



Ordinance: Technical Edits to the Findings Supporting Local Amendments to the SF Building Codes

Board of Supervisors Land Use & Transportation Committee
December 11, 2023

Background

- Consistent with the triennial California Building Standards Commission (CBSC) code cycle, the Board of Supervisors enacted the 2022 San Francisco Building Codes:
 - 2022 San Francisco Building Code (Ordinance Number 225-22)
 - 2022 San Francisco Green Building Code (Ordinance Number 227-22)
 - 2022 San Francisco Mechanical Code (Ordinance Number 228-22)
 - 2022 San Francisco Plumbing Code (Ordinance Number 230-22)
- The Board of Supervisors made express findings, section-by-section, that each local amendment to the California Building Standards Code was reasonably necessary because of local conditions (generally related to topography, geology and climate).
- The findings are contained in Exhibit A to each of the 2022 Building Code Ordinances, and are on file with the Clerk of the Board in the respective Board files.

EXHIBIT A

STANDARD FINDINGS FOR SAN FRANCISCO BUILDING STANDARDS CODE AMENDMENTS:

1. Certain buildings/occupancies in San Francisco are at increased risk for earthquake-induced failure and consequent fire due to local hazardous micro zones, 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 consideration. (Topography)
5. Additional fire, structural and other protection is required due to high building density and crowded occupancy. (Topography)
6. San Francisco has narrow, crowded sidewalks due to building and population density and unusual topography. (Topography)
7. All rain water in San Francisco drains to the building drains and sewer; unusual geology, occasional extremely high local rainfall amounts, and the configuration of the City as a peninsula restrict the installation of separate storm water and sewer systems. (Topography, Climate, Geology)
8. Moist, corrosive atmosphere of salt-laden fog in San Francisco necessitates additional requirements. (Climate)
9. Not a building standard; no local findings required.
10. Soil conditions in this region induce adverse reactions with some materials, leading to premature failures and subsequent unsanitary conditions. (Climate)
11. The region is subject to fluctuating rainfall due to changes in climatic conditions. (Climate)
12. San Francisco is a peninsula surrounded on three sides by water at sea level; mitigation of climate change impacts, including sea level rise, is critical to the long term protection of the local built environment and local infrastructure. (Topography)
13. Climate and potential climate change impacts San Francisco's water resources, including reservoirs and distribution facilities. (Climate)
14. Organic material in San Francisco's waste breaks down into methane gas which is a significant contributor to climate change. (Climate)
15. San Francisco is topographically constrained and its built environment occupies most available land, requiring minimization of debris and solid waste. (Topography)
16. Prevailing winds, coastal mountain ranges, and periodic seasonal high temperatures contribute to photochemical reactions that produce smog and ozone; limiting the emission of smog's chemical precursors - volatile organic chemicals and oxides of nitrogen - is necessary to health and safety. (Climate, Topography)
17. The aquifers underlying San Francisco are small relative to local population, necessitating ongoing water imports and special provisions to ensure efficient use of water in local buildings. (Geology)

Excerpt from the San Francisco Building Code Index of Findings:

2022 San Francisco Building Code Findings Including Building and Residential Standards

Chapter 1A

Section #	Finding #	Section #	Finding #	Section #	Finding #
101A	9	105A.1.1	9	106A.3.4	9
101A.1	9	105A.1.1.1	9	106A.3.4.1	9
101A.2	9	105A.1.1.2	9	106A.3.4.2	9
101A.3	9	105A.1.1.3	9	106A.3.5	9
101A.3.1	9	105A.1.1.4	9	106A.3.6	9
101A.4	9	105A.1.2	9	106A.3.7	9
101A.4.1	9	105A.1.3	9	106A.3.8	9
101A.4.2	9	105A.1.4	9	106A.3.8.1	9
101A.5	9	105A.1.5	9	106A.4	9
101A.6	9	105A.1.5.1	9	106A.4.1	9
101A.7	9	105A.1.5.2	9	106A.4.1.1	9
101A.7.1	9	105A.1.5.3	9	106A.4.1.2	9

Background

- The CBSC discovered technical omissions in the index of findings associated with the 2022 Building Code Ordinances and requested correction to the respective files.
- This ordinance would make the technical corrections requested by the CBSC by updating the index of local findings incorporated by reference in each of the Building Code Ordinances.
- The ordinance makes no changes to the underlying Building Codes, only the indexes of findings.

Recommended by Code Advisory Committee and Building Inspection Commission

On October 12, 2023, the Department of Building Inspection's Code Advisory Committee made a unanimous recommendation to the Building Inspection Commission to recommend approval of the ordinance to the Board of Supervisors.

On October 18, 2023, the Building Inspection Commission made a unanimous recommendation of approval of the ordinance to the Board of Supervisors.



THANK YOU