

File No. 190962 Committee Item No. 4
 Board Item No. 4

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date October 28, 2019

Board of Supervisors Meeting

Date November 12, 2019

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>DRAFT 2019 SFMC</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Exhibit A Findings</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>2019 CMC <-- ***CLICK HERE TO VIEW</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>BIC Ltr 081219</u> |
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CEQA Determination 101519</u> |
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Completed by: Erica Major Date October 24, 2019
 Completed by: Erica Major Date 10/21/2019

***PATH NAME:

<https://sfgov.legistar.com/View.ashx?M=F&ID=7729722&GUID=9349EEAF-DFFC-4D49-BAC8-9344A6523102>

1 [Mechanical Code - Repeal of Existing 2016 Code and Enactment of 2019 Edition]

2
3 **Ordinance repealing the 2016 Mechanical Code in its entirety and enacting a 2019**
4 **Mechanical Code consisting of the 2019 California Mechanical Code as amended by**
5 **San Francisco; adopting environmental findings and findings of local conditions under**
6 **the California Health and Safety Code; providing an operative date of January 1, 2020;**
7 **and directing the Clerk of the Board of Supervisors to forward the legislation to the**
8 **California Building Standards Commission as required by State law.**

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

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

17 Section 1. Environmental Findings. The Planning Department has determined that the
18 actions contemplated in this ordinance comply with the California Environmental Quality Act
19 (California Public Resources Code Sections 21000 et seq.). Said determination is on file with
20 the Clerk of the Board of Supervisors in File No. 190962 and is incorporated herein by
21 reference. The Board affirms this determination.

22 Section 2. General Findings.

23 (a) The California Building Standards Code is contained in Title 24 of the California
24 Code of Regulations. It consists of 12 Parts, which are based upon model codes that are
25 amended by the State agencies with jurisdiction over the subject matter. The California
Mechanical Code is Part 4 of Title 24 of the California Code of Regulations.

1 (b) The State of California adopts a new California Building Standards Code every
2 three years (the "triennial CBSC") with supplemental amendments published in intervening
3 years. The triennial CBSC goes into effect throughout the State of California 180 days after its
4 publication by the California Building Standards Commission or at a later date established by
5 the Commission. The 2019 triennial CBSC will go into effect on January 1, 2020.

6 (c) Local jurisdictions must enforce the California Building Standards Code but they
7 may also enact more restrictive building standards that are reasonably necessary because of
8 local climate, geologic, or topographical conditions. Local amendments may be made both to
9 a triennial CBSC and to its individual Parts during the intervening years; however, local
10 amendments previously adopted are not automatically applicable to a triennial CBSC. Rather,
11 they must be re-enacted with the required findings of local climate, geologic, or topographical
12 conditions, expressly made applicable to the new triennial CBSC, and with an operative date
13 no earlier than the effective date of the triennial CBSC.

14 (d) As in past triennial CBSC adoption cycles, by this ordinance the Board of
15 Supervisors repeals the 2016 San Francisco Mechanical Code in its entirety, enacts the 2019
16 San Francisco Mechanical Code, and re-enacts the existing local amendments to make them
17 applicable to the 2019 California Mechanical Code.

18 (e) Pursuant to Charter Section D3.750-5, the Building Inspection Commission
19 considered and approved San Francisco's amendments to the 2019 California Mechanical
20 Code at a duly noticed public hearing that was held on July 17, 2019.

21
22 Section 3. Findings regarding Local Conditions.

23 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that
24 before making any changes or modifications to the California Mechanical Code and any other
25 applicable provisions published by the California Building Standards Commission, the

1 governing body must make an express finding that each such change or modification is
2 reasonably necessary because of specified local conditions. The local amendments together
3 with the required findings must be filed with the California Building Standards Commission
4 before the local changes or modifications can go into effect.

5 (b) The City and County of San Francisco is unique among California communities
6 with respect to local climate, geologic, topographical, and other conditions. A specific list of
7 findings that support San Francisco's modifications to the 2019 California Mechanical Code,
8 with a section-by-section correlation of each modification with a specific numbered finding, are
9 contained in Exhibit A entitled "Standard Findings for San Francisco Building Standards Code
10 Amendments."

