

File No. 251024

Committee Item No. 2

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: January 12, 2026

Board of Supervisors Meeting:

Date: _____

Cmte Board

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| ☐ | ☐ | Resolution |
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| ☒ | ☐ | <u>DBI Introduction Memo – October 9, 2025</u> |
| ☐ | ☐ | _____ |
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Prepared by: John Carroll

Date: January 8, 2026

Prepared by: _____

Date: _____

Prepared by: _____

Date: _____

[Building Code - Hydrogen-Fueling Station Equipment]

Ordinance amending the Building Code to create a permit and permitting process for Hydrogen-Fueling Station Equipment installation; and affirming the Planning Department's determination under the California Environmental Quality Act.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 251024 and is incorporated herein by reference. The Board affirms this determination.

(b) On November 12, 2025, the Building Inspection Commission considered this ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building Code Section 104A.2.11.2. A copy of a letter from the Secretary of the Building Inspection Commission regarding the Commission's recommendation is on file with the Clerk of the Board of Supervisors in File No. 251024.

(c) No local findings are required under California Health and Safety Code Section 17958.7 because the amendments to the Building Code contained in this ordinance do not

1 regulate materials or manner of construction or repair, and instead relate in their entirety to
2 administrative procedures for implementing the code, which are expressly excluded from the
3 definition of a "building standard" by California Health and Safety Code Section 18909(c).

4 (d) Consistent with California Government Code 65850.7, this ordinance implements a
5 permitting process of hydrogen-fueling stations that meets the requirements of state law.
6

7 Section 2. Chapters 1A and 2 of the Building Code are hereby amended by revising
8 Sections 106A.1.16, 106A.1.16.1, 106A.1.16.2, 106A.1.16.3, and Section 202, to read as
9 follows:

10 **106A.1.16 Electric Vehicle (EV) Supply Equipment and Hydrogen-Fueling Station**
11 **Equipment; permit and fee.** An electrical permit obtained by a California state licensed
12 Electrical Contractor is required to install, alter, or modify any portion of the electrical system on
13 the property required for Electric Vehicle Supply Equipment (EVSE), as defined in Section 202
14 of this Code, ~~and the alteration or modification of any portion of the electrical system on the~~
15 ~~property.~~ See Section 110A, Table 1A-E – Electrical Permit Fee Issuance and Inspection Fee
16 Schedule for the applicable EV Charging Station fees. A Building Permit is required to install
17 Hydrogen-Fueling Station Equipment (HFSE), as defined in Section 202 of this Code. See Section
18 110A, Table 1A-A – Building Permit Fees based on valuation for applicable fee for HFSE.

19 **EXCEPTION:** A permit is not required to install a Residential Electrical Vehicle
20 Charger when a plug in type charger is utilizing a previously approved receptacle outlet.

21 **106A.1.16.1 General requirements for EVSE.**

22 1. The EV Charging Station and its installation shall comply with Article 625 and
23 other applicable sections of the Electrical Code, and all applicable sections of the Mechanical
24 Code, Building Code, and Fire Code. The installation shall also meet any safety and
25 performance standards established by the Society of Automotive Engineers, the National

Electrical Manufacturers Association, accredited testing laboratories such as Underwriters Laboratories, and the California Public Utilities Commission that the Building Official determines shall apply.

2. New construction and certain major alterations, as those terms are defined in Section 202 of the Green Building Code, are subject to the requirements of Sections 4.103.3.3 and 5.103.3 and other applicable sections of the Green Building Code, per Ordinance No. 92-17, enacted in April 2017.

3. All electrical materials, devices, fittings, and associated equipment shall be listed by a nationally recognized testing laboratory.

4. Level 2 EVSE shall be connected and fastened in place per the manufacturer's instructions and Section 625.44 of the Electrical Code. The anchorage of either floor-mounted or wall-mounted stations shall comply with the Building Code and Electrical Code.

5. For indoor locations, the coupling means of the EVSE shall be stored at a height of not less than 18 inches and not more than 48 inches above the finished floor level.

