

File No. 14118

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Sub-Committee

Date April 6, 2016

Board of Supervisors Meeting

Date _____

Cmte Board

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Completed by: Linda Wong Date April 1, 2016

Completed by: Linda Wong Date _____

1 [Building Code - Building Façade Inspection and Maintenance and Establishing Fee]

2

3 **Ordinance amending the Building Code to require that 1) the façades of certain**

4 **buildings having five or more stories be inspected periodically by a licensed architect**

5 **or engineer; 2) inspection reports be submitted to the owner and the Department of**

6 **Building Inspection according to an inspection and reporting schedule; 3) maintenance**

7 **of the façades be conducted in accordance with an Administrative Bulletin that is**

8 **based on a national standard; 4) establishing a fee to compensate the Department for**

9 **review and related evaluation processing; 5) making findings, including environmental**

10 **findings, and findings under the California Health and Safety Code; and 6) directing the**

11 **Clerk of the Board of Supervisors to forward this Ordinance to the California Building**

12 **Standards Commission upon final passage.**

13 **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.

14 **Additions to Codes** are in *single-underline italics Times New Roman font.*

15 **Deletions to Codes** are in ~~*italics Times New Roman font.*~~

16 **Board amendment additions** are in double-underlined Arial font.

17 **Board amendment deletions** are in ~~Arial font.~~

18 **Asterisks (* * * *)** indicate the omission of unchanged Code

19 subsections or parts of tables.

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

21 Section 1. General Findings.

22 (a) The Planning Department has determined that the actions contemplated in this

23 ordinance comply with the California Environmental Quality Act (California Public Resources

24 Code Sections 21000 et seq.). The Board of Supervisors hereby affirms this determination.

25 Said determination is on file with the Clerk of the Board of Supervisors in File No. 141118 and

is incorporated herein by reference.

1 (b) The Building Inspection Commission considered this ordinance on February 17,
2 2016 at a duly noticed public hearing, pursuant to Charter Section D3.750-5.

3
4 Section 2. Findings under the California Health and Safety Code Sections 17958.7 and
5 18941.5. The Board of Supervisors hereby finds that the following local conditions apply:

6 (a) California Building Code Section 3401.2 requires that buildings and structures
7 be maintained in safe condition. This ordinance provides guidance as to what façade
8 maintenance is considered appropriate based on national standards.

9 (b) The purpose of this ordinance is to promote public safety and welfare by
10 reducing the risk of death or injury that may result from the effects of deterioration on exterior
11 façades of buildings. The inspections and maintenance required by this ordinance will help
12 protect historic buildings and will reduce damage in earthquakes, contributing to the City's
13 resiliency goals.

14 (c) In Section 19160 of the California Health and Safety Code, the Legislature
15 declared that because of the generally acknowledged fact that California will experience
16 moderate to severe earthquakes in the foreseeable future, increased efforts to reduce
17 earthquake hazards should be encouraged and supported.

18 (d) Section 19161 of the California Health and Safety Code authorizes each city,
19 city and county, or county to assess the earthquake hazard in its jurisdiction and identify
20 buildings that may be potentially hazardous to life in the event of an earthquake. Section
21 19161 states that potentially hazardous buildings include those with "exterior parapets or
22 ornamentation that may fall."

23
24 Section 3. The Building Code is hereby amended by adding Chapter 16E, to read as
25 follows:

1 Chapter 16E

2 BUILDING FACADE INSPECTION AND MAINTENANCE - RETROACTIVE

3 PROVISIONS

4 SECTION 1601E – GENERAL REQUIREMENTS AND SCOPE

5 All façades of buildings of Construction Type I, II, III, or IV and which are five or more stories
6 are required to be inspected periodically by a qualified professional who shall be a licensed architect
7 or engineer retained by the property owner. The façades are required to be maintained in accordance
8 with the criteria and procedures of this Chapter 16E. For buildings considered to be historic resources,
9 the qualified professional shall have expertise in inspection and maintenance of historic resources. The
10 requirements of this Chapter are retroactive and shall apply to and include buildings erected prior to
11 the adoption of this Code. Qualifications of the qualified professional and inspection requirements are
12 as detailed in the accompanying Administrative Bulletin.

13 SECTION 1602E – DEFINITIONS

14 In addition to the definitions in Chapter 2 of this Code, the following definition shall apply for
15 purposes of this Chapter.

16 **Façade.** All areas on the exterior of the building including all exterior walls and exterior wall
17 covering, windows, balconies, cornices, parapets, architectural trim and embellishments,
18 appurtenances, and all elements listed in Section 1604E.3. The façade also includes walls supported at
19 the roof level, such as penthouse walls and chimneys. A façade shall include walls and appurtenances
20 in the interior of a building where such area has been converted from an exterior area by enclosing the
21 area under a roof, skylight, or other covering.

22 **Historic resource.** A building designated pursuant to Articles 10 or 11 of the Planning Code or
23 any building listed on, or determined eligible for listing on, the California Register of Historic
24 Resources or the National Register of Historic Places, or that is a “qualified historical building” as
25 defined in the California Historical Building Code.

1 Unsafe condition. A condition of a building that poses an imminent hazard to persons and/or
2 property.

3 **SECTION 1603E – INSPECTION SCHEDULE**

4 **1603E.1 Initial Inspection.** *Each building within the scope of this Chapter 16E shall be subject to an*
5 *initial façade inspection pursuant to Section 1604E. Inspection reports are subject to the requirements*
6 *of Section 1605E.*

7 **Exceptions:**

8 *1. Buildings for which a permit application for new construction was submitted after January*
9 *1, 1998 are exempt from requirement for an initial inspection. Buildings exempt from initial inspection*
10 *pursuant to this exception shall begin periodic inspections 30 years from the issuance of the Certificate*
11 *of Final Completion (CFC) for new construction.*

12 *2. Buildings for which comprehensive façade inspection and necessary maintenance,*
13 *restoration, or replacement has been completed during the 10 (ten) years preceding the date of the*
14 *required initial inspection report due date may apply to the Building Official for a waiver of the initial*
15 *inspection.*

16 **Table 1603E**

17 **Initial Inspection Schedule**

<u>Compliance Tier</u>	<u>Building Construction</u> <u>Completion Date¹</u>	<u>Inspection Report Due Date</u>
<u>1</u>	<u>Building was constructed prior</u> <u>to 1910</u>	<u>December 31, 2021</u>
<u>2</u>	<u>Building was constructed from</u> <u>1910 through 1925</u>	<u>December 31, 2023</u>
<u>3</u>	<u>Building was constructed from</u> <u>1926 through 1970</u>	<u>December 31, 2025</u>

4	<u>Building was constructed after 1970</u>	<u>December 31, 2027</u>
---	------------------------------------------------	--------------------------

¹Building construction date refers to the date the Department issued the Certificate of Completion for the original building or other Department documentation showing the date of completion of the original construction, regardless of the dates of any additions or alterations.