11 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,
12 the Board of Supervisors finds and determines that the local conditions described in Exhibit A
13 constitute a general summary of the most significant local conditions giving rise to the need
14 for modification of the 2019 California Mechanical Code provisions published by the California
15 Building Standards Commission. The Board of Supervisors further finds and determines that
16 the proposed modifications are reasonably necessary based upon the local conditions set
17 forth in Exhibit A.

18
19 Section 4. Repeal of 2016 San Francisco Mechanical Code and Enactment of the
20 2019 San Francisco Mechanical Code.

21 (a) The 2016 San Francisco Mechanical Code is hereby repealed in its entirety. The
22 San Francisco Mechanical Code being repealed was enacted on November 22, 2016, by
23 Ordinance No. 230-16, with an operative date of January 1, 2017. This ordinance is available
24 on the Board of Supervisors' website.
25

1 (b) The 2019 San Francisco Mechanical Code is hereby enacted. It consists of the
2 2019 California Mechanical Code and San Francisco's existing local amendments, which are
3 re-enacted and expressly made applicable to the 2019 California Mechanical Code. Copies of
4 the 2019 California Mechanical Code and the stand-alone San Francisco amendments are
5 declared to be part of Board File No. 190962 and are incorporated into this ordinance by
6 reference as though fully set forth. Existing San Francisco amendments that are being made
7 applicable to the 2019 California Mechanical Code are shown in unformatted ("plain") text and
8 may include bold and/or italicized formatting; new San Francisco amendments are underlined;
9 and deleted San Francisco amendments are in strikeout text.

10
11 Section 5. Continuance of Actions Under Prior Code. Nothing contained in this
12 ordinance shall be construed as abating any action now pending under or by virtue of any
13 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance
14 be construed as discontinuing, abating, modifying or altering any penalties accruing, or to
15 accrue, or as waiving any right of the City under any such ordinance.

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

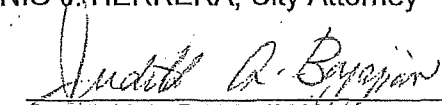
23
24 Section 7. Effective and Operative Dates. This ordinance shall become effective 30
25 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor

1 returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it,
2 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall
3 take effect and be in full force on and after either January 1, 2020 or its effective date if the
4 effective date is later.

5
6 Section 8. Directions to Clerk. Upon final passage of this ordinance, the Clerk of the
7 Board of Supervisors is hereby directed to transmit to the California Building Standards
8 Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit
9 A attachment, and 3) the San Francisco amendments to the 2019 California Mechanical
10 Code.

11
12 APPROVED AS TO FORM:
13 DENNIS J. HERRERA, City Attorney

14 By:


15 JUDITH A. BOYAJIAN
Deputy City Attorney

16 n:\egana\as2019\1900415\01384333.docx

LEGISLATIVE DIGEST

[Mechanical Code - Repeal of Existing 2016 Code and Enactment of 2019 Edition]

Ordinance repealing the 2016 Mechanical Code in its entirety and enacting a 2019 Mechanical Code consisting of the 2019 California Mechanical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2020; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

Existing Law

The Mechanical Code regulates heating, ventilating, air-conditioning, exhaust and duct systems, refrigeration, and miscellaneous heat-producing and energy-utilizing equipment. The current San Francisco Mechanical Code consists of the 2016 California Mechanical Code (which incorporates the 2015 Uniform Mechanical Code) and San Francisco's local amendments to the 2019 California Mechanical Code ("San Francisco Amendments").

Amendments to Current Law

Every three years the State of California adopts a new California Building Standards Code ("triennial CBSC"), which amends the California Mechanical Code and the other state codes that constitute the CBSC. The 2019 triennial CBSC will go into effect throughout the State on January 1, 2020. As in past triennial CBSC adoption cycles, San Francisco will repeal its existing Mechanical Code in its entirety and adopt a new Mechanical Code that applies San Francisco's existing local amendments to the new California Mechanical Code. Except for non-substantive or technical modifications required by amendments to the state code, there are no changes to the existing San Francisco Mechanical Code amendments being carried forward.