6. For outdoor locations, the coupling means of the EVSE shall be stored or located at a height of not less than 24 inches above grade level.

106A.1.16.1.12 Application submittal requirements.

1. Consistent with existing procedures, the Department shall continue to allow a California state licensed Electrical Contractor registered with the Department to obtain an electrical permit for installation of electrical materials, devices, fittings, and associated equipment *for an EVSE*. Where the scope of a project, including installation of an EV Charger, solely requires an electrical permit, such a permit shall continue to be available electronically and over the counter to licensed Electrical Contractors registered with the Department. The Department shall publish guidance clarifying conditions where an electrical permit is sufficient.

2. For projects which require additional review or permits, the Department shall

1 publish guidance clarifying when any or all of the following are required in order for an EV
2 Charging Station permit to be complete. The application, and the information and
3 documentation required by this Section 106A.1.16.~~1.12~~, may be submitted electronically.

4 (a) an electrical plan and calculations signed and stamped by either a California
5 registered Electrical Engineer or the licensed Electrical Contractor who is responsible for
6 design and installation of the system;

7 (b) a line diagram that includes all relevant information regarding the electrical
8 charger, panels, raceways, wire types and sizes, utility service main breaker ampacity, and
9 utility service voltage;

10 (c) if applicable, identification of the type of EV Charger being installed;

11 (d) current manufacturer specification sheets for major components of the system;

12 (e) information from the manufacturer indicating whether or not ventilation is
13 required;

14 (f) if ventilation is required, a mechanical plan signed and stamped by either a
15 California registered Mechanical Engineer or the licensed Mechanical Contractor responsible
16 for the ventilation design;

17 (g) a site plan approximately to scale that includes the locations of new and
18 existing panels, meter, charging unit, and associated items;

19 (h) a completed Department service load calculation form;

20 (i) an electrical panel schedule; and

21 (j) listing and labeling information from an approved nationally recognized testing
22 laboratory.

23 **106A.1.16.~~1.23~~ Inspections.** Inspections by the Electrical Division are required for EV
24 Charging Station installations, and for any alteration or modification of the electrical system on
25 the property, including the installation of EVSE.

1 **106A.1.16.2 General Requirements for HFSE.**

2 1. *HFSE installation applications shall demonstrate the location of the proposed*
3 *installation is either: (a) zoned for Industrial or Commercial Use, as those terms are defined in the*
4 *Planning Code, and does not contain any residential units; or (b) has been developed as an Automotive*
5 *Service Station, as defined in Section 102 of the Planning Code.*

6 2. *The HFSE installation shall comply with: safety and performance standards established*
7 *by the International Association of Plumbing and Mechanical Officials (IAPMO), National Fire*
8 *Protection Association (NFPA), American Society of Mechanical Engineers (ASME), Compressed Gas*
9 *Association (CGA), SAE International, and accredited nationally recognized testing laboratories; all*
10 *applicable state laws and regulations pertaining to hydrogen fueling, including any rules established*
11 *by the State Air Resources Board, Energy Commission, or Department of Food and Agriculture*
12 *regarding safety, reliability, weights, and measures; and guidance established by the Governor's Office*
13 *of Business and Economic Development, as outlined in the Hydrogen Station Permitting Guidebook.*

14 3. *All materials, devices, fittings, and associated equipment shall be listed by a nationally*
15 *recognized testing laboratory and for use in hydrogen fueling systems.*

16 4. *New construction, as that term is defined in Section 202 of the Green Building Code, is*
17 *subject to the requirements of Section 5.103.3 and other applicable sections of the Green Building*
18 *Code, per Ordinance No. 92-17, enacted in April 2017.*

19 **106A.1.16.2.1 Application submittal requirements for HFSE.**

20 *Submittal documents may include, but are not limited to:*

21 1. **Existing and Proposed Site Plans** *drawn to scale, showing lot dimensions, existing and*
22 *proposed conditions, equipment locations, setback measurements, and equipment dimensions.*

23 2. **Elevation and perspective drawings** *showing hydrogen fueling equipment, dispensers,*
24 *and canopies.*

25 3. **Civil/Architectural plan set** *including grading, drainage, erosion control, construction*

details, landscaping, and irrigation plans.