1603E.2 Periodic inspection. Each building within the scope of this Chapter 16E shall be subject to a periodic inspection at a frequency of 10 years after the required submittal date of an initial inspection report as outlined in Table 1603E. Periodic inspections need not include walls and appurtenances in the interior of a building where such area has been converted from an exterior area by enclosing the area under a roof, skylight or other covering after an initial inspection and any subsequent necessary repair or stabilization.

1603E.3 Inspection in response to damage or failure. Notwithstanding the Initial Inspection Schedule set forth in Table 1603E or the Exceptions to the initial inspection requirements provided in Section 1603E.1, the Department shall require an inspection of façades to be performed in the following circumstance:

If façade elements required to be inspected under this Chapter 16E exhibit significant damage or failure as noted by Department staff or property owner or owner's agent, either during the normal passage of time or due to an earthquake or other event, then the property owner is required to obtain an inspection of the areas of damaged or failed elements and related building elements within 60 days unless the façade poses an unsafe condition..

SECTION 1604E – FACADE INSPECTION AND MAINTENANCE CRITERIA AND PROCEDURES

1604E.1 Inspection and maintenance procedures. Inspections and maintenance shall be conducted in accordance with procedures to be detailed in an Administrative Bulletin adopted by the Department

1 based on ASTM E 2270 Standard Practice for Periodic Inspection of Building Façades for Unsafe
2 Conditions.

3 1604E.2 Method of inspection. Inspections may include both general inspection and detailed
4 inspection as detailed in the Administrative Bulletin.

5 1604E.3 Elements to be included in inspections. Inspections shall include the façade elements listed
6 in ASTM E 2270 and the following additional elements:

7 1. Attached equipment such as communications equipment, pipes and ductwork;

8 2. Decorative elements such as urns, friezes, balustrades, and attached artwork;

9 3. Signs;

10 4. Fire escapes;

11 5. Flagpoles;

12 6. Vertical extensions such as vents;

13 7. Lights and other fixtures;

14 8. Hanging air conditioners and other devices;

15 9. Other elements that could pose a safety hazard if dislodged.

16 1604E.4 Elements exempt from inspections. Inspection is not required for the following conditions:

17 1. Walls within 36 inches of parallel, facing walls on the same or adjoining properties unless
18 the space between the walls is accessible by means of a door;

19 2. Walls and appurtenances within exterior courts and yards enclosed by walls on all sides and
20 where the bottom of the court is on grade, unless there is direct access to the court by means of a door.

21 3. Elements, as approved by the Director, that do not contribute to a safety hazard or that do
22 not require regular maintenance.

23 **1605E. INSPECTION REPORTS**

24 The qualified professional performing any inspection required by this Chapter 16E shall
25 prepare an inspection report in conformity with Section 1604E and the Administrative Bulletin adopted

1 by the Department. The property owner or property owner's authorized agent shall submit a copy of
2 the inspection report to both the property owner and the Department within the time required by Table
3 1603E, provided, however, that the qualified professional shall report any unsafe conditions to the
4 Department immediately notwithstanding the deadline in Table 1603E.

5 Within 60 days of receipt of an inspection report, the Department shall confirm receipt of the
6 report, provide review comments, if any, and confirm timelines and other requirements for maintenance
7 actions and subsequent inspections.

8 **1606E. FEES**

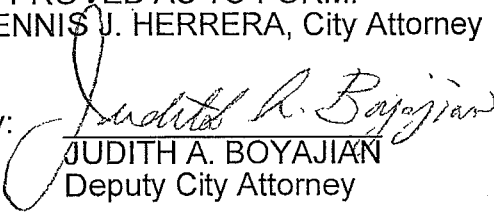
9 The Standard Hourly Rates set forth in Table 1A-D shall be charged to compensate the
10 Department for inspection report review, evaluation, and processing related to implementation and
11 enforcement of this Chapter 16E.

12
13 Section 4. Effective Date. This ordinance shall become effective 30 days after
14 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
15 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
16 of Supervisors overrides the Mayor's veto of the ordinance.

17
18 Section 5. Directions to the Clerk. The Clerk of the Board of Supervisors is hereby
19 directed to forward a copy of this ordinance to the California Building Standards Commission
20 upon final passage.

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

23 By:


24 JUDITH A. BOYAJIAN
25 Deputy City Attorney

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LEGISLATIVE DIGEST
(Substituted 3/1/2016)

[Building Code - Building Façade Inspection and Maintenance and Establishing Fee]

Ordinance amending the Building Code to require that 1) the façades of certain buildings having five or more stories be inspected periodically by a licensed architect or engineer, 2) inspection reports be submitted to the owner and the Department of Building Inspection according to an inspection and reporting schedule, 3) maintenance of the façades be conducted in accordance with an Administrative Bulletin that is based on a national standard, 4) establishing a fee to compensate the Department for review and related evaluation processing, 5) making findings including environmental findings and findings under the California Health and Safety Code, and 6) directing the Clerk of the Board of Supervisors to forward this ordinance to the California Building Standards Commission upon final passage.

Existing Law

The Building Code establishes minimum requirements for, among other things, the construction, alteration, repair, and maintenance of buildings and structures. Chapters 16 and 16A regulate structural design.

Over the years, San Francisco has added to Chapter 16 of the California Building Code three additional chapters to implement local programs that reduce earthquake hazards for existing buildings: (1) Chapter 16B - Earthquake Hazard Reduction in Unreinforced Masonry Bearing Wall Buildings, (2) Chapter 16C - Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings, and (3) Chapter 16D - Parapets and Appendages – Retroactive Provisions.