Background Information

Local jurisdictions are required to enforce the California Building Standards Code but they may also enact more restrictive building standards that are reasonably necessary because of local climate, geology, or topography. Local amendments may be made to a triennial CBSC and also throughout the intervening years. However, local amendments previously adopted are not automatically transferred to a new triennial CBSC. Rather, they must be re-enacted with the required findings of local climate, geologic, or topographical conditions, expressly made applicable to the new triennial CBSC, and with an operative date no earlier than the effective date of the new State Code.

BOARD of SUPERVISORS



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Tel. No. 554-5184
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TDD/TTY No. 554-5227

October 8, 2019

File No. 190959-190964

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On October 1, 2019, the Building Inspection Commission submitted the proposed legislation:

File No. 190959

Ordinance repealing the 2016 Building Code in its entirety and enacting a 2019 Building Code consisting of the 2019 California Building Code and the 2019 California Residential Code, as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2020; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

File No. 190960

Ordinance repealing the 2016 Existing Building Code in its entirety and enacting a 2019 Existing Building Code consisting of the 2019 California Existing Building Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2020; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

File No. 190961

Ordinance repealing the 2016 Electrical Code in its entirety and enacting a 2019 Electrical Code consisting of the 2019 California Electrical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2020; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

File No. 190962

Ordinance repealing the 2016 Mechanical Code in its entirety and enacting a 2019 Mechanical Code consisting of the 2019 California Mechanical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2020; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

File No. 190963

Ordinance repealing the 2016 Plumbing Code in its entirety and enacting a 2019 Plumbing Code consisting of the 2019 California Plumbing Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2020; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

File No. 190964

Ordinance repealing the 2016 Green Building Code in its entirety and enacting a 2019 Green Building Code consisting of the 2019 California Green Building Standards Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2020; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

The above legislation are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board



By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Don Lewis, Environmental Planning

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.

Joy Navarrete 10/15/2019

2019

San Francisco Mechanical Code

**Amendments to the
2019 California Mechanical Code**

Operative date: January 1, 2020

PROPOSED SAN FRANCISCO MECHANICAL CODE AMENDMENTS 2019 Edition

Text Format:

Unchanged language from the 2019 California Code is shaded, and may include **bold** and/or *italicized* formatting.

San Francisco amendments are printed in unformatted ("plain") text, and may include **bold** and/or *italicized* formatting.

Repealed San Francisco amendments appear plain and ~~strikeout~~.

New San Francisco amendments appear underlined.

Chapter 1 ADMINISTRATION

Division I

CALIFORNIA ADMINISTRATION

*See Division II Administration for San Francisco Mechanical Code administrative provisions.
No San Francisco Mechanical Code Amendments*

Division II

ADMINISTRATION

SECTION 101.0 – TITLE

101.1 Revise this section as follows:

101.1 Title. This document shall be known as the ~~2016~~ 2019 San Francisco Mechanical Code, may be cited as such, and will be referred to herein as "this code."

SECTION 103.0 – DUTIES AND POWERS OF THE AUTHORITY HAVING JURISDICTION

103.1 Revise the first paragraph as follows:

103.1 General. The Authority Having Jurisdiction shall be the Authority duly appointed to enforce this code. For such purposes, the Authority Having Jurisdiction shall have the powers of a law enforcement officer. The Authority Having Jurisdiction, when necessary, may call upon the Police Department and other city agencies for aid or assistance in carrying out or enforcing any of the provisions of this code. The Authority Having Jurisdiction shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as deemed necessary in order to clarify the

application of the provisions of this code. Such interpretations, rules and regulations shall comply with the intent and purpose of this code.

