deleted.

Section 109 of the California Fire Code is deleted and replaced with the following San Francisco section.

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SECTION 109 –VIOLATIONS

109.1 [For SF] Unlawful acts.

(a) It shall be unlawful for a person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain a building, occupancy, premises, system, or vehicle, or any portion thereof, or cause the same to be done, in violation of any of the provisions of this code.

(b) It shall be unlawful for a person to engage in any activity for which a permit is required under this code without the required permit, or to engage in any activity in violation of conditions set in a permit issued under this code.

109.2 [For SF] Person responsible.

(a) Except as provided in subsection (c), the person responsible for a violation that pertains to a building, occupancy, premises, system, or vehicle is the owner of the building, occupancy, premises, system, or vehicle.

(b) The person responsible for a violation that pertains to an activity conducted without a permit required under this code or in violation of a permit issued under this code is the person engaging in that activity, except that if the person engaging in the activity is the employee of a business and is performing the activity in the course and scope of his or her employment, the owner of the business is the person responsible.

(c) The person responsible for a violation of Section 107.6 or Section 1030.2 of this code is the owner of the business operating at the building or premises.

1 109.3 [For SF] Remedies available. The fire code official may enforce the provisions of
2 this code by: issuing a notice of violation under Section 109.4; issuing an administrative
3 citation under Section 109.5; and exercising criminal arrest and citation authority under
4 Section 109.6.

5
6 109.4 [For SF] Notice of violation.

7 (a) When the fire code official finds a building, occupancy, premises, system, or
8 vehicle, or any portion thereof, that is in violation of this code, the fire code official may
9 prepare a written notice of violation, which shall identify the code sections violated, describe
10 the violation, and where applicable require correction of the violation. When correction is not
11 immediate, the notice of violation shall specify a time for compliance and re-inspection.

12 (b) When the fire code official finds a person performing any activity requiring a permit
13 under this code without the required permit, or conducting an activity in violation of conditions
14 set in a permit issued under this code, the fire code official may prepare a written notice of
15 violation, which shall identify the code sections violated and describe the violation. In
16 addition, the fire code official may issue a stop work order under Section 111 of this code,
17 requiring the person to immediately cease performing the activity.

18
19 109.4.1 [For SF] Service of notice of violation.

20 (a) When a notice of violation pertains to a specific building, occupancy, premises,
21 system, or vehicle, the fire code official shall serve the notice of violation upon the owner of
22 the building, occupancy, premises, system, or vehicle as follows: by personal service or by
23 regular U.S. mail and certified or registered mail, or by leaving it with a person of responsibility
24 at the building or premises.

1 (b) When a notice of violation pertains to a person engaged in an activity for which a
2 permit is required without the required permit, or in violation of a permit issued under this code
3 is the person engaging in that activity, the fire code official shall serve the notice of violation
4 upon the person responsible for the activity as follows: by personal service, by regular U.S.
5 mail and certified mail, or by leaving it with a person of responsibility at site of the activity.

6 (c) Service by certified or registered mail is effective on the date of mailing if the
7 certified or registered letter is mailed, postage prepaid, return receipt requested, to the person
8 responsible at that person's current address as listed with the Assessor's Office. If the
9 Assessor's Office records do not include an address for a person entitled to notice, then the
10 fire code official shall serve that person by mailing the letter to the address of the building,
11 occupancy, premises, or system involved in the proceedings.

12
13 109.4.2 [For SF] Re-inspection fee. When the fire code official issues a notice of
14 violation and sets a date for compliance and re-inspection to certify compliance with code
15 requirements, the fire code official shall charge a fee for the re-inspection and the person
16 responsible shall pay that fee.

17
18 109.4.3 [For SF] Hearing on notice of violation.

19 (a) If the person responsible to correct a violation fails to do so within the time period
20 specified in the notice of violation, the fire code official may set the matter for hearing.

21 (b) Notice of hearing. If the fire code official determines to set the matter for hearing,
22 the fire code official shall serve a notice of hearing that provides at least 30 days notice of the
23 hearing. The notice shall include the following information: (1) the street address of the
24 building, occupancy, premises, or system that is in violation of the code, or the date and
25

1 location of any activity conducted without a required permit or in violation of permit conditions;
2 (2) the date, hour and place of the hearing; (3) a statement that the hearing is an opportunity
3 to appear before the fire code official to show cause why the fire code official should not order
4 the building, occupancy, premises, or system repaired or altered to be brought into
5 compliance with code, or vacated or demolished, or require a permit or compliance with
6 permit requirements, (4) a warning that describes the penalties for violation as set forth in
7 subsection (k) below and Section 109.4.4, and (5) a copy of the notice of violation.

8 (c) Service of notice. The fire code official shall serve the notice of hearing on each of
9 the following persons: (1) the person, if any, in real or apparent charge and control of the
10 building, occupancy, premises, or system, or responsible for any activity; (2) the owner of
11 record of any building, occupancy, premises, or system, or where an activity occurred; (3) the
12 holder of any mortgage, deed of trust, lien or encumbrance of record; (4) the owner or holder
13 of any recorded lease; and (5) the holder of any other recorded estate or interest in the
14 building, occupancy, premises, or system, or the land upon which it is located. The notice of
15 hearing shall include an affidavit or declaration under penalty of perjury, certifying to the time
16 and manner in which the notice was served. The fire code official shall serve the notice of
17 hearing as follows: by personal service; or by regular U.S. mail and certified or registered
18 mail. Service by certified or registered mail is effective on the date of mailing if the certified or
19 registered letter is mailed, postage prepaid, return receipt requested, to each person entitled
20 to notice as that person's address appears on the last annual tax roll of the county or at the
21 address to which the Tax Collector mailed the most recent real property tax bill for the
22 building, occupancy, premises, or system. If the annual tax roll or the Tax Collector records
23 do not include an address for a particular person entitled to notice, then the fire code official
24 shall serve the notice to that person at the address of the building, occupancy, premises, or
25

1 system involved in the proceedings. The failure of any owner or other person to receive a
2 notice of hearing shall not affect in any manner the validity of any proceeding taken or order
3 issued under this Section.

4 (d) Posting of notice. The fire code official shall ensure that a copy of the notice of
5 hearing and notice of violation is posted in a conspicuous place on the building or property,
6 and at the location of the hearing. The notice shall be posted at both locations at least 10
7 days before the date set for the hearing.

8 (f) Hearing. The fire code official or designee shall conduct a public hearing on the
9 matter, at the date, time and location specified in the notice of hearing. The fire code official
10 or designee may continue the hearing for good cause, except that any continuance shall not
11 exceed 30 days and only one continuance is allowed. Subject to any procedures prescribed
12 by the fire code official for the orderly conduct of the hearing, the fire code official may permit
13 persons with an interest in the building, occupancy, premises, or system, or with knowledge of
14 facts material to the allegations of the notice of violation to present evidence for the fire code
15 official to consider. The fire code official may promulgate procedures for appeal hearings after
16 a noticed public hearing.

17 (g) Decision and order. The fire code official shall give full and fair consideration to the
18 evidence received at the hearing, and within 30 days of the conclusion of the hearing, shall
19 issue a written decision either: (1) finding no violation and issuing an Order of Rescission that
20 withdraws the notice of violation and dismisses the proceedings; or (2) finding that the
21 building, occupancy, premises, or system, or any portion thereof, is in violation of this code
22 and ordering that the person responsible take action as ordered by the fire code official to
23 bring the building, occupancy, premises, or system into compliance with this code. The order
24 may also direct that the building, occupancy, or premises be vacated pending compliance with
25

1 the requirements of this code. Any order to correct a violation of this code or to vacate a
2 building, occupancy or premises shall include the following: the street address of the building,
3 occupancy, premises, or system; findings and conclusions about the specifics of the violations
4 and the code section violated; a statement of work the person responsible must perform to
5 remedy the violation and, if applicable, an order to vacate; and time requirements for
6 compliance with the order. The fire code official shall require the person responsible to
7 commence work required under the order within not more than 30 days from the date of the
8 decision, and shall set a reasonable period of time, not to exceed six months from
9 commencement, for the person responsible to complete the required work.

10 (h) Service of, posting and recording decision. The fire code official shall serve the
11 decision and order on the persons and in the manner specified in subsection (c) above. The
12 fire code official shall post the decision and order in the manner specified in subsection (d)
13 above. The fire code official shall record the decision and order in the Assessor-Recorder's
14 Office.

15 (i) The person responsible may submit a written application to extend the date to
16 commence work required under the decision and order or to extend the date to complete
17 required work. The fire code official may grant a request to extend the time to commence or
18 to complete work, for good cause shown, only where there is no imminent risk to life or
19 property, and for a time not to exceed 90 days.

20 (j) Compliance, Order of Compliance. When the fire code official determines that the
21 person responsible has completed all work required under the order, and that the building,
22 occupancy, premises, or system complies with the requirements of this code, the fire code
23 official shall issue an Order of Compliance, acknowledging that the person responsible has
24
25

1 complied with the original order. The fire code official shall serve and post the Order of
2 Compliance, and file it in the Assessor-Recorder's Office.

3 (k) Penalties for disregarding order. Any person responsible who fails to comply with
4 an order under this Section shall be guilty of a misdemeanor as set forth in Section 109.6.
5 Any person in possession who fails to comply with an order to vacate shall be guilty of a
6 misdemeanor as provided in Section 109.6. Any person who removes any notice or order
7 posted as required in this Section shall be guilty of a misdemeanor as provide in Section
8 109.6.