Amendments to Current Law

The proposed ordinance adds Chapter 16E to the Building Code to require initial inspections, periodic inspections, maintenance, and repair of the façades of buildings of Construction Type I, II, III, or IV that are five or more stories. Buildings for which a permit application for new construction was submitted after January 1, 1998 are exempt from the requirement for an initial inspection. These buildings shall begin periodic inspections 30 years from the issuance of the Certificate of Final Completion for new construction. The Director of the Department of Building Inspection may waive the initial inspection for buildings where comprehensive façade inspection and necessary maintenance, restoration, or replacement has been performed during the ten years preceding the date of the required initial inspection report due date.

The façade includes all areas on the exterior of the building including all exterior walls and exterior wall coverings, windows, balconies, cornices, parapets, architectural trim and embellishments, appurtenances, and all elements listed in the ordinance. It also includes walls

supported at the roof level, such as penthouse walls and chimneys, and walls and appurtenances where such area has been converted from an exterior area by enclosing the area under a roof, skylight, or other covering.

ASTM E 2270 Standard Practices for Periodic Inspection of Building Façades for Unsafe Conditions lists the elements that are to be periodically inspected. Additional elements to be inspected are: (1) attached equipment such as communications equipment, pipes and ductwork, (2) decorative elements such as urns, friezes, balustrades, and attached artwork, (3) signs, (4) fire escapes, (5) flagpoles, (6) vertical extensions such as vents, (7) lights and other fixtures, (8) hanging air conditioners and other devices, and (9) other elements that could pose a safety hazard if dislodged. Inspection reports are required to be submitted and a fee is established to compensate the Department for inspection report review, evaluation, and processing related to implementation and enforcement of Chapter 16E.

Background Information

Section 19161 of the California Health and Safety Code authorizes each city, city and county or county to assess the earthquake hazard in its jurisdiction and identify buildings that may be potentially hazardous to life in the event of an earthquake. Section 19161 states that potentially hazardous buildings include those with "exterior parapets or ornamentation that may fall." The stated purpose of this ordinance is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of deterioration on exterior façades of buildings by requiring periodic inspections, maintenance, and repair of the façades and certain elements that could pose a safety hazard if dislodged. The inspections and maintenance required by this ordinance will also help protect historic buildings and will reduce property damage in earthquakes, thus contributing to the City's resiliency goals.

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BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection
1660 Mission Street, San Francisco, California 94103-2414

Voice (415) 558-6164 - Fax (415) 558-6509

March 1, 2016

Edwin M. Lee
Mayor

(REVISED LETTER – 03/01/16)

COMMISSION
Angus McCarthy
President
Myrna Melgar
Vice-President

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

Kevin Clinch
Gail Gilman
John Konstin
Frank Lee
Debra Walker

RE: File No. 141118

Dear Ms. Calvillo:

Sonya Harris
Secretary

RE: Ordinance (File No. 141118) amending the Building Code to require that 1) the facades of certain buildings having five or more stories be inspected periodically by a licensed architect or engineer, 2) inspection reports be submitted to the owner and the Department of Building Inspection according to an inspection and reporting schedule, 3) maintenance of the facades be conducted in accordance with an Administrative Bulletin that is based on a national standard, 4) establishing a fee to compensate the Department for review and related evaluation processing, 5) making findings including environmental findings and findings under the California Health and Safety Code, and 6) directing the Clerk of the Board of Supervisors to forward this ordinance to the California Building Standards Commission upon final passage.

Tom C. Hui
Director

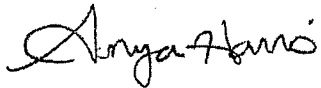
The Building Inspection Commission met and held a public hearing on February 17, 2016 regarding File No. 141118 on the proposed amendment to the San Francisco Building Code referenced above. The Commissioners voted unanimously to support the façade inspection program, but altered the compliance dates to reflect the following: Tier 1 – 2021, Tier 2 – 2023, Tier 3- 2025, and Tier 4 – 2027.

The Commissioners voted as follows:

President McCarthy	Yes	Vice-President Melgar	Yes
Commissioner Clinch	Yes	Commissioner Gilman	Yes
Commissioner Konstin	Yes	Commissioner Lee	Yes
Commissioner Walker	Yes		

Should you have any questions, please do not hesitate to call me at 558-6164.

Sincerely,

A handwritten signature in cursive script that reads "Sonya Harris".

Sonya Harris
Commission Secretary

cc: Tom C. Hui, S.E., Director
Mayor Edwin M. Lee
Supervisor Mark Farrell
Supervisor Eric Mar
Supervisor Katy Tang
Supervisor Scott Wiener
Board of Supervisors



SAN FRANCISCO PLANNING DEPARTMENT

February 11, 2015

Honorable Mayor Edwin M. Lee
Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

**Re: Transmittal of Planning Department Case Number 2015-000717GEN
Amendments Relating to Building Code – Building Façade Inspection and
Maintenance
Board File No. 141118
Historic Preservation Commission Action: Review and comment**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Mayor Lee and Ms. Calvillo,

On February 4, 2015, the Historic Preservation Commission conducted a public hearing at regularly scheduled meeting to consider the proposed Ordinance, introduced by Mayor Lee, which would amend Building Code Chapter 16 to require façade inspections and maintenance for buildings of five or more stories. The Commission voted unanimously to provide the following recommendations and comments to the Board of Supervisors regarding the proposed Ordinance.

The Historic Preservation Commission's comments:

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission recommends:

The Historic Preservation Commission supports the overall goal of this Ordinance because it has the potential to protect and maintain historic fabric as well as public health and safety. Requiring façade inspections will also provide baseline condition information that will be useful during review of any future exterior rehabilitation projects for historic buildings.

The Commission has concerns regarding the details of the Ordinance as it pertains to historic buildings, particularly those properties designated pursuant to Articles 10 and 11 of the Planning Code. To address these concerns, the Commission recommends:

Recommendation 1: Amend Section 1602E – Definitions. The Commission recommends amending this section to include a definition for "historic resources" for the purposes of this Chapter. The Commission recommends the following definition be added to this section:

Historic Resource. All buildings designated pursuant to Articles 10 and 11 of the Planning Code as well as all buildings listed on, or determined eligible for listing on, the California Register of Historical Resources or the National Register of Historic Places.