103.4 Revise the first paragraph as follows:

103.4 Right of Entry. When it is necessary to make an inspection to enforce the provisions of this code or other codes or ordinances, or when the Authority Having Jurisdiction has reasonable cause to believe that there exists in a building or upon a premises a condition or violation of this code or other codes or ordinances that makes the building or premises unsafe, insanitary, dangerous or hazardous, the Authority Having Jurisdiction shall be permitted to enter the building or premises at reasonable times to inspect or to perform the duties imposed upon the Authority having Jurisdiction by this code or other codes or ordinances, provided that where such building or premises is occupied, the Authority Having Jurisdiction shall present credentials to the occupant and request entry. Where such building or premises is unoccupied, the Authority Having Jurisdiction shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. Where entry is refused, the Authority Having Jurisdiction has recourse to every remedy provided by law to secure entry.

103.5 Add the following section:

103.5 Authority Having Jurisdiction May Adopt Rules and Regulations. The Authority Having Jurisdiction shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this code. Such rules and regulations, commonly referred to as "Code Rulings" and "Administrative Bulletins," supplemental to this code, shall not take effect until approved by the Building Inspection Commission and signed by the Authority Having Jurisdiction except in unusual circumstances where the Authority Having Jurisdiction has determined there is an immediate need to protect the public health and safety. When the Director Authority Having Jurisdiction finds that such circumstances exist, the Authority Having Jurisdiction may order immediate enforcement of a particular rule or regulation. The Authority Having Jurisdiction shall arrange for a subscription service to such rules and regulations, the entire cost of which is to be borne by the subscribers.

103.6 Add the following section:

103.6 Code Revisions. The Authority Having Jurisdiction shall transmit to the Building Inspection Commission, at intervals not exceeding three years, recommendations for changes to this code, based on studies of the following:

1. Requests of the Board of Examiners for variances from this code, and for approvals of alternate materials, alternate designs and methods of construction.
2. Code changes recommended by the Board of Examiners.
3. Code changes recommended by the Code Advisory Committee or other bodies subordinate to the Building Inspection Commission.
4. Results obtained and problems encountered from legal actions taken to correct code violations.
5. Changes or improvements in materials, methods of construction or design and changes proposed by interested persons.
6. Investigations of fire and structural damage to buildings, and of complaints of unsatisfactory mechanical system performance.
7. Periodic changes to the California Mechanical Code and other State regulations which may affect this code.
8. Administrative Bulletins and Code Rulings currently in effect.
9. Violations of this code found on inspections or investigations.

SECTION 104.0 – PERMITS

104.2 Add item (6) as follows:

(6) Replacement water heaters of not more than 100 gallons (378.54 liters) capacity are exempt from building permits when a new flue is not installed, but shall require plumbing permits.

104.3 Replace this section as follows:

104.3 Application for Permit. Applications for permits to perform regulated mechanical work shall conform to the applicable requirements as set forth in Chapter 1A of the Building Code and Chapter 1, Division II of the Plumbing Code.

104.4 Replace this section as follows:

104.4 Permit Issuance. Permit processing and issuance for regulated mechanical work shall conform to the applicable requirements as set forth in Chapter 1A of the Building Code and Chapter 1, Division II of the Plumbing Code.

104.4.3 Replace this section as follows:

104.4.3 Permit Expiration. Mechanical permits expire per Section 106A.4.4 of the San Francisco Building Code. Permit fees may be partially refunded if a written cancellation request is made to the Building Official prior to commencement of the permitted work and within 90 days of the date of permit issuance. See Section 110A, Table 1A-R Refunds of the Building Code for refunds.

104.5 Replace this entire section including subsections with the following section:

104.5 General Fees. Fees for regulated mechanical work shall be as set forth in Chapter 1A of the Building Code and in Chapter 1, Division II of the Plumbing Code.