9
10 109.4.4 [For SF] Civil action and penalties. Any person violating this code, or who
11 violates, disobeys, omits, neglects or refuses to comply with any notice of violation or decision
12 and order under this code, shall be liable for a civil penalty of up to \$1,000 for each day the
13 violation is committed or permitted to continue, in addition to attorney's fees and costs, which
14 penalty shall be assessed and recovered in a civil action brought by the City and County of
15 San Francisco in any court of competent jurisdiction. In assessing the amount of the civil
16 penalty, the court shall consider any one or more of the relevant circumstances presented by
17 any of the parties to the case, including but not limited to, the following: the nature and
18 seriousness of the misconduct, the number of violations, the persistence of the misconduct,
19 the length of time over which the misconduct occurred, the willfulness of the defendant's
20 misconduct, and the defendant's asset's, liabilities and net worth. Any penalties imposed
21 pursuant to this section shall be paid to the City Treasurer and credited to the Fire
22 Department. The remedies in this Section are in addition to any other remedies provided by
23 law. No provision in this Section shall preclude prosecution of actions for criminal penalties
24 concurrently, sequentially or individually.

1
2 109.4.5 [For SF] Presumption of noncompliance. Notwithstanding any other provision
3 of this code, any person served with a notice of violation that sets a date to correct the
4 violations shall be presumed, in civil proceedings, to have failed to comply with that notice of
5 violation if the date to correct the violation has passed without correction of the violation.
6

7 109.5 [For SF] Administrative citations. Violations of this code may be punishable by
8 administrative citation. Chapter 100 of the San Francisco Administrative Code is herein
9 incorporated in its entirety and shall govern the amount of fees and the procedure for
10 imposition, enforcement, collection and administrative review of administrative citations under
11 this Section, except that the amount of the penalties for the code sections set in Section
12 109.5.2 shall be the amount specified in that Section, and all fines shall be allocated as
13 specified in Section 109.5.3.
14

15 109.5.1 [For SF] City employees who may issue administrative citations. The City
16 employees specified in Section 109.7 may issue administrative citations for any violation of
17 this code.
18

19 109.5.2 [For SF] Fines for administrative citations for specific code violations. The fine
20 for violation of Sections 105.1.1, 107.6, 111.4, 907.8.4 and 1030.2 of this code shall be
21 \$1000.
22
23
24
25

1 109.5.3 [For SF] Allocation of administrative citation fines. All fines and late payment
2 fees shall be payable to the Fire Department and shall be used to support fire safety and
3 prevention programs.
4

5 109.6 [For SF] Criminal charges. Pursuant to California Government Code Section
6 36900, any person who violates, disobeys, omits, neglects or refuses to comply with any of
7 the provisions of this code or any lawful order issued under this code shall be guilty of an
8 infraction or a misdemeanor. The fire code official shall determine and the citation shall
9 specify whether the violation charged is a misdemeanor or an infraction. If charged as an
10 infraction, the penalty shall be a fine not to exceed \$100 for a first violation, not to exceed
11 \$500 for a second violation of the same section or subsection within one year of the date of
12 the first violation, and not to exceed \$1,000 for each additional violation of the same section or
13 subsection within one year of the date of the second or any subsequent violation. If charged
14 as a misdemeanor, the penalty shall be a fine of not less than \$500 or more than \$1,000 or
15 imprisonment in the county jail not exceeding six (6) months, or both fine and imprisonment,
16 no part of which may be suspended. Every day such violation, disobedience, omission,
17 neglect or refusal continues is a new offense. Any person who shall does any work in
18 violation of any of the provisions of this code, and any person having charge of such work who
19 permits it to be done, shall be liable for the penalty provided.
20

21 109.7 [For SF] Designated officers and employees. Pursuant to California Penal Code
22 Section 836.5, the classes of officers or employees of the City and County of San Francisco
23 listed below are empowered to enforce all provisions of this code against violations as a
24 misdemeanor or infraction by exercising arrest and citation authority:
25

1	Classification No.	Class Title
2	H-51	Assistant Deputy Chief II
3	H-50	Assistant Chief
4	H-40	Battalion Chief
5	H-32	Captain Division of Fire Prevention and
6		Investigation
7	H-30	Captain
8	H-24	Lieutenant Bureau of Fire Investigation
9	H-22	Lieutenant Bureau of Fire Prevention
10	H-20	Lieutenant
11	H-10	Chief's Aide
12	H-6	Investigator
13	H-4	Fire Inspector
14	6281	Fire Safety Inspector II
15	5215	Fire Protection Engineer

17 109.8 [For SF] Civil action to recover costs. Under California Health and Safety Code
18 Section 13009, any person who negligently, or in violation of the law, sets a fire, allows a fire
19 to be set, or allows a fire kindled or attended by him or her to escape onto any public or
20 private property is liable for the fire suppression costs incurred in fighting the fire and for the
21 cost of providing rescue or emergency medical services, and those costs shall be charged
22 against that person. The City and County of San Francisco may initiate a civil action in any
23 court of competent jurisdiction to recover all amounts authorized under Health and Safety

24
25

1 Code Section 13009 and Section 13009.1. Any amounts recovered shall be paid to the City
2 Treasurer and credited to the Fire Department.

3
4 **SECTION 111—STOP WORK ORDER**

5
6 The following San Francisco section replaces the corresponding California Fire Code
7 section.

8
9 111.4 [For SF] Failure to comply. Any person who continues any work after having
10 been served with a stop work order, except such work as that person is directed to perform to
11 remove a violation or unsafe condition, shall be in violation of this code.

12
13 **SECTION 112 — SERVICE UTILITIES**

14
15 The following San Francisco section replaces the corresponding International Fire
16 Code section.

17
18 112.1 [For SF] Authority to disconnect service utilities. The fire code official may order
19 disconnection of utility service to a building, structure, or system in order to safely execute
20 emergency operations or to eliminate an immediate hazard.

21
22 **SECTION 113 – FEES**

1 The following San Francisco section 113 replaces the corresponding International Fire
2 Code section 113.

3
4 113.1 [For SF] General. The Fire Department shall assess fees in accordance with the
5 provisions of this section.

6
7 113.2 [For SF] Operational permit filing fees. The filing fee for operational permits is
8 set forth in Table 113-A. Inspections necessary for permit issuance that require more than
9 two hours to complete shall be subject to an additional fee of \$110.00 for each hour. The Fire
10 Department shall not issue a permit until the fees are paid.

11
12 113.2.1 [For SF] Consolidation of permits fee. The fee for consolidation of operational
13 permits is \$90.00 for each activity added to the original permit.

14
15 113.2.2 [For SF] Posting fee. The fee for posting notice of application for certain
16 permits are set in the San Francisco Business and Tax Regulation Code, Article I, Section 27.

17
18 113.2.3 [For SF] Permit fees for vendors at street fairs involving temporary street
19 closures (ISCOTT). Permit fees for vendors at street fairs involving temporary street closures
20 are set in the San Francisco Transportation Code.

21
22 113.3 [For SF] Construction permit fees. The Central Permit Bureau at the Department
23 of Building Inspection collects construction permit (building permit) fees in accordance with
24 the San Francisco Building Code. When the Fire Department conducts plan review for
25

1 buildings or portions of buildings under its authority, the Department will assess plan review
2 fees in accordance with Section 113.4 of this code. When the Fire Department conducts
3 inspections for buildings or portions of buildings under its authority, the Department will
4 assess inspection fees in accordance with Section 113.5.

5
6 113.4 [For SF] Plan review fees. Upon application for a permit for the erection of a new
7 building or for alteration work for which plans are required by the Department of Building
8 Inspection, the Central Permit Bureau shall charge and collect a fee to compensate the Fire
9 Department for its costs of reviewing plans submitted with building permit applications for
10 compliance with fire safety regulations. The fee shall be based on the valuation of the work
11 as determined by the Department of Building Inspection. The fee for each permit is set in
12 Table 113-B. The Fire Department shall assess a fee in the amount of \$110.00 per hour to
13 review revisions to any previously approved plans. The Central Permit Bureau shall collect
14 the fee before issuing the permit.

15
16 113.5 [For SF] Field inspection fees. When the Fire Department determines a field
17 inspection is required to verify that building construction is in compliance with fire safety
18 regulations and this code, it shall notate the application accordingly to provide notice to the
19 Central Permit Bureau. The Central Permit Bureau shall collect the inspection fee due, before
20 issuing a building permit. The fee for each permit is set in Table 113-C. Initial field inspection
21 fees will be charged for inspections of new fire alarm, sprinkler, and gaseous suppression
22 systems per the notation in Table 113-C.

23 After building permit issuance, when the fire code official notifies the applicant that
24 additional inspection time is required over the amount of time set in Table 113-C, the applicant

1 shall purchase additional inspection time before the inspector schedules additional
2 inspections. The Fire Department shall collect a fee of \$110.00 per hour for the cost of
3 providing the inspection service.
4

5 113.6 [For SF] Pre-application plan review. When an applicant wishes to discuss
6 specific design issues or submit preliminary designs for review and comment by the Fire
7 Department before the applicant submits a formal application for permit, the Fire Department
8 shall assess a fee of \$220.00. This fee provides the applicant with up to two hours for
9 research and meeting with Fire Department personnel. When the time spent by the Fire
10 Department exceeds two hours, the Department shall assess additional fees at the rate of
11 \$110.00 per hour.
12

13 113.7 [For SF] Re-inspection of violation fees. If the fire code official issues a notice of
14 violation under this code, the notice of violation may set a period of time that is reasonable to
15 remedy the violation and the fire code official may re-inspect the property to verify that the
16 person responsible has made the required correction. The Fire Department shall collect a fee
17 in the amount of \$220.00 for re-inspections. If the time required for the re-inspection exceeds
18 one hour, the Fire Department shall assess an additional fee at the rate of \$110.00 per hour.
19

20 113.8 [For SF] High-rise inspection fees. For inspections of high-rise structures
21 pursuant to Section 13217 of the California Health and Safety Code, the owner of the
22 structure shall pay a fee to cover the Fire Department's costs of inspection. The Department
23 shall calculate the fee on the basis of \$12.00 per 1000 square feet of gross floor area.
24
25

1 113.8.1 [For SF] Gross floor area. For purposes of this section, the term "gross floor
2 area" is defined as the entire area of each floor, attic, basement or shaft of a building included
3 within the exterior walls of a building, including any portion not included within the exterior
4 walls that is under the horizontal projection of the roof or floor above.