Recommendation 2: Amend Section 1604E. The Commission recommends amending this section to include specific provisions for historic resources. Specifically, the Commission recommends that the Ordinance provide, at minimum, the following provisions:

- a. Require that inspections and maintenance recommendations be prepared by professionals with qualifications specific to structural inspection and maintenance of historic resources.
- b. Require that inspection methods for historic resources utilize the least intrusive or invasive means possible.
- c. Refer to the California Historical Building Code or best practices within the field of historic preservation for façade inspection and maintenance.
- d. Specify that any proposed façade maintenance work stemming from required inspections will be done in conformance with *The Secretary of the Interior's Standards for the Treatment of Historic Buildings*.
- e. Specify that any proposed façade maintenance work for properties designated pursuant to Articles 10 and 11 of the Planning Code shall be referred to Planning Preservation staff for review.

Recommendation 3: Amend Section 1604E.1. The Commission recommends amending this section of the Ordinance to indicate that the Historic Preservation Commission and Planning Department will be involved in preparation of the Administrative Bulletin.

The proposed Ordinance was determined not to be a project per State CEQA Guidelines, Section 15060(c) and 15378.

Please find the attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

M. Pilar LaValley
Preservation Planner, Planning Department

cc:

Andrea Ausberry, Land Use Committee Clerk
Nicole A. Elliott, Legislative Director, Office of Mayor Edwin M. Lee
Judith A. Boyajian, Deputy City Attorney
Aaron D. Starr, Manager of Legislative Affairs, Planning Department

Attachments

Historic Preservation Commission Resolution 744
Historic Preservation Commission Executive Summary



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 744 HEARING DATE FEBRUARY 4, 2015

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: Amendments relating to the Building Code – Building Façade
Inspection and Maintenance

Case Number: 2015-000717GEN [Board File No. 141118]

Initiated by: Mayor Lee / Introduced October 28, 2014

Staff Contact: Pilar LaValley, Preservation
pilar.lavalley@sfgov.org, 415-575-9084

Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Tim Frye, Preservation Coordinator
tim.frye@sfgov.org, 415-575-6822

Recommendation: Review and comment

PROVIDING REVIEW AND COMMENT TO THE BOARD OF SUPERVISORS ON A PROPOSED ORDINANCE THAT WOULD AMEND CHAPTER 16 OF THE BUILDING CODE TO REQUIRE THAT: 1) THE FAÇADES OF CERTAIN BUILDINGS HAVING FIVE OR MORE STORIES BE INSPECTED PERIODICALLY BY A QUALIFIED LICENSED ARCHITECT OR ENGINEER; 2) INSPECTION REPORTS BE SUBMITTED TO THE OWNER AND THE DEPARTMENT OF BUILDING INSPECTION ACCORDING TO AN INSPECTION AND REPORTING SCHEDULE; 3) MAINTENANCE OF THE FAÇADES BE CONDUCTED IN ACCORDANCE WITH AN ADMINISTRATIVE BULLETIN THAT IS BASED ON A NATIONAL STANDARD; 4) ESTABLISHING A FEE TO COMPENSATE FOR REVIEW AND RELATED EVALUATION PROCESSING.

WHEREAS, on October 28, 2014 Mayor Lee introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 141118, which would amend Chapter 16 of the Building Code to require inspection, reporting, and maintenance of building façades for Class I, II, III, or IV buildings that are five or more stories;

WHEREAS, The Historic Preservation Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on February 4, 2015; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(c) and 15378; and

WHEREAS, the Historic Preservation Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Historic Preservation Commission has reviewed the proposed Ordinance; and

MOVED, that the Historic Preservation Commission hereby provides the following comments to the Board of Supervisors on the proposed ordinance.

COMMENTS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission recommends:

The Historic Preservation Commission supports the overall goal of this Ordinance because it has the potential to protect and maintain historic fabric as well as public health and safety. Requiring façade inspections will also provide baseline condition information that will be useful during review of any future exterior rehabilitation projects for historic buildings.

The Commission has concerns regarding the details of the Ordinance as it pertains to historic buildings, particularly those properties designated pursuant to Articles 10 and 11 of the Planning Code. To address these concerns, the Commission recommends:

Recommendation 1: Amend Section 1602E – Definitions. The Commission recommends amending this section to include a definition for “historic resources” for the purposes of this Chapter. The Commission recommends the following definition be added to this section:

Historic Resource. All buildings designated pursuant to Articles 10 and 11 of the Planning Code as well as all buildings listed on, or determined eligible for listing on, the California Register of Historical Resources or the National Register of Historic Places.

Recommendation 2: Amend Section 1604E. The Commission recommends amending this section to include specific provisions for historic resources. Specifically, the Commission recommends that the Ordinance provide, at minimum, the following provisions:

- a. Require that inspections and maintenance recommendations be prepared by professionals with qualifications specific to structural inspection and maintenance of historic resources.
- b. Require that inspection methods for historic resources utilize the least intrusive or invasive means possible.
- c. Refer to the California Historical Building Code or best practices within the field of historic preservation for façade inspection and maintenance.
- d. Specify that any proposed façade maintenance work stemming from required inspections will be done in conformance with *The Secretary of the Interior’s Standards for the Treatment of Historic Buildings*.

- e. Specify that any proposed façade maintenance work for properties designated pursuant to Articles 10 and 11 of the Planning Code shall be referred to Planning Preservation staff for review.

Recommendation 3: Amend Section 1604E.1. The Commission recommends amending this section of the Ordinance to indicate that the Historic Preservation Commission and Planning Department will be involved in preparation of the Administrative Bulletin.

NOW THEREFORE BE IT RESOLVED that the Commission hereby provides comments to the Board on the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on February 4, 2015

Jonas P. Ionin
Commission Secretary

AYES: Commissioners Hasz, Hyland, Johnck, Johns, Matsuda, Pearlman, and Wolfram

NOES: None

ABSENT: None

ADOPTED: February 4, 2015



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Building Code Amendment HEARING DATE: FEBRUARY 4, 2015

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Project Name: Amendments relating to the Building Code – Building Façade
Inspection and Maintenance
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aaron.starr@sfgov.org, 415-558-6362
Tim Frye, Preservation Coordinator
tim.frye@sfgov.org, 415-575-6822
Recommendation: Review and comment

BUILDING CODE AMENDMENT

The proposed ordinance would amend the Building Code to require: 1) the façades of certain buildings having five or more stories be inspected periodically by a qualified licensed architect or engineer; 2) inspection reports be submitted to the owner and the Department of Building Inspection according to an inspection and reporting schedule; 3) maintenance of the façades be conducted in accordance with an Administrative Bulletin that is based on a national standard; 4) establishing a fee to compensate the Department for review and related evaluation processing; and 5) directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

The Way It Is Now:

The Building Code establishes minimum requirements for, among other things, the construction, alteration, repair, and maintenance of buildings and structures. Chapters 16 and 16A regulate structural design. Over the years, San Francisco has added to Chapter 16 of the California Building Code three additional chapters to implement local programs that reduce earthquake hazards for existing buildings:

- (1) Chapter 16B - Earthquake Hazard Reduction in Unreinforced Masonry Bearing Wall Buildings;
- (2) Chapter 16C - Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings; and,
- (3) Chapter 16D - Parapets and Appendages – Retroactive Provisions.