SECTION 106.0 – VIOLATIONS AND PENALTIES

106.0 Add the following three sections:

106.7 Violations. Any person, the owner or the owner's authorized agent, who violates, disobeys, omits, neglects or refuses to comply with, or resists or opposes the execution of any of the provisions of this code, shall be liable for a civil penalty, not to exceed \$500 for each day such violation is committed or permitted to continue, which penalty shall be assessed and recovered in a civil action brought in the name of the people of the City and County of San Francisco by the City Attorney in any court of competent jurisdiction. Any penalty assessed and recovered in an action brought pursuant to this paragraph shall be paid to the City Treasurer and credited to the Department of Building Inspection's Special Fund.

106.8 Any person, the owner or the owner's authorized agent, who violates, disobeys, omits, neglects or refuses to comply with, or who resists or opposes the execution of any of the provisions of this code, shall be guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine not exceeding \$500 or by imprisonment not exceeding six months, or by both such fine and imprisonment, unless otherwise provided in this code, and shall be deemed guilty of a separate offense for every day such violation, disobedience, omission, neglect or refusal shall continue. Any person who shall do any work in violation of any of the provisions of this code, and any person having charge of such work who shall permit it to be done, shall be liable for the penalty provided.

106.9 It shall be unlawful for any person to interfere with the posting of any notice provided for in this code, or to tear down or mutilate any such notice so posted by the Department of Building Inspection.

SECTION 107.0 – BOARD OF APPEALS

107.0 Replace this title and entire section as follows:

107.0 Board of Examiners. Applicants may appeal decisions made by the Department of Building Inspection to the Board of Examiners regarding approval of alternate materials, methods and types of construction and for variances from the provisions of this code. See Building Code Section 105A.1.

Chapter 2
DEFINITIONS

No San Francisco Mechanical Code Amendments

Chapter 3
GENERAL REGULATIONS

**SECTION 302.2 ALTERNATE MATERIALS AND METHODS OF
CONSTRUCTION EQUIVALENCY**

302.2.2 Add the following section:

302.2.2 Fees. See Building Code Section 110A, Table 1A-J Miscellaneous Fees for applicable fees.

Chapter 4
VENTILATION AIR

No San Francisco Mechanical Code Amendments

Chapter 5
EXHAUST SYSTEMS

SECTION 504.3 – DOMESTIC RANGE

504.3 Add a second paragraph as follows:

Provide exhaust hood above kitchen range. Exhaust duct shall terminate to the exterior per California Mechanical Code Section 502.2.1

Chapter 6
DUCT SYSTEMS

No San Francisco Mechanical Code Amendments

Chapter 7
COMBUSTION AIR

No San Francisco Mechanical Code Amendments

Chapter 8 CHIMNEYS AND VENTS

SECTION 802.2 – CONNECTION TO VENTING SYSTEMS

802.2.6 Revise this section as follows:

802.2.4 802.2.6 Direct-Vent Appliances. Listed direct-vent appliances shall be installed in accordance with the manufacturer's installation instructions and Section 802.8.2. [NFPA 54:12.3.5], provided the installation does not violate existing State or Local ordinance and does not create a nuisance as defined within this code and section 216.0 of the San Francisco Plumbing Code.

SECTION 802.6 – GAS VENTS

802.6.1 Revise the heading and first sentence of this section as follows:

802.6.2 802.6.1 Additional Termination Requirements. As A gas vent shall terminate at least four (4) feet (1219 mm) from a property line, except a public way and in accordance with one of the following:

SECTION 802.8 – THROUGH-THE-WALL VENT TERMINATIONS

802.8 Revise the first sentence of this section and add an exception (3) to this section as follows:

802.8 Through-the-Wall Vent Termination. A mechanical draft venting system shall terminate at least four (4) feet (1219 mm) from a property line, except a public way and not less than 3 feet (914 mm) above any forced air inlet located within 10 feet (3048 mm). (See Figure 802.8)

Exceptions:

- (1) This provision shall not apply to the combustion-air intake of a direct-vent appliance.
- (2) This provision shall not apply to the separation of the integral outdoor-air inlet and flue gas discharge of listed outdoor appliances. [NFPA 54:12.9.1]
- (3) Direct-vent appliances shall comply with sections 802.2.4 802.2.6 and 802.8.2

Chapter 9 INSTALLATION OF SPECIFIC APPLIANCES

SECTION 925.0 – INCINERATORS AND CREMATORIES

925.1 Add the following sentence as a second paragraph:

The operation and installation of incinerators shall also comply with the regulations of the Bay Area Air Quality Management District.