5
6 113.9 [For SF] Referral fees. If a government agency requests a preliminary site
7 inspection or survey of a premise for compliance with this code or other regulatory codes
8 enforced by the Fire Department, the Fire Department shall collect a service fee of \$110.00
9 per hour for the on-site inspections and consultations. When the referral inspection is
10 requested by another San Francisco agency, the requesting agency shall transfer the fee to
11 the Fire Department through electronic transfer. The requesting agency shall pay the fee
12 before scheduling the inspection or consultation. Fees referenced in the California Health and
13 Safety Code take precedence over this fee.

14
15 113.10 [For SF] Overtime fee. If a person requests an inspection or other service that
16 requires the assigned Fire Department employee to work outside of the employee's normal
17 working schedule, the Department will charge an overtime fee of \$128.00 per hour. The
18 person requesting the services shall pay the fee before the inspection or other service is
19 performed. The minimum compensation is four hours.

20
21 113.11 [For SF] Collection of other fees. The fire code official may collect fees as
22 required by other portions of the San Francisco Municipal Code for services by other City
23 departments pertinent to the issuance of permits required by this code.

1 113.12 [For SF] Water flow request fee. Upon a request from a person for water flow
2 information, the Department will charge a water flow fee of \$110.00. If the information
3 requested requires that Fire Department employees perform an on-site water flow test, the
4 Department will charge a fee of \$220.00.

5
6 113.13 [For SF] False alarm fees. The Fire Department shall charge a service fee of
7 \$250 for each false fire alarm to which the Department responds after the first two false fire
8 alarms at that address within any calendar year. The Fire Department shall charge a service
9 fee of \$500 for each false fire alarm to which the Department responds after the first five false
10 fire alarms at that address within any calendar year. The fire code official may waive the false
11 alarm fee for good cause as determined by the Chief. The Fire Department shall send notice
12 of the fee to the responsible person, requiring payment within 30 days of the date of the
13 notice.

14
15 113.14 [For SF] Residential apartment/hotel inspection fee. The Fire Department shall
16 charge an inspection fee of \$157.00 to inspect buildings under the R1 and R2 Residential
17 Apartment/Hotel Inspection Program.

18
19 113.15 [For SF] Voluntary seismic retrofit fee waiver. Notwithstanding the fees
20 established herein, if a project involves voluntary seismic retrofit upgrades to soft-story, wood-
21 frame buildings, as defined by the Director of the Department of Building Inspection, the
22 project applicant is exempt from the proportionate share of plan review fees specified under
23 this code that related to the retrofit work.

1 113.16 [For SF] Cost recovery related to vehicle incidents.

2 (a) The Fire Department may submit a claim to recover its reasonable costs incurred
3 responding to a motor vehicle incident in the City and County of San Francisco where a
4 person has willfully or negligently caused or permitted the contents of a motor vehicle to be
5 deposited on a street or highway, or its appurtenances, and the Fire Department removes
6 those vehicle contents from the street or highway, or its appurtenances. Vehicle contents
7 may include gas, oil and vehicle debris. The Fire Department shall submit the claim to the
8 insurance company of the person responsible for willfully or negligently causing or permitting
9 the vehicle contents to be deposited on the street or highway, or its appurtenances.

10 (b) The Fire Department shall submit claims in the following amounts:

Description of Incident	Charge
One suppression unit provided vehicle content removal (one hour or less)	\$249
Two or more suppression unites provided vehicle content removal (one hour or less)	\$498
Any incident where the vehicle content removal exceeds one hour	An amount based on the reasonable time and materials costs incurred

16 (c) After a noticed hearing, the Chief of the Fire Department may promulgate rules to
17 effectuate the purposes of this Section or to facilitate the claim process.

18
19 113.17 reserved.

20 113.18 reserved.

21 113.19 reserved.

22 113.20 reserved

1 113. 21 [For SF] Fee-setting procedure. Each year the Chief of the Department shall
 2 report the revenues received from each type of fee collected by the Fire Department, the
 3 costs, both direct and indirect, incurred in providing the services for which the fee is assessed,
 4 the anticipated costs for the ensuing fiscal year and the rates which would be necessary to
 5 support such cost for each type of fee. The Chief shall file the report with the Controller not
 6 later than April 1st of each year under the provisions of the San Francisco Administrative
 7 Code. The Controller shall file the report with the Board of Supervisors no later than May 15th
 8 of each year. The Board of Supervisors shall, by ordinance, establish or adjust the rates for
 9 any Fire Department fees. The rates set shall be equal to, but not greater than, the rates
 10 necessary to support the costs of providing the services for which each fee is assessed.

11
 12 TABLE 113-A — OPERATIONAL PERMIT FEES

14 TYPE OF PERMIT	FEE
15 Aerosol Products, Regulated Activities	\$330.00
16 Amusement Buildings, Operation	\$330.00
17 Aviation Facilities, Regulated Activities	\$330.00
18 Aviation Facilities, Aircraft Refueling Vehicle	\$330.00
19 Battery System, Operation	\$330.00
20 Carnivals and Fairs, Operation	\$330.00
21 Cellulose Nitrate Film, Regulated Activities	\$330.00
22 Combustible Dust-Producing Operations	\$330.00
23 Combustible Fiber, Regulated Activities	\$330.00
24 Combustible Material, Regulated Activities	\$330.00

1	Compressed Gas, Regulated Activities	\$330.00
2	Conditional Use	\$90.00
3	Covered Mall Buildings, Operation	\$330.00
4	Cryogenic Fluids, Regulated Activities	\$330.00
5	Dry Cleaning Plant, Operation	\$330.00
6	Exhibits and Trade Shows, Operation	\$330.00
7	Explosives, Regulated Activities	\$330.00
8	Fireworks, Display	\$330.00
9	Firefighter Air Systems, Maintenance	\$330.00
10	Flammable and Combustible Finishes, Application of	\$330.00
11	(Including Floor Finishes)	
12	Flammable or Combustible Liquids, Regulated Activities	\$330.00
13	Fruit and Crop Ripening	\$330.00
14	Fumigation and Thermal Insecticidal Fogging	\$330.00
15	Hazardous Materials, Regulated Activities	\$330.00
16	Hazardous Production Material (HPM) Facilities	\$330.00
17	High-Piled Storage	\$330.00
18	Hot Work Operations, Regulated Activities	\$330.00
19	Industrial Ovens	\$330.00
20	Liquefied Petroleum Gases, Regulated Activities	\$330.00
21	Live Audience, Production Facility, Studio, Sound Stage	\$330.00
22	Lumberyards and Woodworking Plants	\$330.00
23	Magnesium Processing	\$330.00
24	Open Burning	\$330.00
25		

1	Open Flame and Candles in Assembly Areas	\$330.00
2	Organic Coating, Manufacturing	\$330.00
3	Place of Assembly	\$330.00
4	Place of Assembly-Permanent Occupancy for Non-Profit Group	\$0.00
5	Pyrotechnic Special Effects Material	\$330.00
6	Pyroxylin Plastics	\$330.00
7	Refrigeration Equipment	\$330.00
8	Repair Garages and Motor Fuel Dispensing Facilities	\$330.00
9	Rooftop Heliports	\$330.00
10	Temporary Membrane Structures and Tents	\$330.00
11	Tire Storage	\$330.00
12	Tire Rebuilding Plants	\$330.00
13	Waste Handling, Regulated Activities	\$330.00

14

15 **TABLE 113-B — PLAN REVIEW FEES**

16	VALUATION		FEE
17	\$0	\$500	\$59.51
18	\$500	\$2,000	\$90.49 plus \$18.420 per \$1,000 over \$500
19	\$2,000	\$25,000	\$118.12 plus \$13.637 per \$1,000 over \$2,000
20	\$25,000	\$50,000	\$431.78 plus \$9.186 per \$1,000 over \$25,000
21	\$50,000	\$100,000	\$661.42 plus \$6.138 per \$1,000 over \$50,000
22	\$100,000	\$500,000	\$968.32 plus \$2.524 per \$1,000 over \$100,000
23	\$500,000	\$1,000,000	\$1,977.92 plus \$1.413 per \$1,000 over \$500,000
24	\$1,000,000	\$5,000,000	\$2,684.50 plus \$1.075per \$1,000 over \$1,000,000

25

1 \$5,000,000 \$6,982 plus \$0.542per \$1,000 over \$5,000,000

2 NOTATION TO TABLE 113-B:

3 EVACUATION SIGNAGE: Plan review beyond thirty minutes will be assessed at an
4 hourly rate of \$110.00 per hour.

5
6 TABLE 113-C — FIELD INSPECTION FEES (See notation for additional fees)

7 VALUATION		8 FEE/INSP. TIME CREDIT
9 Over	10 Not More Than	
11 \$0	12 \$10,000	\$110.00 ONE HOUR
13 \$10,000	14 \$50,000	\$220.00 TWO HOURS
15 \$50,000	16 \$500,000	\$330.00 THREE HOURS
17 \$500,000	18 \$5,000,000	\$550.00 FIVE HOURS
19 \$5,000,000	20 \$10,000,000	\$1100.00 TEN HOURS
21 \$10,000,000	22 \$25,000,000	\$2200.00 TWENTY HOURS
23 \$25,000,000		\$3300.00 THIRTY HOURS

24 NOTATION TO TABLE 113-C:

25 NEW FIRE ALARM SYSTEMS	\$220.00 TWO HOURS
NEW SPRINKLER SYSTEMS	\$330.00 THREE HOURS
NEW GASEOUS SUPPRESSION SYSTEMS	\$220.00 TWO HOURS

26 This initial minimum inspection fee covers all inspections up to the hours specified
27 above. If the inspections for the new system exceed the hours specified above, additional
28 hourly fees will be assessed.