The California Health and Safety Code authorize each municipality to assess the earthquake hazard in its jurisdiction and identify buildings that may be potentially hazardous to life in the event of the earthquake. There is currently no requirement in Building Code Chapter 16 for regular façade inspections and maintenance.

The Way It Would Be:

The proposed Ordinance adds Chapter 16E to the Building Code to require initial inspections, periodic inspections, maintenance, and repair of the façades of buildings¹ that are five or more stories. The requirements of this Ordinance are retroactive and shall apply to buildings erected prior to the Ordinance.

ISSUES AND CONSIDERATIONS

Definition of Façade

Under the proposed Ordinance, the façade includes all areas on the exterior of the building except for horizontal roof areas. Specifically, the façade is defined as: all exterior walls, windows, balconies, cornices, parapets, and appurtenances as well as penthouse walls, chimneys, and so forth. It also includes interior walls and appurtenances where such area has been converted from exterior areas by enclosing the area under a roof, skylight, or other covering. The Ordinance also cites the list of additional exterior building elements provided in ASTM² E2270 (Standard Practices for Periodic Inspection of Building Façades for Unsafe Conditions) and includes these additional façade elements in the list of items to be inspected. The ASTM E2270 list of additional façade elements to be inspected is:

- (1) attached equipment such as communications equipment, pipes and ductwork,
- (2) decorative elements such as urns, friezes, balustrades, and attached artwork,
- (3) signs,
- (4) fire escapes,
- (5) flagpoles,
- (6) vertical extensions such as vents,
- (7) lights and other fixtures,
- (8) hanging air conditioners and other devices, and
- (9) other elements that could pose a safety hazard if dislodged.

Façade Inspection Schedule

Each building within the scope of this Ordinance shall be subject to an initial façade inspection with submittal of the first such reports, for buildings constructed prior to 1920, due by December 31, 2018. The complete Initial Inspection Schedule is contained in Table 1603E of the Ordinance. Buildings constructed after January 2, 2002 are exempt from the requirement for an initial inspection. Buildings for which a comprehensive façade inspection and maintenance, restoration, or replacement has been performed in the past 10 years may apply for a waiver from the initial inspection requirement. Notwithstanding the initial inspection schedule, property owners shall be required to provide an inspection report within 30 days of any façade elements exhibiting significant damage or failure due to passage of time or due to an earthquake or other event.

¹ The Ordinance will apply to buildings that are Construction Types I, II, III, and V. These construction types identify building construction by combustibility, or fire-rating, with Type I as least combustible and Type V as most combustible.

² American Society for Testing and Materials (ASTM) (ASTM International) develops and publishes technical standards.

Administrative Bulletin

According to the Ordinance, façade inspections and maintenance shall be conducted in accordance with procedures to be detailed in an Administrative Bulletin adopted by the Department of Building Inspection. The Administrative Bulletin will utilize ASTM E2770 (Standard Practices for Periodic Inspection of Building Façades for Unsafe Conditions) as a guide to standard inspection processes. Qualifications of the architect or engineer and other inspection details shall be as defined in ASTM E2270 and ASTM E2841 (Standard Guide for Conducting Inspections of Façades for Unsafe Conditions).

The Department is concerned that this Ordinance does not make any provision for buildings designated pursuant to Articles 10 and 11 of the Planning Code; therefore, The Department would like to ensure that the Administrative Bulletin include provisions to address Article 10 and 11 designated buildings. These may include: appropriate professional qualifications for personnel preparing the inspection reports and maintenance recommendations, inspection methods that use the least intrusive or invasive means possible, application of the California Historic Building Code or Historic Best Practices, and/or referral of projects to Planning Preservation staff for review.

The Department would also recommend that the Administrative Bulletin, which will guide façade maintenance, be reviewed and approved by both the Historic Preservation and Building Inspection Commissions.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may review and comment on legislation pending with the Board of Supervisors that may affect historic resources.

COMMENTS

The Department recommends the following comments for the Commission to consider when reviewing the proposed Ordinance and for the Commission to adopt the attached Draft Resolution relaying these comments to the Board. The Department's proposed recommendations are as follows:

1. Modify the Ordinance to provide specific provisions regarding buildings designated pursuant to Articles 10 and 11 of the Planning Code. To provide adequate provisions for these historic properties, the Department recommends that the Ordinance include:
 - a. Require professional qualifications specific to structural inspection and maintenance of historic buildings.
 - b. Require that inspection methods for historic buildings utilize the least intrusive or invasive means possible.
 - c. Refer to the California Historical Building Code or best practices within the field of historic preservation.
 - d. Specify that proposed maintenance work stemming from required inspections will be referred to Planning Preservation for review.
2. Modify the Ordinance to allow for Historic Preservation Commission and/or Planning Preservation staff review and comment in the development of the Administrative Bulletin.

BASIS FOR RECOMMENDATION

The Department supports the overall goals of this Ordinance because it has the potential to protect and maintain historic fabric as well as public health and safety. Requiring façade inspections will provide baseline condition information that will be useful during the Department's review of any future exterior rehabilitation projects.