Chapter 10 BOILERS AND PRESSURE VESSELS

SECTION 1013.0 – INSPECTIONS AND TESTS

1013.1 Revise this section as follows:

1013.1 General. An installation for which a permit is required shall not be put into service until it has been certified by a licensed boiler contractor or inspected by an approved insuring company inspector and an operating permit has been issued.

It shall be the duty of the owner or his authorized representative to notify the Authority Having Jurisdiction that the installation has been certified or inspected. It also shall be the duty of the owner or his authorized representative to post in a conspicuous position on the installation a notice in substantially the following form: "Warning! This installation has not been inspected and approved by the Authority Having Jurisdiction and shall not be covered or concealed until so inspected and approved," and it shall be unlawful for anyone other than the Authority Having Jurisdiction to remove such notice. The Authority Having Jurisdiction shall require such tests as it deems necessary to determine that the installation complies with the provision of this section. Such tests shall be made by the owner or his authorized representative in the presence of the Authority Having Jurisdiction.

Exception: On installations designed and supervised by a registered professional engineer, the Authority Having Jurisdiction shall have the authority to permit inspection and testing by such registered design professional.

1013.2 Revise this section as follows:

1013.2 Operating Permit.

It shall be unlawful to operate a boiler or pressure vessel without first obtaining a valid operating permit to do so from the Authority Having Jurisdiction. Such permit shall be displayed in a conspicuous place adjacent to the boiler or pressure vessel. The operating permit shall not be issued until the equipment has been certified as complying with State of California Building Safety Orders by a licensed boiler contractor, by employees of an approved insuring company holding commissions from the National Board of Boiler and Pressure Vessel Inspectors or by a registered professional engineer.

Exception: The operation of steam-heating boilers, low-pressure hot-water-heating boilers, hot water supply boilers, and pressure vessels in residential occupancies of less than six dwelling units and utility occupancies.

1013.3 Revise this section as follows:

1013.3 Maintenance Inspection. The Authority Having Jurisdiction shall require an inspection of boilers and pressure vessels operated under permit in accordance with ASHRAE/ACCA 180 at such intervals as deemed necessary, but not less frequently than in accordance with Section 1013.4 through Section 1013.7.

1013.7 Revise the second paragraph as follows:

Inspection of boilers and pressure vessels may be made by licensed C-4 Boiler Contractors and, when covered by insurance shall be permitted to be made by employees of the insuring company holding commissions from the National Board of Boiler and Pressure Vessel Inspectors, subject to approval of the Authority Having Jurisdiction. Approved insuring company inspectors shall make reports on prescribed forms on inspections authorized by the Authority Having Jurisdiction. The reports shall be filed in the Authority Having Jurisdiction office. Company inspectors shall notify the Authority Having Jurisdiction of suspension of insurance because of dangerous conditions, new insurance in effect, and discontinuance of insurance coverage, or any unsafe conditions requiring correction.

Chapter 11 REFRIGERATION

No San Francisco Mechanical Code Amendments.

Chapter 12
HYDRONICS

No San Francisco Mechanical Code Amendments.

Chapter 13
FUEL GAS PIPING

No San Francisco Mechanical Code Amendments.

Chapter 14
PROCESS PIPING

No San Francisco Mechanical Code Amendments.

Chapter 15
SOLAR ENERGY SYSTEMS

No San Francisco Mechanical Code Amendments.

Chapter 16
STATIONARY POWER PLANTS

No San Francisco Mechanical Code Amendments.

Chapter 17
REFERENCED STANDARDS

No San Francisco Mechanical Code Amendments.

Appendix B
**PROCEDURES TO BE FOLLOWED TO PLACE GAS
EQUIPMENT IN OPERATION**

No San Francisco Mechanical Code Amendments.