1
2 **SECTION 114 [For SF] — FEE COLLECTION**
3

4 This section does not exist in the California Fire Code.
5

6 114.1 [For SF] Collection of fees. For services that are conducted before the collection
7 of fees, the Department shall proceed in accordance with this section.
8

9 114.1.1 [For SF] First notice. When fees are due under Sections 113.7, 113.8, 113.13,
10 or 113.14 of this code, the Department shall send the responsible person a notice of payment
11 due.
12

13 114.1.2 [For SF] Second notice. If the Fire Department does not receive full payment
14 within 60 days after it sent a notice of payment due pursuant to Section 114.1.1 of this code,
15 the Department shall sent a second notice of payment due to the responsible person. That
16 written notice shall state that the responsible person is liable for the payment of the fee
17 indicated on the notice and provide notice that if payment of the Fire Department does not
18 receive the fee within 30 days of the mailing date of the second notice, a penalty of 10 percent
19 plus interest at the rate of one percent per month on the outstanding balance shall be added
20 to the fee indicated on the notice from the date that notice of payment due was sent under
21 Section 113.
22

23 114.1.3 [For SF] Report to Bureau of Delinquent Revenue Collection. If the
24 Department does not receive payment within 30 days following mailing of the second notice,
25

1 the Department shall report all accounts receivable over \$300 to the Bureau of Delinquent
2 Revenue Collection in accordance with San Francisco Administrative Code, Chapter 10,
3 Article V. Accounts receivable under \$300 shall be administered in accordance with
4 Administrative Code Section 10.41-1.

5
6 **CHAPTER 3 — GENERAL PRECAUTIONS AGAINST FIRE**

7
8 **SECTION 308—OPEN FLAMES**

9
10 The following San Francisco section replaces the corresponding International Fire
11 Code section.

12
13 308.1.3 [For SF] Torches for removing paint. The use of torches or other flame-
14 producing devices to remove paint is prohibited.

15
16 The following San Francisco section replaces the corresponding International Fire
17 Code section.

18
19 308.1.6.2 [For SF] Portable fueled open-flame devices. Portable open-flame devices
20 fueled by flammable or combustible gases or liquids shall be enclosed or installed in such a
21 manner as to prevent the flame from contacting combustible material.

22 **Exceptions:**

- 23 1. LP-gas-fueled devices used for sweating pipe joints in accordance with Chapter 38.
24 2. Hot work and cutting and welding operations in accordance with Chapter 26.

1 3. Candles and open-flame decorative devices in accordance with Section 308.3.

2
3 Section 308.2 is deleted.

4
5 **SECTION 315—MISCELLANEOUS COMBUSTIBLE MATERIALS STORAGE**

6
7 315.2.3.1 [For SF] Elevator machine rooms. Combustible material shall not be stored
8 in elevator machine rooms.

9
10 315.2.3.1.1 [For SF] Elevator machine room sign. The owner shall post a sign
11 indicating "no storage of combustible material in the elevator machine room" in the elevator
12 machine room.

13
14 **SECTION 316—HAZARDS TO FIREFIGHTERS**

15
16 316.3.1 [For SF] Barbed or razor wire. Barbed or razor wire shall not be on or attached
17 to any fire escape, dry standpipe or other fire extinguishing facility, fence, parapet, roof
18 surface, or any other place on a building or structure where it might hinder or obstruct
19 firefighters in performing their duties. Where barbed or razor wire is on or attached to any
20 location, structure or surface specified in this Section, it shall be removed.

21 **EXCEPTION:** Barbed or razor wire may be installed on fences provided it does not
22 obstruct or hinder egress, rescue operations, or access to hazardous areas, as
23 determined by the fire code official, in the event of fire or other emergency.

1 316.6 [For SF] Roof obstructions. No wire, rope or other overhead obstruction that
2 may interfere with the Fire Department operations may be installed or maintained on the roof
3 of any building.

4
5 316.7 [For SF] Signage for buildings with certain types of construction. If a building has
6 roofs or floors of composite wood joist or truss construction, the owner shall post a sign
7 specifying this type of construction. The sign shall be located adjacent to the main entrance
8 door or in a location(s) as required by the fire code official. The sign shall comply with San
9 Francisco Fire Department Administrative Bulletin 5.05.

10
11 **CHAPTER 4 — EMERGENCY PLANNING AND PREPAREDNESS**

12
13 Sections 404, 405, 406, and 408 of the International Fire Code Chapter are deleted.
14 The following San Francisco sections replace the corresponding International Fire Code
15 sections.

16
17 404.1 [For SF] State of California requirements. Emergency plans and preparedness
18 shall be provided in accordance with Title 19, California Code of Regulations, and California
19 Health and Safety Code, Section 13220.

20
21 404.2 [For SF] Fire safety director. Owners of buildings having floors used for human
22 occupancy located more than 75 feet above the lowest level of Fire Department access are
23 responsible to provide or employ a fire safety director. The fire safety director shall possess a
24
25

1 current and valid certificate of completion of an approved fire safety director training program.
2 A certificate of completion shall be valid for not more than five years.

3
4 404.3 [For SF] Emergency procedures information. Emergency procedures
5 information required by the California Code of Regulations, Title 19, Section 3.09, shall
6 comply with San Francisco Fire Department Administrative Bulletin 2.11.

7
8 **CHAPTER 5 — FIRE SERVICE FEATURES**

9
10 **SECTION 504—ACCESS TO BUILDING OPENINGS AND ROOFS**

11
12 504.2.1 [For SF] Breakable window marking. Red reflectors shall be installed to
13 indicate the location of existing breakable, tempered glass windows required under previous
14 codes. Reflectors inside buildings shall be at least 1½ inches (381 mm) in the least
15 dimension. They shall be on the glass and within 6 inches (1524 mm) of a lower corner of the
16 pane. Reflectors outside buildings shall be at least 3 inches (762 mm) in the least dimension.
17 They shall be placed on the wall below the lowest window in each vertical line of windows
18 containing tempered glass. A 24-inch (609-mm) clear space shall be maintained around the
19 reflectors.

1 504.3.1 [For SF] Access to roof. Doors and hatches to a roof must be able to be
2 opened from the inside without the use of a key, code or any special knowledge.

3 EXCEPTIONS:

4 1. Doors that can be unlocked upon a signal from a central control station or other
5 unlocking system approved by the fire code official. Upon failure of electrical power,
6 the locking mechanisms shall retract to the unlocked position.

7 2. Doors may be locked when approved by the fire code official.
8

9 504.4 [For SF] Identification on steel doors. When rolling steel shutters or similar steel
10 doors are located on any building or structure and there is no easily accessible opening giving
11 access to the building or structure within 25 feet (7620 mm) of the shutter or door, an
12 approved marking shall be affixed on the shutter or door designating or outlining an area
13 which, when removed by burning or cutting, will give access to locking devices, hoisting
14 chains or other devices that control the operation of the shutter or door.
15

16 **SECTION 506—KEY BOXES**

17
18 506.2.1 [For SF] Key box installation and maintenance. Key boxes shall be installed
19 and maintained in accordance with San Francisco Fire Department Administrative Bulletin
20 5.09.
21

22 **SECTION 507—FIRE PROTECTION WATER SUPPLIES**
23
24
25

1 The following San Francisco section replaces the corresponding International Fire
2 Code section.

3
4 507.4 [For SF] Water supply information. The Fire Department will provide water
5 supply information when requested by the applicant. The Department shall assess fees for
6 this service as stated in section 113.12.

7
8 507.6 [For SF] Other water supplies. Water tanks or pools within, on or about any
9 building premises shall be connected with approved 6-inch (152-mm) pipe leading from the
10 bottom of the tank to a point designated by the fire code official. Piping for tanks located at or
11 below grade shall be designed and installed for drafting by Fire Department apparatus.

12 EXCEPTIONS:

- 13 1. Industrial process water tanks.
14 2. Tanks or pools with a capacity of less than 75,000 gallons (94.6 m3).
15 3. Tanks or pools used to supply automatic fire sprinkler systems.
16 4. Water tanks or pools installed in R3 Occupancies.

17
18 **SECTION 508—FIRE COMMAND CENTER**

19
20 508.1.5.1 [For SF] Local additional features. The fire command center shall contain the
21 following additional features:

- 22 1. The stock of spare sprinklers required by NFPA #13.
23 2. Permanent signage with the name and telephone number of the applicable
24 elevator service company.

- 1 3. Building contact phone numbers.
- 2 4. Utility shut-off location map.
- 3 5. Public address system instructions.
- 4 6. Smoke control system procedures.
- 5 7. Sprinkler shut-off valve and standpipe isolation valve locations.
- 6 8. Emergency evacuation/relocation procedures, location of tenant areas of refuge,
7 and location of any tenants requiring evacuation assistance.
- 8 9. Hazardous materials inventory statement and management plan, when required
9 by the fire code official.

