File No.	250811

Committee Item No.	
Board Item No.	

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Date: Nov. 17, 2025			
Board of Supervisors Meeting: Date:			
Cmte Board	Motion Resolution Ordinance Legislative Digest Budget and Legislative Analyst Rep Youth Commission Report Introduction Form Department/Agency Cover Letter and MOU Grant Information Form Grant Budget Subcontract Budget	ort d/or Rep	oort
	Contract / DRAFT Mills Act Agreeme	ent	
	Form 126 – Ethics Commission Award Letter		
	Application		
□ □ F	Public Correspondence		
OTHER			
	BIC Transmittal – October 16, 2025 CEQA Determination – August 25, 20 Referrals CEQA and BIC – August 7,		
H H -			
Prepared by: Prepared by: Prepared by:	John Carroll Date Date Date): <u> </u>	14, 2025

1	[Building Code - Building Permit Expiration Timelines]
2	
3	Ordinance amending the Building Code to revise the timing of expiration of certain
4	building permits and building permit applications; and affirming the Planning
5	Department's determination under the California Environmental Quality Act.
6	NOTE: Unchanged Code text and uncodified text are in plain Arial font. Additions to Codes are in single-underline italics Times New Roman font.
7	Deletions to Codes are in strikethrough italies Times New Roman font. Board amendment additions are in double-underlined Arial font.
8 9	Board amendment deletions are in strikethrough Arial font. Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.
10	
11	Be it ordained by the People of the City and County of San Francisco:
12	
13	Section 1. General Findings.
14	(a) The Planning Department has determined that the actions contemplated in this
15	ordinance comply with the California Environmental Quality Act (California Public Resources
16	Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
17	Supervisors in File No. 250811 and is incorporated herein by reference. The Board affirms
18	this determination.
19	(b) On October 16, 2025, the Building Inspection Commission considered this
20	ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building
21	Code Section 104A.2.11.1.1.
22	(c) No local findings are required under California Health and Safety Code Section
23	17958.7 because the amendments to the Building Code contained in this ordinance do not
24	regulate materials or manner of construction or repair.

Section 2. Chapter 1A of the Building Code, Section 106A is hereby amended by revising Sections 106A.3.4, 106A.3.7, and 106A.4.4, to read as follows:

106A.3.4 General Permit Procedures.

* * * *

106A.3.4.2.3 Addenda to site permits. The site permit must be issued prior to submittal of the first addendum. Plans for construction may be divided and submitted in accordance with an addenda schedule submitted on the site permit drawings or on the first addendum drawings. See Section 110A, Table 1A-B – Other Building Permit and Plan Review Fees – for applicable fee.

The holder of such permit and addenda shall proceed with approved addenda work at the permittee's own risk, without assurance that approvals for the remaining addenda or for the entire building or structure will be granted.

Each addendum must be approved and issued before work shown on that addendum may commence. The time allowed for review, approval, and issuance of all addenda is governed by the maximum time allowed <u>und</u>per Section 106A.4.4 <u>and Table B Maximum Time</u> <u>Allowed to Complete All Work Authorized by Building Permit</u>. The extension times may be applied upon payment of a fee per Section 110A, Table 1A-J – Miscellaneous Fees. If all required addenda are not approved and issued by the maximum time allowed, the site permit, all previously approved addenda, and all remaining addenda shall be deemed to be canceled. When a site permit has been canceled, an alteration work application shall be required to resume processing. The provisions of Section 107A.3.3 shall apply to such alteration work application.

24 * * * *

106A.3.7 Application expiration. The Building Official may hold in abeyance or reject any application, plans, or specifications filed which in the Building Official's opinion, do not provide the necessary information in a clear and concise manner as required in Section 106A.3.3, and shall cancel such an application <u>365 days after submittal upon the expiration of the time period set forth per Table A</u>.

At the time the application has been deemed acceptable for building plan review by the Department-of Building Inspection, any corrections, additional information, plans, or documents that are necessary to complete the processing by the Department-of Building

Inspection shall be submitted and approved within 365 days the following time limitations:

TABLE A - APPLICATION EXPIRATION

Valuation	Time Limitation	Extension Limitation
\$1.00 to \$1 million	360 calendar days	360 calendar days
Over \$1 million	720 calendar days	720 calendar days

The <u>365-day</u> time limitation shall apply until the application has been approved and permit is issued. A one-time extension <u>of 180 daysper Table A</u> may be granted by the Building Official at any point during the approval process, upon written request by the applicant and payment of fee. Additional extensions may be granted by the Building Official prior to extension expiration upon written request from the applicant and payment of fee. See Section 110A, Table 1A-J – Miscellaneous Fees – for applicable fee. In the event an extension of time extends the life of an application beyond the effective date of the adoption of a new code, the Building Official may require that all or part of the application be subject to the provisions of the new code and payment of an additional plan review fee per Table 1A-A – Building Permit Fees. In the event the application has not been approved and issued within 60 days before

the end of the *stated* time period*s set forth in this Section 106A.3.7 in Table A*, the Department shall notify the applicant that the application will be canceled in 60 days unless the application is extended. An application which exceeds the stated or extended time period after such notice shall be deemed canceled without further action by the Department.