Appendix C
**INSTALLATION AND TESTING OF OIL (LIQUID) FUEL-
FIRED EQUIPMENT**

No San Francisco Mechanical Code Amendments.

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 microzones, slide areas, and local liquefaction hazards. (Geology)
2. Certain buildings/occupancies in San Francisco are at increased risk of fire due to high density of buildings on very small lots, with many buildings built up to the property lines. (Topography)
3. Topography of San Francisco has led to development of a high density of buildings on small lots, necessitating special provisions for exiting, fire separation, or fire-resistive construction. (Topography)
4. Many buildings are built on steep hills and narrow streets, requiring special safety 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)

2019 San Francisco Mechanical Code Findings

CHAPTER 1	
Section #	Finding #
101.1	9
103.1	9
103.4	9
103.5	9
103.6	9
104.2	9
104.3	9
104.4	9
104.4.3	9
104.5	9
106.7	9
106.8	9
106.9	9
107.0	9

**CHAPTER 2
NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS**

CHAPTER 3	
Section #	Finding #
302.2.2	9

**CHAPTER 4
NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS**

CHAPTER 5	
Section #	Finding #
504.3	9

**CHAPTERS 6 and 7
NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS**

CHAPTER 8	
Section #	Finding #
802.2.6	9
802.6.1	5
802.8	5

CHAPTER 9	
Section #	Finding #
925.1	5

CHAPTER 10	
Section #	Finding #
1013.1	9
1013.2	9
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**CHAPTERS 11, 12, 13, 14, 15, 16 and 17
NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS**

**APPENDICES B and C
NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS**

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BUILDING INSPECTION COMMISSION (BIC) RECEIVED
 BOARD OF SUPERVISORS
 Department of Building Inspection Voice (415) 558-6164 Fax (415) 558-6509
 1660 Mission Street, San Francisco, California 94103-2414
 2019 SEP 23 AM 9:56
 DW

August 12, 2019

London N. Breed
 Mayor

COMMISSION

Angus McCarthy
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Debra Walker
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Kevin Clinch
 John Konstin
 Frank Lee
 Sam Moss
 James Warshell

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Shirley Wong
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Tom C. Hui
 S.E.
 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

RE: Code amendments to the 2019 California Building Standards Code, including the Building, Existing Building, Residential, Mechanical, Plumbing, Electrical, and Green Building Codes and recommend approval to the Board of Supervisors.

Dear Ms. Calvillo:

On July 17, 2019 the Building Inspection Commission held a public hearing on the proposed Code amendments referenced above.

The Commission voted unanimously (6-0) to recommend that the Board of Supervisors approve the amendments.

The Commissioners voted as follows:

President McCarthy	Yes	Vice-President Walker	Yes
Commissioner Clinch	Yes	Commissioner Konstin	Excused
Commissioner Lee	Yes	Commissioner Moss	Yes
Commissioner Warshell	Yes		

Enclosed please find the Code Advisory Committee's recommendation to the BIC. Under separate cover, copies of the proposed amendments will follow from the Technical Services Division of the Department of Building Inspection.

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

Sincerely,

Sonya Harris
 Commission Secretary

cc:

Tom C. Hui, S.E., C.B.O., Director
Mayor London N. Breed
Supervisor Vallie Brown
Supervisor Sandra Lee Fewer
Supervisor Matt Haney
Supervisor Rafael Mandelman
Supervisor Gordon Mar
Supervisor Aaron Peskin
Supervisor Hillary Ronen
Supervisor Ahsha Safai
Supervisor Catherine Stefani
Supervisor Shamann Walton
Supervisor Norman Yee
Deputy City Attorney Robb Kapla



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SAN FRANCISCO

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BY

September 20, 2019

Angela Calvillo, Clerk of the Board
Board of Supervisors
#1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

Dear Ms. Calvillo:

Attached please find an original and two copies (1 electronic CD) of seven proposed ordinances (approved by the Building Inspection Commission on July 17, 2019) for the Board of Supervisors approval, which repeal the San Francisco amendments to the 2016 California Building Standards Codes and adopt replacement amendments to the new 2019 California Building Standards Codes effective January 1, 2019. (One copy of these 2019 California Building Standards Codes are hereby provided for your reference.)