10 11 **SECTION 510—EMERGENCY RESPONDER RADIO COVERAGE**

12
13 510.4 [For SF] Emergency responder radio coverage systems installation and
14 maintenance. Emergency responder radio coverage systems shall be installed and
15 maintained in accordance with Annex G of the 2009 edition of the NFPA 5000 standard.

16
17 510.5 [For SF] Construction plans. Construction plans shall be submitted and
18 approved by the Fire Department prior to the installation of radio coverage systems.

19 20 **SECTION 511 — LOCAL FIRE SAFETY FEATURE REQUIREMENTS**

21
22 This section does not exist in the California Fire Code.

1 511.1 [For SF] Local elevator standards for buildings 200 feet or more in height; special
2 elevator requirement. New buildings 200 feet or more in height as defined by the California
3 Building Code shall include at least one elevator approved by the Fire Department for
4 firefighter use under fire conditions.

5 EXCEPTION: Buildings with multiple bank elevators that serve no more than 20
6 consecutive floors each, whereby firefighters may ascend the building in 20 floor
7 intervals in separated hoistways.

8
9 An elevator required under this Section shall be designed to divert water, smoke, and
10 heat from the elevator shaft during fire conditions, and shall comply with San Francisco Fire
11 Department Administrative Bulletin 5.08.

12
13 511.2 [For SF] Local standards for high-rise buildings and tunnels. An approved air
14 replenishment system shall be installed in all buildings having floors used for human
15 occupancy located more than 75 feet (22 860 mm) above the lowest level of Fire Department
16 vehicle access. This requirement shall apply for all buildings meeting this definition when the
17 building permit application for construction was made after March 30, 2004.

18 The air replenishment system will provide a means for firefighters to refill air bottles for
19 self-contained breathing apparatus (SCBA) through a permanently installed piping distribution
20 system. The system shall be tested and maintained in accordance with San Francisco Fire
21 Department Administrative Bulletin 5.07.

22 The air replenishment system shall be installed in all new underground transportation
23 or pedestrian tunnels exceeding 300 feet (91 440 mm).

1 **CHAPTER 6 — BUILDING SERVICES AND SYSTEMS**

2
3 **SECTION 605—ELECTRICAL EQUIPMENT, WIRING AND HAZARDS**

4
5 605.11 [For SF] Solar photovoltaic systems. The installation of solar photovoltaic
6 systems shall be in accordance with the California State Fire Marshal publication, "Solar
7 Photovoltaic Installation Guidelines", dated April 22, 2008. That publication shall be made
8 available on the Department's website.

9 In addition, the Department is authorized to issue and update as warranted an
10 Administrative Bulletin setting specifications for solar photovoltaic installations to address and
11 clarify installation requirements for local conditions.

12
13 **SECTION 607—ELEVATOR RECALL AND MAINTENANCE**

14
15 607.6 [For SF] Maintenance of elevators. At least one passenger elevator shall be
16 maintained in working order and accessible for immediate use by the Fire Department at all
17 times.

18
19 **CHAPTER 8- INTERIOR FINISHES**

20
21 Section 805 is deleted.

22
23 **CHAPTER 9 — FIRE-PROTECTION SYSTEMS**

1 **SECTION 901—GENERAL**

2
3 901.8.2 [For SF] Subsurface construction. Any person performing any subsurface work
4 in close proximity or adjacent to any valve, gate, hydrant, main, street cistern, or other part of
5 the auxiliary water supply system (high pressure system), any hydrant, hydrant piping, or
6 hydrant gate valve connected to the mains of the San Francisco Water Department shall
7 comply with all Fire Department regulations and specifications, which are on file with the
8 Department of Public Works Bureau of Engineering.

9
10 **SECTION 902--DEFINITIONS**

11
12 The following definition shall be added to Section 902.1 of the International Fire Code.

13
14 [For SF] CERTIFICATED FIRE ALARM SYSTEM is a fire alarm system for which a
15 serially numbered certificate has been issued to the property owner by an approved listing
16 organization. The certificate is a tool for assuring the reliability of fire alarm systems and is
17 the alarm company's declaration that the system will be installed, maintained, tested and
18 monitored in accordance with the applicable codes and standards. San Francisco Fire
19 Department Administrative Bulletin 3.03 contains details of the fire alarm certification program.

20
21 The following San Francisco definition replaces the corresponding California Fire Code
22 definition in Section 902.1.

1 [For SF] STANDPIPE SYSTEM, CLASSES OF. A standpipe system is a wet system of
2 piping, valves, outlets and related equipment designed to provide water at specified pressures
3 and installed exclusively for the fighting of fires, including the following:

4 Class I is a standpipe system equipped with 3-inch (76.2 mm) outlets.

5 Class II is a standpipe system directly connected to a water supply and equipped with
6 1½-inch (38.1 mm) outlets and hose.

7 Class III is a standpipe system directly connected to a water supply and equipped with
8 3-inch (76.2 mm) outlets or 3-inch (76.2 mm) and 1½-inch (38.1 mm) outlets when a 1½-inch
9 (38.1 mm) hose is required. Hose connections for Class III systems may be made through 3-
10 inch (76.2 mm) hose valves with easily removable 3-inch by 1½-inch (76.2 mm by 38.1 mm)
11 reducers.

12

13 SECTION 903—AUTOMATIC SPRINKLER SYSTEMS

14

15 903.2.15.2 [For SF] Automatic sprinkler system - existing high-rise buildings. Existing
16 high-rise buildings shall be provided with an automatic fire sprinkler system in accordance
17 with Chapter 46.

18

19 903.2.19 [For SF] Automatic sprinkler system - existing SRO hotel buildings. Existing
20 SRO hotel buildings shall be provided with an automatic fire sprinkler system in accordance
21 with Chapter 46.

1 903.2.20 [For SF] Automatic sprinkler system - existing residential hotel buildings.
2 Existing residential hotel buildings shall be provided with an automatic fire sprinkler system in
3 accordance with Chapter 46.

4
5 903.3.6.1 [For SF] Fire Department connection type. Fire Department connections
6 shall have 3-inch national standard hose thread.

7
8 **SECTION 904—ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS**

9
10 The following San Francisco section replaces the corresponding International Fire
11 Code section.

12
13 904.11.6.2 [For SF] Extinguishing system service. Automatic fire-extinguishing
14 systems shall be serviced at least every 6 months and after activation of the system.
15 Inspection shall be by qualified individuals, and the owner shall maintain the certificate of
16 inspection on site for at least 1 year following the inspection.

17
18 **SECTION 905—STANDPIPE SYSTEMS**

19
20 905.2.1 [For SF] Local installation standard. Standpipe systems shall be installed
21 using 3-inch (76.2 mm) national standard hose thread. Each standpipe outlet shall be placed
22 to provide a minimum of six inches on all sides of the handle and 18 inches on all sides of the
23 outlet, or located as approved by the fire code official.

1 The following San Francisco section replaces the corresponding California Fire Code
2 section.

3
4 905.3.4 [For SF] Stages. Stages greater than 1,000 square feet (93 m²) in area shall
5 be equipped with a Class III wet standpipe system with 1-1/2 inch and 3 inch (38mm and
6 64mm) hose connections on each side of the stage.

7 Exception: Where the building or area is equipped throughout with an automatic
8 sprinkler system, a 1-1/2 inch (38 mm) hose connection shall be installed in
9 accordance with NFPA 13 or in accordance with NFPA 14 for Class II or III standpipes.

10
11 The following San Francisco section replaces the corresponding California Fire Code
12 section.

13
14 905.3.10 [For SF] Fixed guideway transit systems. Underground stations shall be
15 provided with a Class III standpipe system designed to comply with the following:

- 16 1. Automatically supply 65 pounds per square inch (psi) for each outlet.
17 2. Supply a 250 gallons per minute (946L/m) flow to each of the two most remote 3
18 inch (64 mm) outlets when pressurized through the fire department connection(s).

19
20 905.3.11 [For SF] Buildings with limited Fire Department access. Horizontal and/or
21 vertical Class I standpipes shall be installed and maintained in any building, regardless of the
22 height thereof, wherever, in the opinion of the fire code official, standpipes are necessary to
23 make hose connections available to firefighters.

1 905.4.3 [For SF] Local requirement for location of Class I standpipe hose connections.
2 There shall be at least one two-way outlet above the roofline when the roof has a slope of less
3 than 4 units vertical in 12 units horizontal (33.3% slope).

4
5 Section 905.5.3 is deleted.

6
7 **SECTION 907—FIRE ALARM AND DETECTION SYSTEMS**

8
9 The following San Francisco section replaces the corresponding California Fire Code
10 section.

11
12 907.1.2 [For SF] Fire alarm shop drawings. Shop drawings for fire alarm systems shall
13 be submitted for review and approval prior to system installation. Submittal requirements
14 shall be in accordance with San Francisco Fire Department Administrative Bulletin 2.01.

15
16 907.2.9.4 [For SF] Automatic smoke detection system. An automatic smoke detection
17 system that activates the occupant notification system in accordance with Section 907.6 shall
18 be installed throughout all interior corridors serving sleeping units.

19 Exceptions:

20 1. An automatic smoke detection system is not required in buildings that do not have
21 interior corridors serving sleeping units and where each sleeping unit has a means of egress
22 door opening directly to an exit or to an exterior exit access that leads directly to an exit.

