

File No. 100946

Committee Item No. 2

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

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

Board of Supervisors Meeting Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <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 |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

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|---------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Standard Findings for Building Standards Code Amendments</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Certificate of Environmental Review Determination, dtd 8/16/10</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Building Inspection Commission Recommendation, dtd 8/27/10</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Code Advisory Committee Recommendation, dtd 8/12/10</u> |
| * <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>2010 Building Code Amendments</u> |
| * <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>2010 California Building Code</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Completed by: Alisa Somera Date October 14, 2010

Completed by: _____ Date _____

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

1 [San Francisco Building Code - Repealing and Replacing]

2
3 Ordinance repealing the 2007 San Francisco Building Code in its entirety and replacing
4 that Code with a new 2010 San Francisco Building Code that consists of the 2010
5 California Building Code and San Francisco amendments thereto; adopting findings of
6 local conditions pursuant to California Health & Safety Code Section 17958.7, and
7 directing the Clerk of the Board to forward San Francisco's amendments and findings
8 to the State Building Standards Commission; making environmental findings; and
9 providing for an operative date of January 1, 2011.

10 Note: Additions are *single-underline italics Times New Roman*;
11 deletions are ~~*strikethrough italics Times New Roman*~~.
12 Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

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

14 Section 1. Environmental Findings. The Planning Department has determined that the
15 actions contemplated in this Ordinance are in compliance with the California Environmental
16 Quality Act (California Public Resources Code sections 21000 et seq.). Said determination is on
17 file with the Clerk of the Board of Supervisors in File No. 100946 and is incorporated herein by
18 reference.

19 Section 2. General Findings.

20 A. The State of California adopts a new California Building Standards Code every
21 three years that goes into effect throughout the State 180 days after publication. The California
22 Building Standards Code is contained in Title 24 of the California Code of Regulations, and
23 consists of several parts that are based upon model codes with amendments made by various
24 State agencies with jurisdiction. The California Building Code is Part 2 of Title 24 of the California
25 Code of Regulations. The 2010 California Building Code will go into effect throughout the State on

1 January 1, 2011.

2 B. Local jurisdictions are required to enforce the California Building Code. Local
3 jurisdictions may also enact more stringent standards than those contained in the California
4 Building Code where more stringent standards are reasonably necessary because of local
5 conditions caused by climate, geology or topography.

6 C. As in past State code adoption cycles, in this Ordinance San Francisco repeals its
7 existing San Francisco Building Code in its entirety and enacts a new 2010 San Francisco
8 Building Code. The proposed 2010 San Francisco Building Code consists of the 2010 California
9 Building Code together with the San Francisco amendments thereto.

10 D. On August 18, 2010, at a duly noticed public hearing, the Building Inspection
11 Commission considered this legislation.

12 Section 3. Findings regarding Local Conditions.

13 A. California Health & Safety Code Section 17958.7 provides that before making any
14 changes or modifications to the California Building Code and any other applicable provisions
15 published by the State Building Standards Commission, the governing body must make an
16 express finding that each such change or modification is reasonably necessary because of
17 specified local conditions, and the findings must be filed with the State Building Standards
18 Commission before the local changes or modifications can go into effect.

19 B. The City and County of San Francisco is unique among California communities with
20 respect to local climatic, geological, topographical, and other conditions. A specific list of findings
21 that support San Francisco's modifications to the 2010 California Building Code and a section-by-
22 section correlation of each modification with a specific numbered finding are contained in Exhibit A
23 entitled "Standard Findings for San Francisco Amendments."

24 C. Pursuant to California Health & Safety Code Section 17958.7, the Board of
25 Supervisors finds and determines that the local conditions described in Exhibit A constitute a

1 general summary of the most significant local conditions giving rise to the need for modification of
2 the 2010 California Building Code provisions published by the State Building Standards
3 Commission. The Board of Supervisors further finds and determines that the proposed
4 modifications are reasonably necessary based on the local conditions set forth in Exhibit A.

5 Section 4. 2010 San Francisco Building Code. The San Francisco Building Code provides
6 minimum standards to safeguard life or limb, health, property and public welfare by regulating and
7 controlling the design, construction, quality of materials, use and occupancy, location,
8 maintenance and demolition of all buildings and structures, and quarrying, grading, excavation
9 and filling of land in the City and County of San Francisco. The 2007 San Francisco Building Code
10 is hereby repealed in its entirety and replaced with a new 2010 San Francisco Building Code that
11 consists of the 2010 California Building Code and the San Francisco amendments thereto. A copy
12 of the 2010 California Building Code as modified by San Francisco is on file with the Clerk of the
13 Board of Supervisors in File No. 100946 and is hereby declared to be part of this Ordinance as if
14 set forth fully therein. Additions to the 2010 California Building Code are shown in bold type;
15 deletions are shown with strikethrough.