The following is a list of accompanying documents:

- 1) Approval letter from the Building Inspection Commission
- 2) San Francisco Building Code and Residential Code Ordinance, Legislative Digest, Exhibit A Standard Findings, Findings, proposed amendment text (Building)
- 3) San Francisco Existing Building Code Ordinance, Legislative Digest, Exhibit A Standard Findings, Findings, proposed amendment text. (Existing Building)
- 4) San Francisco Electrical Code Ordinance, Legislative Digest, Exhibit A Standard Findings, Findings, proposed amendment text (Electrical)
- 5) San Francisco Mechanical Code Ordinance, Legislative Digest, Exhibit A Standard Findings, Findings, proposed amendment text (Mechanical)
- 6) San Francisco Plumbing Code Ordinance, Legislative Digest, Exhibit A Standard Findings, Findings, proposed amendment text (Plumbing)
- 7) San Francisco Green Building Code Ordinance, Legislative Digest, Exhibit A Standard Findings, Findings, proposed amendment text (Green), Cost effectiveness study.

In order for the San Francisco code amendments to coordinate with the California codes, which have an effective date of January 1, 2019, the timeline for approval and adoption requires that the codes be submitted to the Board of Supervisors on or before September 23, 2019 for introduction and assignment to the Land Use Committee (on October 1, 2019). We will be requesting a waiver to the thirty-day rule prior to hearing at the Land Use Committee such that the Codes may be heard by the Land Use Committee on October 7, 2019. When approved, it is proposed that the Board of Supervisor agendaize Readings on October 15, 2019 and October 22, 2019. Upon their approval, the ordinances will be forwarded to the Mayor for signature within 10 days, followed by a 30-day wait period (ending approximately December 9, 2019) before filing with the California Building Standards Commission to become effective for an implementation date of January 1, 2020.

Technical Services Division
1660 Mission Street – San Francisco CA 94103
Office (415) 558-6205 – FAX (415) 558-6401 – www.sfdbi.org

The following person may be contacted regarding this matter:



Michelle Yu, Manager
Technical Services Division
Department of Building Inspection
Phone: (415) 558-6059

Attachments: As stated

Table of Content

1. General
 - a. Approval letter from the Building Inspection Commission
2. Building Code and Residential Building Requirements
 - a. Legislative Digest
 - b. San Francisco Building Code Ordinance including Residential Building Requirements
 - c. Exhibit A – Standard Findings
 - d. Findings
 - e. San Francisco Building Code Amendments
 - f. Residential Building Requirements – See Chapter 36 of the San Francisco Building Code
3. Existing Building Code
 - a. Legislative Digest
 - b. San Francisco Existing Building Code Ordinance
 - c. Exhibit A – Standard Findings
 - d. Findings
 - e. San Francisco Existing Building Code Amendments
4. Electrical Code
 - a. Legislative Digest
 - b. San Francisco Electrical Code Ordinance
 - c. Exhibit A – Standard Findings
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5. Mechanical Code
 - a. Legislative Digest
 - b. San Francisco Mechanical Code Ordinance
 - c. Exhibit A – Standard Findings
 - d. Findings
 - e. San Francisco Mechanical Code Amendments
6. Plumbing Code
 - a. Legislative Digest
 - b. San Francisco Plumbing Code Ordinance
 - c. Exhibit A – Standard Findings
 - d. Findings
 - e. San Francisco Plumbing Code Amendments
7. Green Building Code
 - a. Legislative Digest
 - b. San Francisco Green Building Code Ordinance
 - c. Exhibit A – Standard Findings
 - d. Findings
 - e. San Francisco Green Building Code Amendments
 - f. Nonresidential New Construction Reach Code Cost Effectiveness Study
 - g. Cost-effectiveness Study: Low-Rise Residential New Construction