23 2. An automatic smoke detection system is not required in buildings when all of the
24 following conditions are met:

1 2.1 The building is equipped throughout with a supervised automatic sprinkler system
2 installed in accordance with Section 903.3.1.1 or 903.3.1.2;

3 2.2 The notification devices will activate upon sprinkler water flow; and

4 2.3 At least one manual fire alarm box is installed in an approved location.

5
6 907.6.2.2.5 [For SF] Local requirements for emergency voice alarm-signaling system.
7 Multichannel capability is required for new emergency voice/alarm communication systems in
8 high-rise buildings.

9
10 907.7.3.1.2 [For SF] Local annunciation requirement. Building fire alarm systems shall
11 include visible annunciation in buildings with more than four floors, or when required by the
12 fire code official. Visible annunciation shall be a light-emitting diode (LED) type display. The
13 annunciator panel shall indicate the type of device by floor, zone or other approved
14 designation from which the signal originated.

15
16 907.7.3.1.3 [For SF] Graphic annunciation. Graphic annunciation shall be installed
17 when required by the fire code official.

18
19 907.7.3.2.1 [For SF] High-rise building fire alarm annunciation. All high-rise buildings
20 shall include visible annunciation. Visible annunciation shall be a light-emitting diode (LED)
21 type display. All initiating devices shall be annunciated on an annunciator panel located in the
22 building's fire command center, and shall indicate the type of device by floor, zone or other
23 approved designation from which the signal originated. Visible annunciation shall indicate the
24
25

1 status of emergency equipment such as the emergency generator, fire pump, and secondary
2 water supply.

3
4 907.7.5.3 [For SF] Termination of service. Any agency that provides monitoring of a
5 fire alarm system at a continuously attended supervising station facility shall notify the fire
6 code official promptly of termination of such service.

7
8 907.8.4 [For SF] Fire alarm certification required. All new fire alarm systems shall be
9 certificated. Fire alarm systems providing service that complies with all requirements of this
10 code shall be certificated by an acceptable listing organization. A document attesting to the
11 certification shall be located on or near the fire alarm system control unit or, if no control unit
12 exists, on or near a fire alarm system component.

13 EXCEPTIONS:

- 14 1. Household fire-warning systems and fire alarm systems in one- or two-family
15 dwellings or three-unit apartment houses.
16 2. Fire alarm control panels whose primary function is to monitor a sprinkler
17 system.

18
19 The following San Francisco section replaces the corresponding California Fire Code
20 section.

21
22 907.9.5 [For SF] Maintenance, inspection, and testing. The building owner is
23 responsible to maintain the fire and life safety systems in an operable condition at all times.
24 Service personnel shall meet the qualification requirements of NFPA 72 for maintaining,
25

1 inspecting and testing of the systems. Written records of inspection and testing, as specified
2 in NFPA 72 shall be provided to the fire code official upon request. Records shall be
3 maintained until the next test and for 1 year thereafter. Service personnel shall place a sticker
4 on the fire alarm control panel cover that includes the company name, phone number, and the
5 date of the last inspection or testing.
6

7 907.9.6 [For SF] Certificated fire alarm system for existing buildings. Existing buildings
8 are required to have certificated fire alarm systems in accordance with Section 4603.6.10.
9

10 Section 912.3.1 is deleted.
11

12 **SECTION 914—FIRE PROTECTION BASED ON SPECIAL DETAILED**
13 **REQUIREMENTS OF USE AND OCCUPANCY**
14

15 The following San Francisco section replaces the corresponding California Fire Code
16 section.
17

18 914.3.1.1 [For SF] Number of sprinkler risers and system design. Each zone of the
19 sprinkler system shall connect to at least two risers on each floor. Hydraulic calculations shall
20 be based solely on the riser with the greatest hydraulic demand.
21

22 914.3.1.3 [For SF] Fire Department connections. A Fire Department connection shall
23 be located on each side of a building that fronts a street, and shall provide four inlets for each
24 connection.
25

1
2 914.3.1.4 [For SF] Fire pumps. Buildings 200 feet (76 200 mm) or more in height
3 above the lowest level of Fire Department vehicle access shall have a minimum of two fire
4 pumps installed. Each pump shall provide at least the minimum water supply required by
5 NFPA 14. The drive for each pump (including power sources, power supply lines,
6 transformers, motors or engines, fuel supplies, and controllers) shall be independent of the
7 drive for the other pump.

8
9 914.3.1.5 [For SF] Elevator machine rooms and hoistways in high-rise buildings.
10 Sprinklers shall not be newly installed in the elevator machine rooms or non-combustible
11 hoistways of new or existing high-rise buildings.

12
13 914.12 [For SF] Piers. Group A Occupancies located on piers of combustible
14 construction shall include an approved installed automatic sprinkler system.

15
16 914.13 [For SF] Building with car parking stacking systems. Parking garages with car
17 parking stacking systems shall include an approved installed automatic sprinkler system. For
18 hydraulic design purposes per NFPA #13, rooms or areas with these systems shall be
19 designed per Extra Hazard, Group 1 requirements, and in accordance with San Francisco Fire
20 Department Administrative Bulletin 4.25. Written approval from the fire code official is
21 required for any modifications to those requirements.

22
23 **CHAPTER 10 – MEANS OF EGRESS**
24
25

1 **SECTION 1030- MAINTENANCE OF THE MEANS OF EGRESS**

2
3 1030.2.1 [For SF] Fire escape obstructions. Fire escapes and related balconies,
4 ladders, landings, and operating devices shall not be obstructed in any manner. No object
5 shall be stored on or attached to a fire escape without the approval of the fire code official.
6

7 **CHAPTER 26 — HOT WORK**

8
9 **SECTION 2610 — HOT WORK ON PIERS**

10
11 2610.1 [For SF] Scope. Burning or hot work conducted on marine terminals, piers, and
12 wharves or moored vessels shall be in accordance with this section.
13

14 2610.2 [For SF] Repairs on Vessels. An applicant for a permit to perform hot work on a
15 vessel shall provide a copy of a Marine Chemist's Certificate authorizing hot work with the
16 permit application. If a permit is issue, the permit holder shall post a copy of the Certificate in
17 a conspicuous place near the gangway of the vessel under repair. The permit holder shall
18 perform all work in accordance with NFPA 306, Control of Gas Hazards on Vessels. Hot work
19 is prohibited while a vessel is fueling, loading or unloading hazardous materials, or when
20 Class "A" or "B" explosives are on board or within 100 feet (30 480 mm) of the vessel.
21

22 2610.3 [For SF] Repairs on Piers. Hot work is prohibited at marine terminals and on
23 piers, wharves or moored vessels under any of the follow conditions:

- 24 1. During gas freeing operations;

2. Within 100 feet (30 480 mm) of bulk cargo operations involving the loading or unloading of flammable or combustible materials;
3. Within 100 feet (30 480 mm) of fueling (bunkering) operations; and
4. Within 100 feet (30 480 mm) of explosives or 50 feet (15 240 mm) of other hazardous materials.

2610.4 [For SF] Requirements for Hot Work. Any person performing hot work shall perform the work in compliance with this code and the regulations of the U.S. Department of Transportation, U.S. Department of Labor, and U.S. Coast Guard.

CHAPTER 33 — EXPLOSIVES AND FIREWORKS

SECTION 3301—GENERAL

3301.2 [For SF] Insurance. Before a permit is issued to use explosives, explosive materials, fireworks, or pyrotechnic special effects, the applicant shall submit to the fire code official a certificate evidencing Commercial General Liability insurance with limits not less than \$1,000,000 each occurrence, \$2,000,000 general aggregate, combined single limit for bodily injury and property damage, including coverage for Contractual Liability, independent contractors, Explosion, Collapse, and Underground (XCU), Personal Injury, Broadform Property Damage, products, and completed operations, along with an additional insured endorsement naming the City and County of San Francisco, its officers, agents and employees as an additional insured. The insurance policy and endorsement shall be from an insurer approved by the City's Risk Manager and in a form approved by the Risk Manager. In

1 consultation with the Risk Manager, the fire code official may specify a greater or lesser
2 amount for the policy when, in the fire code official's opinion, conditions at the location of use
3 indicate a greater or lesser amount is required.

4 EXCEPTION: Government entities are exempt from this requirement.

5
6 3301.3 [For SF] Explosives, explosive materials, fireworks, and pyrotechnics. No
7 person may manufacture, assemble, test, use, possess, handle, store, or sell explosives,
8 explosive materials, fireworks, and pyrotechnic materials within the City and County unless
9 the person has obtained a permit from the fire code official.

10
11 3301.4 [For SF] Permits. Permits are required as set forth in Chapter 1, Section 105.6.

12 13 **CHAPTER 46 — CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS**

14
15 Sections 4601.1 through 4603.3.7 are deleted.

16 17 **SECTION 4603—FIRE SAFETY REQUIREMENTS FOR EXISTING BUILDINGS**

18
19 The following three San Francisco sections replace the corresponding International
20 Fire Code sections.

21
22 4603.4 [For SF] Sprinkler systems. An automatic sprinkler system shall be provided
23 and maintained in accordance with Sections 4603.4.1, 4603.4.2, and 4603.4.3.

1 4603.4.1 [For SF] Automatic sprinkler system for existing SRO hotel buildings. Every
2 residential hotel building existing on October 16, 2001, that contains 20 or more guest rooms,
3 as defined in the California Building Code, shall provide and maintain an automatic sprinkler
4 system installed to comply with San Francisco Ordinance number 170-02 throughout the
5 residential occupancy, including accessory areas. For purposes of this Section, "Residential
6 Hotel" means each and every hotel for which a Certificate of Use for any residential units has
7 been issued pursuant to San Francisco Administrative Code Chapter 41. Any Residential
8 Hotel that does not maintain an installed automatic sprinkler system throughout the residential
9 occupancy is out of compliance and subject to immediate code enforcement action. The
10 owner shall maintain the sprinkler system in accordance with Title 19 of the California Code of
11 Regulations.