16 Section 5. Continuance of Actions Under Prior Code. Nothing contained in this Ordinance
17 shall be construed as abating any action now pending under or by virtue of any ordinance of the
18 City and County of San Francisco hereby repealed, nor shall this Ordinance be construed as
19 discontinuing, abating, modifying or altering any penalties accruing, or to accrue, or as waiving
20 any right of the City under any ordinance in force at the time of passage of this Ordinance that
21 regulates and controls the design, construction, quality of materials, use and occupancy, location,
22 maintenance and demolition of all buildings and structures, and quarrying, grading, excavation
23 and filling of land in the City and County of San Francisco.

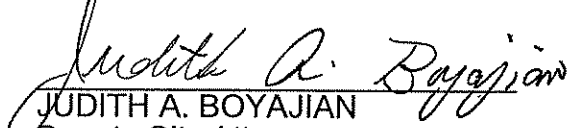
24 Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this
25 Ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the

1 validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares
2 that it would have passed this Ordinance, and each section, subsection, sentence, clause, or
3 phrase of this Ordinance, irrespective of the fact that any one or more sections, subsections,
4 sentences, clauses, or phrases be declared unconstitutional.

5 Section 7. Operative Date. This Ordinance shall take effect and be in full force on and
6 after either January 1, 2011 or its effective date if the effective date is later.

7 Section 8. Directions to Clerk. Upon final passage of this Ordinance, the Clerk of the
8 Board of Supervisors is hereby directed to transmit this Ordinance, the San Francisco
9 modifications to the 2010 California Building Code, and Exhibit A to the State Building
10 Standards Commission pursuant to the applicable provisions of State law.

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

13
14 By: 
15 JUDITH A. BOYAJIAN
Deputy City Attorney

LEGISLATIVE DIGEST

[San Francisco Building Code – Repealing and Replacing]

Ordinance repealing the 2007 San Francisco Building Code in its entirety and replacing that code with a new 2010 San Francisco Building Code that consists of the 2010 California Building Code and San Francisco amendments thereto; adopting findings of local conditions pursuant to California Health & Safety Code Section 17958.7, and directing the Clerk of the Board to forward San Francisco's amendments and findings to the State Building Standards Commission; making environmental findings; and providing for an operative date of January 1, 2011.

Existing Law

The San Francisco Building Code regulates and controls the design, construction, quality of materials, use and occupancy, location, maintenance and demolition of all buildings and structures, and quarrying, grading, excavation and filling of land in the City and County of San Francisco. The current Code consists of the 2006 International Building Code, as amended by the 2007 California Building Code, and as further amended by San Francisco.

Amendments to Current Law

On January 1, 2011, the 2010 California Building Code will go into effect throughout the State of California. As in past State code adoption cycles, San Francisco will repeal its existing Building Code in its entirety and adopt a new San Francisco Building Code that consists of the new California Building Code and San Francisco's local amendments. The 2010 San Francisco Building Code carries forward the amendments made to the 2007 California Building Code and makes no additional substantive changes to the building standards. Some amendments have been made to the local administrative provisions contained in Chapter 1A.

The San Francisco amendments are not integrated into the text of the California Building Code but rather are separately printed in a stand-alone document. Therefore, the user must consult both texts in order to determine the complete code requirement. In the San Francisco amendments, additions to the 2010 California Building Code are shown in bold type; deletions are shown with strikethrough.

Background Information

Generally, the State of California adopts a new California Building Standards Code every three years that goes into effect throughout the State 180 days after publication. The California Building Standards Code is contained in Title 24 of the California Code of Regulations, and consists of several parts that are based upon model codes with

amendments made by various State agencies with jurisdiction. The California Building Code is Part 2 of Title 24 of the California Code of Regulations. The 2010 California Building Code will go into effect throughout the State on January 1, 2011.