As noted above, the Department has concerns regarding the details of the Ordinance as it pertains to historic buildings, particularly those properties designated pursuant to Articles 10 and 11 of the Planning Code. To address these concerns, the Department recommends the following:

Recommendation 1: Amend Section 1604E. Staff recommends amending this section to include specific provisions for buildings designated pursuant to Articles 10 and 11 of the Planning Code. Specifically, staff recommends that the Ordinance provide the following for such buildings:

- a. Require professional qualifications specific to structural inspection and maintenance of historic buildings.
- b. Require that inspection methods for historic buildings utilize the least intrusive or invasive means possible.
- c. Refer to the California Historical Building Code or best practices within the field of historic preservation in addition to the standards outlined in ASTM E2270 and E2841.
- d. Specify that any proposed maintenance work stemming from required inspections will be referred to Planning Preservation for review.

Recommendation 2: Amend the Ordinance to provide additional information regarding the proposed Administrative Bulletin and to include the Historic Preservation Commission and/or Preservation Planning staff in the development of said Bulletin.

ENVIRONMENTAL REVIEW

The proposed Ordinance would result in no physical impact on the environment. The proposed amendments are exempt from environmental review under Sections 15060(c)(2) and 15378 of the CEQA Guidelines.

PUBLIC COMMENT

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

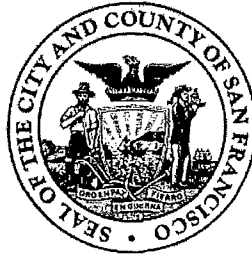
RECOMMENDATION:	Review and comment
------------------------	---------------------------

Attachments:

Exhibit A: Draft Historic Preservation Commission Resolution

Exhibit B: Board of Supervisors File No. 141118

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

November 10, 2014

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On October 28, 2014, Mayor Lee introduced the following legislation:

File No. 141118

Ordinance amending the Building Code to require that 1) the façades of certain buildings having five or more stories be inspected periodically by a qualified licensed architect or engineer; 2) inspection reports be submitted to the owner and the Department of Building Inspection according to an inspection and reporting schedule; 3) maintenance of the façades be conducted in accordance with an Administrative Bulletin that is based on a national standard; 4) establishing a fee to compensate the Department for review and related evaluation processing; 5) making findings, including environmental findings, and findings under the California Health and Safety Code; and 6) directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

The proposed ordinance is being transmitted pursuant to Planning Code Section 302(b) for public hearing and recommendation. The ordinance is pending before the Land Use and Economic Development Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk
Land Use and Economic Development Committee

c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs
AnMarie Rodgers, Senior Policy Manager
Scott Sanchez, Zoning Administrator
Sarah Jones, Chief, Major Environmental Analysis
Jeanie Poling, Environmental Planning
Joy Navarrete, Environmental Planning

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Tom Hui, Director, Department of Building Inspection
Sonya Harris, Secretary, Building Inspection Commission

FROM: Andrea Ausberry, Assistant Clerk, Land Use and Economic Development
Committee, Board of Supervisors

DATE: November 10, 2014

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Economic Development Committee has received the following legislation, introduced by Mayor Lee on October 28, 2014:

File No. 141118

Ordinance amending the Building Code to require that 1) the façades of certain buildings having five or more stories be inspected periodically by a qualified licensed architect or engineer; 2) inspection reports be submitted to the owner and the Department of Building Inspection according to an inspection and reporting schedule; 3) maintenance of the façades be conducted in accordance with an Administrative Bulletin that is based on a national standard; 4) establishing a fee to compensate the Department for review and related evaluation processing; 5) making findings, including environmental findings, and findings under the California Health and Safety Code; and 6) directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

The proposed ordinance is being transmitted pursuant to Charter Section D3.750-5 for public hearing and recommendation. It is pending before the Land Use & Economic Development Committee and will be scheduled for hearing upon receipt of your response.

Please forward me the Commission's recommendation and reports at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: William Strawn, Department of Building Inspection
Carolyn Jayin, Department of Building Inspection

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

November 10, 2014

File No. 141118

Sarah Jones
Environmental Review Officer
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Jones:

On October 28, 2014, Mayor Lee introduced the following legislation:

File No. 141118

Ordinance amending the Building Code to require that 1) the façades of certain buildings having five or more stories be inspected periodically by a qualified licensed architect or engineer; 2) inspection reports be submitted to the owner and the Department of Building Inspection according to an inspection and reporting schedule; 3) maintenance of the façades be conducted in accordance with an Administrative Bulletin that is based on a national standard; 4) establishing a fee to compensate the Department for review and related evaluation processing; 5) making findings, including environmental findings, and findings under the California Health and Safety Code; and 6) directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Ausberry".

By: Andrea Ausberry, Assistant Clerk
Land Use & Economic Development Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

Joy Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org, c=US
Date: 2014.11.26 12:05:30 -08'00'

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Patrick Otellini, Director of Earthquake Safety, Earthquake Safety Implementation Program

FROM: Andrea Ausberry, Assistant Clerk, Land Use and Economic Development Committee, Board of Supervisors

DATE: November 14, 2014

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Economic Development Committee has received the following proposed legislation, introduced by Mayor Lee on October 28, 2014:

File No. 141118

Ordinance amending the Building Code to require that 1) the façades of certain buildings having five or more stories be inspected periodically by a qualified licensed architect or engineer; 2) inspection reports be submitted to the owner and the Department of Building Inspection according to an inspection and reporting schedule; 3) maintenance of the façades be conducted in accordance with an Administrative Bulletin that is based on a national standard; 4) establishing a fee to compensate the Department for review and related evaluation processing; 5) making findings, including environmental findings, and findings under the California Health and Safety Code; and 6) directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Jenó Wilkinson, Earthquake Safety Implementation Program

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. [141118]
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Mayor Edwin Lee; Supervisors Mark Farrell; Eric Mar; Katy Tang, Scott Wiener; London Breed; Norman Yee

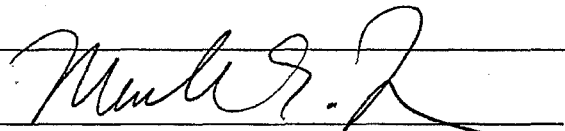
Subject:

Building Code - Building Facade Inspection and Maintenance and Establishing Fee

The text is listed below or attached:

[]

Signature of Sponsoring Supervisor:



For Clerk's Use Only:

OFFICE OF THE MAYOR
SAN FRANCISCO



EDWIN M. LEE

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: *for* Mayor Edwin M. Lee *NE*
RE: Substitute Ordinance – File #141118 - Building Code - Building Façade
Inspection and Maintenance and Establishing Fee
DATE: February 23, 2016

Attached for introduction to the Board of Supervisors is a substitute ordinance amending the Building Code to require that 1) the façades of certain buildings having five or more stories be inspected periodically by a licensed architect or engineer; 2) inspection reports be submitted to the owner and the Department of Building Inspection according to an inspection and reporting schedule; 3) maintenance of the façades be conducted in accordance with an Administrative Bulletin that is based on a national standard; 4) establishing a fee to compensate the Department for review and related evaluation processing; 5) making findings, including environmental findings, and findings under the California Health and Safety Code; and 6) directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

Please note that this item is co-sponsored by Supervisors Farrell, Mar, Tang and Wiener.