12
13 4603.4.2 [For SF] Automatic sprinkler system for existing high-rise buildings. All
14 existing high-rise buildings shall maintain an automatic sprinkler systems installed to comply
15 with San Francisco Ordinance number 377-93.

16 Exceptions:

- 17 1. Qualified historical buildings as defined in the California Health and Safety Code
18 Section 18950.
19 2. Apartment houses, condominiums, or other R-2 Occupancies.
20 3. A mixed-use occupancy building containing an R-2 Occupancy.

21 Any existing high-rise not exempted from this Section that does not provide an automatic
22 sprinkler system throughout the residential occupancy is out of compliance and subject to
23 immediate code enforcement action. The owner shall maintain the sprinkler system in
24 accordance with Title 19 of the California Code of Regulations.

1
2 4603.4.3 [For SF] Automatic sprinkler system for existing hotels. All hotels described in
3 San Francisco Ordinance No. 319-86 shall maintain an automatic sprinkler system installed to
4 comply with San Francisco Ordinance number 319-86 throughout all common areas of the
5 hotel. Any existing hotel that does not provide an automatic sprinkler system in accordance
6 with the ordinance is out of compliance and subject to immediate code enforcement action.
7 The owner shall maintain the sprinkler system in accordance with Title 19 of the California
8 Code of Regulations.

9
10 Section 4603.5 is deleted.

11
12 Section 4603.6.1 and 4603.6.2 are deleted.

13
14 Sections 4603.6.4 through 4603.6.7 are deleted.

15
16 4603.6.10 [For SF] Certificated fire alarm systems for existing buildings. The fire code
17 official may require owners to obtain a certificate for existing fire alarm systems based on
18 severity of life safety hazards or problems identified with a system. Occupancies required to
19 install certificated fire alarm systems are as follows:

- 20 1. Tourist and residential hotels with 20 or more guest rooms or three or more
21 stories in height.
- 22 2. Apartment houses with 16 or more units.
- 23 3. Public assembly occupancies with an occupant load greater than 300 persons.
- 24 4. Day care facilities with 50 or more occupants.
- 25

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Sections 4604 and 4605 are deleted.

CHAPTER 50 [For SF] — PARKING LOTS AND GARAGES

This Chapter does not exist in the California Fire Code.

5001 [For SF] — Scope. Premises used for parking of motor vehicles and classified as Group S, Division 2 occupancies or as a parking lot shall be in accordance with Chapter 50. See the Building Code for construction requirements. Garages used to service or repair motor vehicles shall comply with Chapter 22.

5002 [For SF] — Definitions.

PARKING LOTS AND GARAGES are lots and garages where the operator charges a fee for the storage of motor vehicles. Parking lots shall include those premises that are open to the sky.

5003 [For SF] General Requirements.

5003.1 [For SF] Aisles. A parking lot or garage shall include at least one aisle with a minimum width of 30 inches (762 mm) and arranged to provide access to all portions of the parking lot or garage.

1 5003.2 [For SF] Exit width. Vehicle exits and entrances shall be at least 15 feet (4572
2 mm) wide.

3
4 5003.3 [For SF] Vehicle barriers. The operator of a parking lot or garage shall install
5 approved vehicle barriers to prevent encroachment on any public right of way and to prevent
6 damage to adjoining property.

7
8 5003.4 [For SF] Illumination. The operator of a parking lot shall illuminate the entire lot
9 with light having intensity of not less than 1 footcandle (10.76 lx) at the pavement.

10
11 5003.5 [For SF] Sign. The operator of any unattended parking lot shall post a sign in a
12 conspicuous location, stating the name and telephone number of the operator.

13
14 5003.6 [For SF] Vehicle servicing. Service or repair of motor vehicles is prohibited in
15 parking lots.

16
17 **APPENDIX D – FIRE APPARATUS ACCESS ROADS**

18 **SECTION D105-AERIAL FIRE APPARATUS ACCESS ROADS**

19
20 The following San Francisco section replaces the corresponding International Fire
21 Code section.

22
23 D105.1 [For SF] Where required. Buildings or portions of buildings or facilities
24 exceeding 30 feet (914 mm) in height above the lowest level of fire department vehicle access
25

1 shall be provided with approved fire department access roads capable of accommodating fire
2 department aerial apparatus. Overhead utility and power lines shall not be located within the
3 aerial fire apparatus access roadway.

4 Exception: Buildings that are equipped throughout with approved automatic sprinkler
5 systems.


6
7 Section 5. Nothing contained in this ordinance shall be construed as abating any
8 action now pending under or by virtue of any ordinance of the City herein repealed; or as
9 discontinuing, abating, modifying or altering any penalties accruing, or to accrue, or as
10 waiving any right of the City under any ordinance in force at the time of passage of this
11 ordinance regulating the hazards of fire and explosion arising from the storage, handling and
12 use of hazardous substances, materials and devices, or from conditions hazardous to life or
13 property in the use or occupancy of buildings or premises.

14
15 Section 6. If any section, subsection, sentence, clause or phrase of this ordinance is,
16 for any reason, held to be unconstitutional, such decision shall not affect the validity of the
17 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would
18 have passed this ordinance, and each section, subsection, sentence, clause or phrase of this
19 ordinance, irrespective of the fact that any one or more sections, subsections, sentences,
20 clauses or phrases be declared unconstitutional.

21
22 Section 7. This ordinance shall take effect and be in full force from and after the later
23 of its effective date or January 1, 2011.

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APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: 
KATHARINE HOBIN PORTER
Deputy City Attorney

LEGISLATIVE DIGEST
(Amended October 18, 2010)

[San Francisco Fire Code – Replacing and Repealing]

Ordinance repealing the San Francisco Fire Code in its entirety and replacing that code with a new 2010 San Francisco Fire Code consisting of the 2010 California Fire Code and portions of the 2009 International Fire Code together with San Francisco amendments; adopting findings of local conditions pursuant to California Health and Safety Code Section 17958.7 and directing the Clerk of the Board to forward San Francisco’s amendments to the California Building Standards Commission and State Fire Marshal; and making environmental findings.

Existing Law

The San Francisco Fire Code is designed to regulate and govern the safeguarding of life and property from fire and explosions hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises; and to provide for the issuance of permits, inspections and other Fire Department services, and the assessment and collection of fees for those permits, inspections and services. The current San Francisco Fire Code incorporates by reference the 2007 California Fire Code (Title 24, California Code of Regulations, Part 9) and those portions of the 2006 International Fire Code not promulgated by the California Building Standards Commission, with local amendments adopted by San Francisco.

Amendments to Current Law

The proposed 2010 San Francisco Fire Code incorporates by reference the 2010 California Fire Code (Title 24, California Code of Regulations, Part 9), including appendices adopted by the State. In addition, except as expressly deleted, modified or amended, the proposed 2010 San Francisco Fire Code incorporates by reference those portions of the 2009 International Fire Code that were not adopted by the California Building Standards Commission in the California Fire Code, as well as Section D105 of Appendix D as amended, and Appendix I in its entirety. The proposed 2010 San Francisco Fire Code also includes local amendments specific to San Francisco.

In general, the proposed 2010 San Francisco Fire Code carries forward the 2007 San Francisco Fire Code without substantive modification. The primary changes and new requirement are described below.

The proposed Fire Code incorporates 2009 International Fire Code Appendix D Section D105, which sets minimum street widths for Fire Department access roads around new buildings

over 30 feet in height (new development only). The increase of 6 feet of width for these roads will insure that aerial ladder trucks have room to operate. Minimum street widths will only pertain to newly developed streets. Section 105D would exempt buildings equipped throughout with approved automatic sprinkler systems from the new requirement. The proposed Fire Code also incorporates 2009 International Fire Code Appendix I in its entirety. The current Fire Code requires maintenance of fire suppression systems. Appendix I sets requirements to correct fire suppression systems that are not maintained properly. Incorporating this Appendix will assist the Fire Department in explaining the importance of maintenance and will help ensure system corrections.

In Section 105.6.32(5), the proposed Fire Code expands the permit requirement for hot work operations to apply roof coverings, to include "associated work" conducted using an open-flame device. In practice, roofers use open-flame torches for work in addition to applying roof coverings, for example, to install flashing. This change will require any roofer using a torch to have a permit, fire watch, and other fire safety practices.

Section 105.7.16 imposes a new permit requirement related to radio coverage systems. Radio coverage systems are a new requirement under the California Fire Code (see discussion below regarding Section 510.4). This San Francisco requires a person to obtain a permit before installing the system. This requirement is the same as the permit requirements for any other building system.