Local jurisdictions are required to enforce the California Building Code. Local jurisdictions may also enact more stringent requirements than those contained in the State Code where more stringent requirements are reasonably necessary because of local conditions caused by climate, geology, or topography. The local amendments are not effective until findings supporting any amendments, additions, or deletions to the State Code are adopted and sent to the State Building Standards Commission. Any amendments that San Francisco made to the 2007 California Building Code will not apply to the 2010 California Building Code unless and until those amendments are readopted and sent to the State Building Standards Commission.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0689E
 Project Title: 2010 San Francisco Building Codes Proposed Amendments
 Location: Citywide
 Project Sponsor: Laurence Kornfield, Chief Building Inspector, Dept of Building Inspection
 Staff Contact: Brett Bollinger – (415) 575-9024
 brett.bollinger@sfgov.org

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

Reception:
 415.558.6378

Fax:
 415.558.6409

Planning
 Information:
 415.558.6377

PROJECT DESCRIPTION:

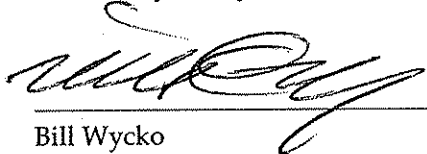
The proposed project includes the updates to the San Francisco Building, Electrical, Plumbing, and Mechanical Codes through the adoption of local amendments to the 2010 California Building Standard Codes. The California Building Code is Part 2, the California Residential Code is Part 2.5, the California Electrical Code is Part 3, the California Mechanical Code is Part 4, the California Plumbing Code is Part 5, and the California Green Building Code is Part 11 of 12 parts of the official compilation and publication of the adopted amendment and repeal of the building regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. The California Building Code incorporates by adoption the 2009 International Building Code with necessary California amendments. The other codes are likewise based upon model codes amended by California. Local jurisdictions are required by State law to enforce the California Building Codes, and are allowed some discretion under the California Health and Safety Code with respect to local amendments.
 (continued on next page)

EXEMPT STATUS:

General Rule Exclusion [State Guidelines, Section 15061(b)(3)].

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


 Bill Wycko
 Environmental Review Officer

August 16, 2010
 Date

cc: Laurence Kornfield, DBI
 Willy Yau, DBI
 Sue Hestor

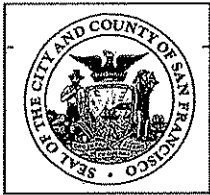
Virna Byrd, M.D.F.
 Bulletin Board

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO
 2010 AUG 26 AM 11:21
 BY AK

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;



BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection Voice (415) 558-6164 - Fax (415) 558-6509
1660 Mission Street, San Francisco, California 94103-2414

Gavin Newsom
Mayor

August 27, 2010

COMMISSION

Mel Murphy
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

Reuben Hechanova
Vice-President

Kevin Clinch
Frank Lee
Warren Mar
Criss Romero
Debra Walker

RE: Code amendments to the 2010 California Building, Mechanical, Electrical, Plumbing, Residential & Green Building Codes.

Dear Ms. Calvillo:

Ann Aherne
Secretary

On August 18, 2010 the Building Inspection Commission held a public hearing on the proposed Code amendments referenced above.

Sonya Harris
Asst. Secretary

The Commission voted unanimously (5-0) to recommend that the Board of Supervisors approve the amendments. The Commissioners voted as follows:

Vivian L. Day
Director

Vice-President Hechanova	Yes	Commissioner Mar	Yes
Commissioner Clinch	Yes	Commissioner Walker	Yes
Commissioner Lee	Yes	Commissioner Romero, excused	
President Murphy, excused			

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
Assistant Secretary

Cc: Mayor Gavin Newsom
Bill Barnes, BOS
Rick Caldeira, BOS
Deputy City Attorney John Malamut
Director Vivian Day
Gail Johnson, Office of Clerk of the Board
Starr Terrell, BOS
Alisa Somera, Board of Supervisors



August 12, 2010

Building Inspection Commission
1660 Mission Street
San Francisco, CA 94103

RE: Proposed 2010 amendments to the California Building Standards Code, CCR Title 24

Honorable Members of the Commission:

At the regular meeting of August 11, 2010, the full Code Advisory Committee (CAC) deliberated on and unanimously voted to approve, and transmit to the Building Inspection Commission, all of the 2010 San Francisco amendments to the 2010 California Title 24 building codes. This Committee has labored long and arduous hours over the past five months and feels that the work product before you represents the basis for a continuing safe and healthy building environment in San Francisco.

The San Francisco building codes approved by this Committee are:

1. 2010 San Francisco Building Code
(which includes the amended California Building, Residential, and Green Building Standards Codes)
2. 2010 San Francisco Mechanical Code
3. 2010 San Francisco Electrical Code
4. 2010 San Francisco Plumbing Code

These documents are transmitted to you for your further action and a final approval to send them on to the Board of Supervisors. If you have any questions, please call me at (415) 575-6832.