4. **Fire plan set** including hydrogen storage equipment details, setback compliance with NFPA 2, hazardous area classification drawings, emergency shutdown devices, flame detectors, gas sensors, alarms, fire extinguishers, and signage.

5. **Building plan set** including structural specifications, foundation plans, bollard details, and framing details, signed and stamped by a California registered Civil or Structural Engineer.

6. **Mechanical plan set** including hydrogen piping layouts, equipment schedules, ventilation provisions, and material specifications, signed and stamped by a California registered Mechanical Engineer or licensed Contractor responsible for the design.

7. **Electrical plan set** including single-line diagrams, load schedules, grounding and bonding details, hazardous location classifications, conduit schematics, low-voltage systems, and specifications prepared in accordance with NFPA 70, IEEE, and IEC standards, signed and stamped by a California registered Electrical Engineer or licensed Contractor.

8. **Plumbing plan set** including piping plans, schedules, materials, and installation details for hydrogen fuel gas piping.

9. **Energy compliance documents**, including NRCC Title-24 Certificate of Compliance and San Francisco M-04 Energy Inspection Checklist, where applicable.

10. **Green Building compliance**, including the San Francisco GS-3 Green Building Checklist, if project valuation exceeds \$200,000 or involves new construction.

106A.1.16.2.2 Inspections for HFSE.

Inspections by the Department's Building, Electrical, Plumbing Divisions, and by the Fire Department are required for HFSE installations and for any alteration or modification of the HFSE on the property.

* * * *

1 **SECTION 202 – DEFINITIONS**

2 * * * *

3 ***ELECTRIC-READY.*** A building, project, or portion thereof that contains electrical
4 systems and designs that provide capacity for a future retrofit of a Mixed-Fuel Building to an
5 All-Electric Building. Electric-Ready includes sufficient space, drainage, electrical conductors
6 or raceways, bus bar capacity, and overcurrent protective devices to provide capacity for a
7 future retrofit to an All-Electric Building as specified in the Design Guidelines for Electric-
8 Ready Buildings published by the Department of Building Inspection.

9 ***HYDROGEN-FUELING STATION EQUIPMENT.*** *The equipment and structural design*
10 *components necessary to safely store and dispense hydrogen fuel to vehicles according to industry*
11 *codes and standards that are open to the public and use safety measures that include hydrogen-*
12 *refueling canopies.*

13 * * * *

14
15 Section 3. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
16 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
17 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
18 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
19 additions, and Board amendment deletions in accordance with the “Note” that appears under
20 the official title of the ordinance.

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

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/
ROBB KAPLA
Deputy City Attorney

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LEGISLATIVE DIGEST

[Building Code - Hydrogen-Fueling Station Equipment]

Ordinance amending the Building Code to create a permit and permitting process for Hydrogen-Fueling Station Equipment installation; and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

Section 106A.1.16 of the Building Code contains a streamlined permit process for electric vehicle charging equipment installation. The Building Code does not contain a specific building permit or permitting process for installing Hydrogen-Fueling Station Equipment ("HFSE") for vehicles using hydrogen as a fuel source.

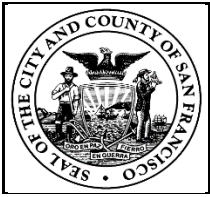
Amendments to Current Law

The Proposed Legislation amends Section 106A.1.16 to create a streamlined process for HFSE installations that mirrors the existing streamlined process for electric vehicle charging equipment.

Background Information

In 2015, California Assembly Bill 1236 ("AB 1236") added section 65850.7 to the California Government Code, requiring local governments establish streamlined permitting for electric vehicle charging equipment. The City adopted Building Code Section 106A.1.16 to comply with AB 1236. In 2024, Assembly Bill 1418 ("AB 1418") amended Government Code section 65850.7 further to require local governments create streamlined permitting process for HFSE.