EXCEPTIONS:

- 1. For applications resulting from enforcement actions initiated by the Building Official to abate code violations, the above time limits shall be reduced to 30 days and 10 days, respectively. The Building Official may grant an extension for hardship or procedural error. Upon cancellation, such cases shall be referred to the City Attorney for legal action.
- 2. The above time limits shall not apply to applications which are subject to the work without permit investigation fee per Section 110A, Table 1A-K Penalties, Hearings, Code Enforcement Assessments. Such applications shall be canceled only through specific action by the Building Official.
- 3. The above time limits shall be suspended whenever an application is returned to the Planning Department for review due to a design change that the Building Code(s) requires.

106A.4.4 Permit expiration. Every permit issued by the Building Official under the provisions of this code, including any site permit or site permit addendumunless an extension of time has been specifically approved by the Building Official, shall be valid from the date of issuance, provided that any permit shall expire and become null and void 365 days from date of issuance if the work authorized under any permit associated with the current scope of work has not been commenced; or shall expire and become null and void whenever the Department determines that the work authorized by any permit has been suspended, discontinued, or abandoned for a continuous period of 365 days. expire by limitation and become null and void when the time allowed in Table B is reached,

1	or when any of the following circumstances is applicable: For purposes of the expiration date for a site
2	permit under this Section 106A.4.4, submittal of a site permit addendum shall constitute commencement
3	or continuation of authorized work.
4	1. For Building Official-initiated code compliance permits, the work shall start within
5	30 days from the date of such permit.
6	2. If the building or work authorized is suspended or abandoned at any time after the
7	work has started, for a period as follows:
8	2.1. Thirty days for Building Official-initiated code compliance permits.
9	2.2. One-hundred-eighty days for all other permits.
10	Expiration Exceptions EXCEPTIONS:
11	13. The Building Official may approve one An extension of 180 days time from the
12	stated periods may be permitted for good reason, provided such requests for an extension are
13	submitted to the Building Official in writing prior to the end of the time period $\underline{\mathit{and}}$ accompanied
14	by payment of a fee. <i>Unless approved by t</i> The Building Official, no more than one may approve
15	<u>additional</u> extensions of time <u>may be granted</u> if, in the judgment of the Building Official, the permit
16	holder demonstrates justifiable cause for such extension.
17	3.1. For all other permits, see Table B Maximum Time Allowed to Complete
18	All Work Authorized by Building Permit. The maximum time allowed for Building Official-initiated
19	code compliance permits shall be 12 months for all permits exceeding \$25,000 total valuation.
20	4. A demolition permit shall expire 180 days after issuance. Only one extension of time
21	of 180 days shall be granted upon written request to the Building Official, accompanied by payment of
22	a fee. If there is a permit for a replacement structure, the demolition permit shall expire concurrently
23	with the permit for that replacement structure.
24	25. The Building Official may administratively authorize the processing of
25	applications involving compliance actions initiated by the Department, in a manner other than

set forth in this code, so as to effect said compliance most expeditiously; provided, however, that due process is assured all applicants. In this regard, the Building Official may reduce the time periods set forth in this section as they apply to a second application and permit required by the Building Official to effect full compliance with this code and other applicable laws and regulations if by doing so code compliance would be more expeditiously accomplished.

3.EXCEPTION: In order to avoid repetitive filings and processing of applications to effect code compliance, the Building Official is hereby authorized to establish alternate procedures and extensions of time from cancellation pursuant to Section 106A.106A.4.1 and from expiration pursuant to this section; provided, however, that the Building Official, in establishing alternate procedures and extension of time, shall proceed as expeditiously as possible toward abatement of the violations.

When a permit is issued but delayed due to actions before the Board of Appeals or other City agencies, or cases in any court of competent jurisdiction, or is under review by a State or regional regulatory body, the time allowable shall be computed from the date of the final action of the agency or court of jurisdiction.