The proposed Fire Code updates and adds new procedures and enforcement and recovery mechanisms in Section 109, Violations. Section 109.4.3 authorizes the fire code official to conduct a hearing on a "notice of violation" (NOV) if the person responsible to correct a violation fails to do so within the time specified in the NOV. That section sets notice and service requirements, procedures and timelines for the hearing, requirements related to the decision and order after the hearing, and penalties for violating the decision and order. Section 109.4.4 updates the language regarding civil actions and penalties. The proposed Fire Code for the first time includes administrative citations as a mechanism to enforce the code (Section 109.5). Designated Fire Department employees are authorized to issue administrative citations (Section 109.5.1). The proposed Fire Code incorporates in its entirety Chapter 100 of the San Francisco Administrative Code and Chapter 100 governs the amount of fees and the procedure for imposition, enforcement, collection and administrative review of administrative citations, except as follows: (1) the fine for violation of San Francisco Fire Code Section 105.1.1 (permits required), California Fire Code Section 107.6 (overcrowding), San Francisco Fire Code Section 111.4 (failure to comply with stop work order), San Francisco Fire Code Section 907.8.4 (fire alarm certification requirement) and California Fire Code Section 1030.2 (maintaining exits free of obstructions and impediments) is set at \$1000 due to the seriousness of those violations (Section 109.5.2); and (2) all fines and late payment fees are payable to the Fire Department, which shall use those amounts to support fire safety and prevention programs (Section 109.5.3). Finally, the proposed Fire Code incorporates California Health and Safety Code Section 13009, and authorizes the City and County to initiate a civil action against any person who negligently, or in violation of the law, sets a fire,

allows a fire to be set, or allows a fire kindled or attended by him or her to escape onto any public or private property to recover fire suppression costs incurred in fighting the fire and for the cost of providing rescue or emergency medical services (Section 109.8). The proposed code specifies that any amounts recovered are credited to the Fire Department.

The proposed Fire Code updates the fee collection procedures. If the Fire Department has sent a second notice regarding fees and not receiving the fees due, the Fire Department will report the uncollected fees to the Bureau of Delinquent Revenue Collection (Section 114.1.2). This procedure is consistent with Administrative Code Chapter 10, Article V.

The 2010 California Fire Code requires emergency responder radio coverage systems to be installed, but does not specify the standard for installation and maintenance, leaving this matters to the local jurisdiction. The Fire Department has determined that NFPA 5000, Annex G is the appropriate standard for San Francisco, and set that standard in Section 510.4.

Section 605.11 of the proposed Fire Code establishes installation requirements for solar photovoltaic systems, requiring installations to comply with the California State Fire Marshal publication, "Solar Photovoltaic Installation Guidelines," dated April 22, 2008. A California State Fire Marshal Task Force, comprised of members of the fire service and solar industry, developed the Guidelines. The guidelines require more stringent access requirements than the current requirements, but provide safety for firefighters working on roofs in fire conditions. The proposed Code requires the Fire Department to make the Guidelines available on its website.

The proposed Fire Code sets a new requirement related to maintenance of fire and life safety systems. Section 907.9.5 requires maintenance personnel to place a sticker on the fire alarm control panel cover that includes the service company name, phone number or contact information, and the date of the last inspection or testing. In practice, most service companies provide a sticker with this information already. The sticker is a quick way for a fire inspector to determine when the system was last inspected and tested, and also provides the Fire Department with a contact when a system is not functioning properly and no building owner or manager is available. A service tag or sticker is required for sprinkler and standpipe systems and this new requirement brings fire alarms into the requirement for consistency.

Background Information

Generally, the State of California adopts a new California Fire Code every three years, with the new code going into effect 180 days after publication. The 2010 California Fire Code will go into effect on January 1, 2011.

Local jurisdictions are required to enforce the California Fire Code. In addition, local jurisdictions may enact more restrictive building standards than those set in the California Fire Code, where those more restrictive standards are reasonably necessary because of local conditions caused by climate, geology or topography. Local jurisdiction may also impose

additional requirements not set in the California Fire Code. The Board of Supervisors must make express findings regarding the local conditions to support the more restrictive building standards. Local amendments to building standards are not effective until the required findings are adopted and sent to the California Building Standards Commission.

As in past code cycles, San Francisco will repeal its existing Fire Code and enact a new Fire Code. The San Francisco amendments are not integrated into the text of the California Fire Code but rather are separately printed. Therefore, the user must consult both the California Fire Code and the San Francisco Fire Code to determine the complete code requirements.

EXHIBIT A

Ordinance repealing the San Francisco Fire Code in its entirety and replacing that code with a new 2010 San Francisco Fire Code.

STANDARD FINDINGS FOR SAN FRANCISCO FIRE CODE AMENDMENTS:

1. Certain buildings/occupancies in San Francisco are at increased risk for earthquake-induced structural failure and consequent fire due to local hazardous microzones, slide areas, and local liquefaction hazards. (Geology)
2. Certain buildings/occupancies in San Francisco are at increased risk of fire due to high density of buildings on very small lots, with many buildings built up to the property lines. (Topography)
3. Topography of San Francisco has led to development of a high density of buildings on small lots, necessitating special provisions for exiting, fire separation, or fire-resistive construction. (Topography)
4. Many buildings are built on steep hills and narrow streets, requiring special safety considerations. (Topography)
5. Additional fire, structural and other protection is required due to high building density and crowded occupancy. (Topography)
6. The City is experiencing a surge in high-rise and super-high-rise development, requiring special safety considerations. (Topography)
7. Not a building standard; no local findings required.

EXHIBIT A

Ordinance repealing the San Francisco Fire Code in its entirety and replacing that code with a new 2010 San Francisco Fire Code.

2010 San Francisco Fire Code Findings					
Section #	Finding #	Section #	Finding #	Section #	Finding #
Chapter 1-Division I		109.1	7	113.5	7
1.1.1	7	109.2	7	113.6	7
1.1.2.1	7	109.3	7	113.7	7
1.1.8.2	7	109.4	7	113.8	7
Chapter 1-Division II		109.4.1	7	113.8.1	7
104.1.1	7	109.4.2	7	113.9	7
104.1.2	7	109.4.3	7	113.10	7
104.5.1	7	109.4.4	7	113.11	7
104.6.2.1	7	109.4.5	7	113.12	7
104.10.2	7	109.5	7	113.13	7
104.10.3	7	109.5.1	7	113.14	7
105.1.1	7	109.5.2	7	113.15	7
105.1.3	7	109.5.3	7	113.16	7
105.2.3	7	109.6	7	113.21	7
105.2.5	7	109.7	7	114.1	7
105.3.1	7	109.8	7	114.1.1	7
105.3.9	7	111.4	7	114.1.2	7
105.4.1	7	112.1	7	114.1.3	7
105.4.6	7	113.1	7	Chapter 3	
105.6.23	7	113.2	7	308.1.3	7
105.6.27	7	113.2.1	7	308.1.6.2	7
105.6.31	7	113.2.2	7	315.2.3.1	7
105.6.48	7	113.2.3	7	315.2.3.1.1	7
105.7.15	7	113.3	7	316.3.1	7
105.7.16	7	113.4	7	316.6	7

EXHIBIT A

Ordinance repealing the San Francisco Fire Code in its entirety and replacing that code with a new 2010 San Francisco Fire Code.

2010 San Francisco Fire Code Findings					
Section #	Finding #	Section #	Finding #	Section #	Finding #
Chapter 3		903.3.6.1	7	2610.2	7
316.7	7	904.11.6.2	7	2610.3	7
Chapter 4		905.2.1	7	2610.4	7
404.1	7	905.3.4	7	Chapter 33	
404.2	7	905.3.10	7	3301.2	7
404.3	7	905.3.11	2,3,4	3301.3	7
Chapter 5		905.4.3	2,3,4	3301.4	7
504.2.1	7	907.1.2	7	Chapter 46	
504.3.1	7	907.2.9.4	2,3,4,5	4603.4	2,3,4,5
504.4	7	907.6.2.2.5	1,2,3,4,5,6	4603.4.1	2,3,4,5
506.2.1	7	907.7.3.1.2	2,3,4,5	4603.4.2	2,3,4,5
507.4	7	907.7.3.1.3	2,3,4,5	4603.4.3	2,3,4,5
507.6	1,2,3,4,5	907.7.3.2.1	2,3,4,5,6	4603.6.10	2,3,4,5
508.1.5.1	7	907.7.5.3	7	Chapter 50	
510.4	7	907.8.4	2,3,4,5	5001	7
510.5	7	907.9.5	7	5002	7
511.1	1,2,3,4,5,6	907.9.6	2,3,4,5	5003	7
511.2	1,2,3,4,5,6	914.3.1.1	1	5003.1	7
Chapter 6		914.3.1.3	2,3,4	5003.2	7
605.11	3	914.3.1.4	1,2,3,4,5,6	5003.3	7
607.6	7	914.3.1.5	1	5003.4	7
Chapter 9		914.12	2,3,4	5003.5	7
901.8.2	7	914.13	2,3,4,5	5003.6	7
902.1	7	Chapter 10			
903.2.15.2	2,3,4,5	1030.2.1	7		
903.2.19	2,3,4,5	Chapter 26			
903.2.20	2,3,4,5	2610.1	7		



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August 26, 2010

Barbara Schultheis, Fire Marshall
San Francisco Fire Department
698 Second street
San Francisco CA 94107

RE: Environmental Review, 2010 San Francisco Fire Code Ordinance

Dear Fire Marshall Schultheis:

This letter is in response to your request for an evaluation under the California Environmental Quality Act (CEQA) of the 2010 San Francisco Fire Code Ordinance. I find that the ordinance is not a project under CEQA and is not subject to CEQA per CEQA Guidelines Section 15060 (c) (2).

Sincerely,

A handwritten signature in cursive script that reads "Nannie R. Turrell".

Nannie R. Turrell
Senior Environmental Planner

cc: Thomas Harvey, Captain, Bureau of Fire Investigation

CALIFORNIA 2010 FIRE CODE

California Code of Regulations Title 24, Part 9

California Building Standards Commission
Based on the 2009 International Fire Code®

BY AK

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2010 AUG 27 PM 2:05



Effective Date: January 1, 2011
(For Errata and Supplements, see History Note/Appendix)