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BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection

Voice (628) 652 -3510

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

November 17, 2025

Daniel Lurie
Mayor

COMMISSION

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Alexander-Tut
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Secretary

Monique Mustapha
Asst. Secretary

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

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

Dear Ms. Calvillo:

RE: File No. 251024

Ordinance amending the Building Code to create a permit and permitting process for Hydrogen-Fueling Station Equipment installation; and affirming the Planning Department's determination under the California Environmental Quality Act.

The Code Advisory Committee met on November 12, 2025 to consider adoption of File No. 251024, amending the Building Code to create a permit and permitting process for Hydrogen-Fueling Equipment installation. This is in response to Senate Bill (SB-1418), creating a streamlined process for hydrogen fueling station permit applications. The committee voted unanimously to recommend the Building Inspection Commission approve File No. 251024 as written.

The Building Inspection Commission met and held a public hearing on November 14, 2025 regarding the proposed amendment to the Building Code contained in Board File No. 251024.

The Commissioners voted unanimously to **recommend approval of the Ordinance.**

President Alexander-Tut	Yes
Vice-President Meng	Yes
Commissioner Calamuci	Yes
Commissioner Lee	Yes
Commissioner Maclise	Yes
Commissioner Neumann	Excused
Commissioner Williams	Yes

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

Sincerely,

A handwritten signature in blue ink that reads "Sonya Harris". The signature is fluid and cursive, with the first name "Sonya" and last name "Harris" clearly distinguishable.

Sonya Harris
Commission Secretary

cc: Patrick O'Riordan, Director
Board of Supervisors

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: October 29, 2025
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 251024
Building Code - Hydrogen-Fueling Station Equipment

- ☒ California Environmental Quality Act (CEQA) Determination *(California Public Resources Code, Sections 21000 et seq.)* Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.
☒ Ordinance / Resolution
☐ Ballot Measure 11/14/2025 *Joy Navarrete*
- ☐ Amendment to the Planning Code, including the following Findings:
(Planning Code, Section 302(b): 90 days for Planning Commission review)
☐ General Plan ☐ Planning Code, Section 101.1 ☐ Planning Code, Section 302
- ☐ Amendment to the Administrative Code, involving Land Use/Planning
(Board Rule 3.23: 30 days for possible Planning Department review)
- ☐ General Plan Referral for Non-Planning Code Amendments
(Charter, Section 4.105, and Administrative Code, Section 2A.53)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☐ Historic Preservation Commission
☐ Landmark *(Planning Code, Section 1004.3)*
☐ Cultural Districts *(Charter, Section 4.135 & Board Rule 3.23)*
☐ Mills Act Contract *(Government Code, Section 50280)*
☐ Designation for Significant/Contributory Buildings *(Planning Code, Article 11)*

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Patrick O'Riordan, Director, Department of Building Inspection
Sonya Harris, Secretary, Building Inspection Commission

FROM: John Carroll, Assistant Clerk
Land Use and Transportation Committee

DATE: October 29, 2025

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by the Building Inspection Commission on October 21, 2025:

File No. 251024

Ordinance amending the Building Code to create a permit and permitting process for Hydrogen-Fueling Station Equipment installation; and affirming the Planning Department's determination under the California Environmental Quality Act.

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 and Transportation 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 or by email at: john.carroll@sfgov.org.

c:
Office of Chair Melgar
Tate Hanna, Department of Building Inspection
Patty Lee, Department of Building Inspection

**City and County of San Francisco
Department of Building Inspection**



**Daniel Lurie, Mayor
Patrick O'Riordan, C.B.O., Director**

October 9, 2025

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

Dear Ms. Calvillo:

Attached please find an original single-sided and two single-sided, black and white copies of the proposed ordinance for the Board of Supervisors approval, which will amend the San Francisco Building Code to provide a streamlined pathway for permitting hydrogen fueling stations, as required by California Government Code Section 65850.7.

The following person may be contacted regarding this matter:

Tate Hanna
Legislative Affairs Manager
(628) 652-3536
Tate.hanna@sfgov.org

Thank you,

A handwritten signature in blue ink, appearing to read "Patrick O'Riordan".

Patrick O'Riordan, C.B.O.
Director, Department of Building Inspection