Respectfully submitted,

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

Kirk Means
DBI Technical Services Division
Secretary to the Code Advisory Committee

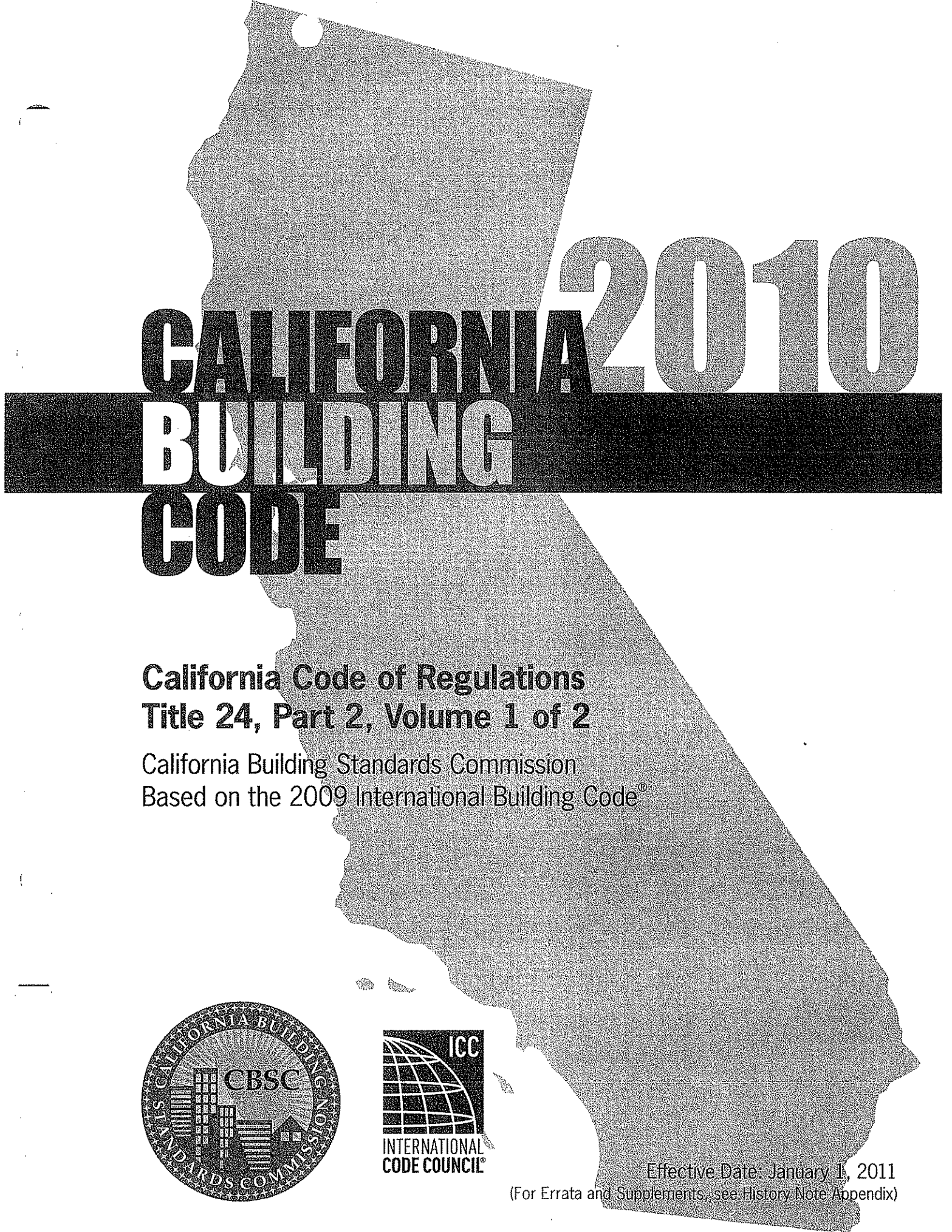
cc: Vivian L. Day, C.B.O., Director
Laurence Kornfield, Deputy Director
Willy Yau, Manager, Technical Services Division
Ned Fennie, Jr., Chair, Code Advisory Committee
Bill Strawn, Communications Manager

2010
San Francisco Building Code

Amendments to the

2010 California Building Code
2010 California Green Building Standards Code
2010 California Residential Code

Operative date: January 1, 2011



CALIFORNIA 2010 BUILDING CODE

**California Code of Regulations
Title 24, Part 2, Volume 1 of 2**

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



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