Should you have any questions, please contact Nicole Elliott (415) 554-7940.

NE
RECEIVED
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FEB 23 4:36 PM

OFFICE OF THE MAYOR
SAN FRANCISCO



EDWIN M. LEE
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Mayor Edwin M. Lee KH
RE: Building Code - Building Façade Inspection and Maintenance
DATE: October 28, 2014

Attached for introduction to the Board of Supervisors is an ordinance amending the Building Code to require that 1) the façades of certain buildings having five or more stories be inspected periodically by a qualified licensed architect or engineer, 2) inspection reports be submitted to the owner and the Department of Building Inspection according to an inspection and reporting schedule, 3) maintenance of the façades be conducted in accordance with an Administrative Bulletin that is based on a national standard, 4) establishing a fee to compensate the Department for review and related evaluation processing, 5) making findings including environmental findings and findings under the California Health and Safety Code, and 6) directing the Clerk of the Board of Supervisors to forward this ordinance to the California Building Standards Commission upon final passage.

Please note that this item is co-sponsored by Supervisors Chiu, Farrell, Mar, Tang, and Wiener.

Should you have any questions, please contact Nicole Wheaton at (415) 554-7940.

RECEIVED
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BOARD of SUPERVISORS



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Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO BUDGET AND FINANCE SUB-COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Budget and Finance Sub-Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Wednesday, April 6, 2016

Time: 10:00 a.m.


Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 141118.** Ordinance amending the Building Code to require that the façades of certain buildings having five or more stories be inspected periodically by a licensed architect or engineer; inspection reports be submitted to the owner and the Department of Building Inspection according to an inspection and reporting schedule; maintenance of the façades be conducted in accordance with an Administrative Bulletin that is based on a national standard; establishing a fee to compensate the Department for review and related evaluation processing; making findings, including environmental findings, and findings under the California Health and Safety Code; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

If the legislation passes, the Department of Building Inspection shall establish a new fee based on the set standard hourly rates set forth in Building Code, Table 1A-D, for inspection report review, evaluation, and processing related to implementation and enforcement of proposed Building Code, Chapter 16E (Building Facade Inspection and Maintenance), as follows:

- Plan Review - \$173.91 per hour;
- Inspection - \$158.10 per hour or \$167.40 per hour for Office of Statewide Health Planning and Development inspections; and
- Administration - \$96.72 per hour, with a minimum charge of \$48.36 for 30 minutes or less

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, April 1, 2016.


Angela Calvillo
Clerk of the Board

DATED: March 22, 2016

PUBLISHED: March 26, 2016 and April 1, 2016

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No 554-5184
Fax No. 554-5163
TTD/TTY No. 5545227

公聽會通知

三藩市市及縣市參事委員會
預算及財政小組委員會

- 日期: 2016年4月6日星期三
- 時間: 上午10時
- 地點: 市政廳，立法會議廳 250 室，1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102
- 議題: 檔案編號 141118。該項條例修訂建築物法規要求由持牌建築師或工程師定期檢查部分五層以上建築物的外牆；依據檢查及進度報告，檢查報告須遞交至業主與樓宇檢查局；根據基於國家標準的行政簡報，須進行外牆維護；擬訂收費予以部門審核及相關評估程序補償；作出相關裁斷，包括環境性裁斷，並須依據「加州健康與安全法規」；以及指示市參事委員會書記將此項條例依據最終通過呈交至加州建築物標準委員會。

Angela Calvillo
市參事委員會書記

日期/張貼/郵寄: March 22, 2016



NOTIFICACIÓN DE AUDIENCIA PÚBLICA

JUNTA DE SUPERVISORES DE LA CIUDAD Y CONDADO DE SAN FRANCISCO SUBCOMITÉ DE PRESUPUESTO Y FINANZAS

SE NOTIFICA POR LA PRESENTE que el Subcomité de Presupuesto y Finanzas celebrará una audiencia pública para considerar la siguiente propuesta y dicha audiencia pública se celebrará de la siguiente manera, en tal momento que todos los interesados podrán asistir y ser escuchados:

- Fecha:** Miércoles, 6 de abril de 2016
- Hora:** 10:00 a. m.
- Lugar:** Cámara Legislativa, Sala 250 del Ayuntamiento
1 Dr. Carlton B. Goodlett Place, San Francisco, CA
- Asunto:** Expediente Núm. 141118. Ordenanza que enmienda el Código de Construcción para exigir que las fachadas de algunos edificios tengan cinco o más pisos y sean inspeccionados periódicamente por un arquitecto o ingeniero licenciado; que se presenten los informes de inspección al propietario y al Departamento de Inspección de Edificios conforme con un programa de inspección y de presentación de informes; que el mantenimiento de las fachadas se realice conforme con el Boletín Administrativo que se basa en un estándar nacional; que establece una cuota para compensar al Departamento por la revisión y el procesamiento de la evaluación correspondiente; que realiza conclusiones, entre ellas, conclusiones medioambientales, y conclusiones según el Código de Salud y Seguridad de California; y que dirige a la Secretaria de la Junta de Supervisores a que remita la presente Ordenanza a la Comisión de Normas de Construcción de California tras su aprobación final.

Angela Calvillo,
Secretaria de la Junta

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1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description: File No. 141118 Fee Ad

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO CHRONICLE. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the Clerk of the Board. Publication date(s) for this notice is (are):

03/26/2016 , 04/01/2016

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

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CNS 2861522

**NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE
CITY AND COUNTY OF SAN FRAN-
CISCO BUDGET AND FINANCE SUB-
COMMITTEE WEDNESDAY, APRIL 6,
2016 - 10:00 A.M. LEGISLATIVE
CHAMBER, ROOM 250, LOCATED AT
CITY HALL 1 DR. CARLTON B.
GOODLETT PLACE, SAN FRAN-
CISCO, CA**

NOTICE IS HEREBY GIVEN THAT the Budget and Finance Sub-Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: **File No. 141118.** Ordinance amending the Building Code to require that the façades of certain buildings having five or more stories be inspected periodically by a licensed architect or engineer; inspection reports be submitted to the owner and the Department of Building Inspection according to an inspection and reporting schedule; maintenance of the façades be conducted in accordance with an Administrative Bulletin that is based on a national standard; establishing a fee to compensate the Department for review and related evaluation processing; making findings, including environmental findings, and findings under the California Health and Safety Code; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage. If the legislation passes, the Department of Building Inspection shall establish a new fee based on the set standard hourly rates set forth in Building Code, Table 1A-D, for inspection report review, evaluation, and processing related to implementation and enforcement of proposed Building Code, Chapter 16E (Building Facade Inspection and Maintenance), as follows:

- Plan Review - \$173.91 per hour;
- Inspection - \$158.10 per hour or \$167.40 per hour for Office of Statewide Health Planning and Development inspections; and
- Administration - \$96.72 per hour, with a minimum charge of \$48.36 for 30 minutes or less

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, April 1, 2016. Angela Calvillo Clerk of the Board



* A 0 0 0 0 0 4 0 4 7 5 0 9 *

Ausberry, Andrea

From: Somera, Alisa (BOS)
Sent: Tuesday, November 04, 2014 10:50 AM
To: Ausberry, Andrea
Subject: FW: Breed cosponsor 141118

Andrea... see emails below. Supervisors Breed and Yee should be added as co-sponsors.

Alisa Somera

Assistant Clerk
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.4447 direct | 415.554.5163 fax
alisa.somera@sfgov.org

Click [HERE](#) to complete a Board of Supervisors Customer Service Satisfaction form.

~~~~~

***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

---

**From:** Caldeira, Rick (BOS)  
**Sent:** Monday, November 03, 2014 8:34 PM  
**To:** Somera, Alisa (BOS)  
**Subject:** Fwd: Breed cosponsor 141118

Begin forwarded message:

**From:** "Otellini, Patrick (ADM)" <[patrick.otellini@sfgov.org](mailto:patrick.otellini@sfgov.org)>  
**Date:** November 3, 2014 at 12:26:24 PM PST  
**To:** "Johnston, Conor (BOS)" <[conor.johnston@sfgov.org](mailto:conor.johnston@sfgov.org)>, "Caldeira, Rick (BOS)" <[rick.caldeira@sfgov.org](mailto:rick.caldeira@sfgov.org)>  
**Subject:** RE: Breed cosponsor 141118

Hi Rick,

Please also add Supervisor Yee as well. Thank you.

**Patrick Otellini**

Chief Resilience Officer  
Director, Earthquake Safety Implementation Program  
City and County of San Francisco  
Office of the City Administrator

1 Dr. Carlton B. Goodlett Place  
City Hall, Room 362  
San Francisco, CA 94102  
Direct: (415) 554-5404 | E-Mail: [Patrick.otellini@sfgov.org](mailto:Patrick.otellini@sfgov.org)

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**From:** Johnston, Conor (BOS)  
**Sent:** Monday, November 03, 2014 10:54 AM  
**To:** Caldeira, Rick (BOS); Otellini, Patrick (ADM)  
**Subject:** Breed cosponsor 141118

Sup. Breed should be listed as a cosponsor here:

141118 [Building Code - Building Façade Inspection and Maintenance and Establishing Fee]  
Sponsors: Mayor; Chiu, Farrell, Mar, Tang and Wiener  
Ordinance amending the Building Code to require that the façades of certain buildings having five or more stories be inspected periodically by a qualified licensed architect or engineer; inspection reports be submitted to the owner and the Department of Building Inspection according to an inspection and reporting schedule; maintenance of the façades be conducted in accordance with an Administrative Bulletin that is based on a national standard; establishing a fee to compensate the Department for review and related evaluation processing; making findings, including environmental findings, and findings under the California Health and Safety Code; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.  
10/28/14; ASSIGNED UNDER 30 DAY RULE to the Land Use and Economic Development Committee.

Conor Johnston  
Office of Supervisor London Breed  
415-554-6783

Sign up for Supervisor Breed's newsletter [here](#)  
or visit her website [here](#).

President, District 4  
BOARD of SUPERVISORS



BOS 11 - LV, BF  
City Hall Leg Dep, Co B  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-7450  
Fax No. 554-7454  
TDD/TTY No. 544-5227

**Katy Tang**  
湯凱蒂  
市參事會主席

**PRESIDENTIAL ACTION**

Date: 1/7/15  
To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,  
Pursuant to Board Rules, I am hereby:

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2015 JAN -7 AM 10:57  
AK

Waiving 30-Day Rule (Board Rule No. 3.23)  
File No. \_\_\_\_\_  
(Primary Sponsor)  
Title. \_\_\_\_\_

Transferring (Board Rule No. 3.3)  
File No. 141118 Mayor  
(Primary Sponsor)  
Title. Building Facade Inspection and Maintenance

From: Land Use & Economic Development Committee  
To: Budget & Finance Committee

Assigning Temporary Committee Appointment (Board Rule No. 3.1)  
Supervisor \_\_\_\_\_  
Replacing Supervisor \_\_\_\_\_  
For: \_\_\_\_\_ Meeting  
(Date) (Committee)

Katy Tang, President  
Board of Supervisors

## Ausberry, Andrea

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**From:** Ausberry, Andrea  
**Sent:** Friday, December 19, 2014 3:24 PM  
**To:** Power, Andres  
**Subject:** RE: File 141118 forward LU agenda  
**Attachments:** FW: Fiscal Impact Determination 10.28.14

Hi Andres,

BLA has determined following file has fiscal impact:

- 141118 – (Façade Inspection and Maintenance) [Mayor]

President Tang has been informed the file requires transfer to a fiscal committee.

Best regards,

*Andrea Ausberry*

San Francisco Board of Supervisors

*Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

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**From:** Power, Andres  
**Sent:** Wednesday, December 17, 2014 2:27 PM  
**To:** Ausberry, Andrea  
**Subject:** forward LU agenda

Andres Power  
Office of Supervisor Scott Wiener  
(t) 415-554-6968