TABLE B - MAXIMUM TIME ALLOWED TO COMPLETE ALL WORK AUTHORIZED BY BUILDING PERMIT

Valuation	Time Allowed (1)	Extension Limitation
\$1.00 to \$100,000	360 days	360 days
\$100,001 to \$2,499,999	1,080 days	720 days
\$2,500,000 and above	1,440 days	720 days

NOTES:

1	(1) For site permits with a valuation of \$2,500,000 or more, the time allowed to complete work
2	authorized by the building permit may be increased by 50 percent. For site permits with a valuation
3	less than \$2,500,000, use Table B.
4	* * * *
5	
6	Section 3. Effective Date. This ordinance shall become effective 180 days after
7	enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
8	ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
9	of Supervisors overrides the Mayor's veto of the ordinance.
10	
11	Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
12	intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
13	numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
14	Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
15	additions, and Board amendment deletions in accordance with the "Note" that appears under
16	the official title of the ordinance.
17	
18	APPROVED AS TO FORM:
19	DAVID CHIU, City Attorney
20	By: /s/
21	PETER MILJANICH Deputy City Attorney
22	n:\legana\as2025\2500067\01852131.docx
23	
24	

LEGISLATIVE DIGEST

[Building Code - Building Permit Expiration Timelines]

Ordinance amending the Building Code to revise the timing of expiration of certain building permits and building permit applications; and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

Building Code Section 106A.3 sets forth the timing for expiration of any permit application submitted to the Department of Building Inspection, which is either 360 calendar days or 720 calendar days from the time of submittal, depending on the value of the work authorized. Extensions of an additional 360 calendar days or 720 calendar days are also permitted.

Building Code Section 106A.4 sets forth the timing for expiration of any permits issued by the Building Official, which ranges from 360 days to 1,440 days, depending on the value of the work authorized. Extensions of up to 720 days are permitted.

Amendments to Current Law

This ordinance would amend Building Code Section 106A.3 so that any application submitted to the Department shall expire within 365 days of submittal, with a possible extension of 180 days.

This ordinance would amend Building Code Section 106A.4 so that any permit issued by the Department shall expire 365 days from date of issuance if the work authorized has not commenced; or shall expire whenever the Department determines that the work authorized has been suspended, discontinued, or abandoned for a continuous period of 365 days. This ordinance would permit one extension of 180 days.

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BOARD OF SUPERVISORS Page 1



BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection Voice (628) 652 -3510 49 South Van Ness Avenue, 5th Floor San Francisco, California 94103

October 16, 2025

Ms. Angela Calvillo Clerk of the Board

Board of Supervisors. City Hall

San Francisco, CA 94102-4694

1 Dr. Carlton B. Goodlett Place, Room 244

Daniel Lurie Mayor

COMMISSION

Alvsabeth Alexander-Tut President

Catherine Meng Vice-President

Dan Calamuci **Lindsev Maclise** Bianca Neumann

Kavin Williams

Dear Ms. Calvillo:

RE: File No. 250811

Sonya Harris Secretary

Monique Mustapha Asst. Secretary

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

Ordinance amending the Building Code to revise the timing of expiration of certain building permits and building permit applications; and affirming the Planning Department's determination under the California Environmental Quality Act.

The Code Advisory Committee met on October 8, 2025 to consider adoption of File No. 250811 amending the Building Permit & Application Expiration Timelines, including amendments proposed by the Department and sponsor. The CAC proposed additional language to clarify that application extensions "will not be unreasonably withheld." The committee voted unanimously to recommend the Building Inspection Commission approve File No. 250811.

The Building Inspection Commission met and held a public hearing on October 16, 2025 regarding the proposed amendment to the Building Code contained in Board File No. 250811.

The Commissioners voted unanimously to recommend approval of the Ordinance including amendments proposed by the Department and sponsor.

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

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

Sincerely,

Sonya Harris Commission Secretary

cc: Patrick O'Riordan, Director Mayor Daniel Lurie Supervisor Bilal Mahmood 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:	August 7, 2025		
	To:	Planning Department/Planning Commission		
	From:	John Carroll, Assistant Clerk, Land Use and Tr	ransportation Committee	
	Subject:	Board of Supervisors Legislation Referral - File Building Code - Building Permit Expiration Tin		
\boxtimes	(Californi ⊠	ia Environmental Quality Act (CEQA) Determin ia Public Resources Code, Sections 21000 et seq.) Ordinance / Resolution Ballot Measure	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. 8/25/2025	
	(Planning	nent to the Planning Code, including the following Code, Section 302(b): 90 days for Planning Commission eral Plan Planning Code, Section 101.1	ng Findings: on review)	
		Amendment to the Administrative Code, involving Land Use/Planning (Board Rule 3.23: 30 days for possible Planning Department review)		
	(Charter, (Requires subdivision relocation public ho the annu	Plan Referral for Non-Planning Code Amendme Section 4.105, and Administrative Code, Section 2A.5 d for legislation concerning the acquisition, vacation of land; construction, improvement, extra nof public ways, transportation routes, ground, ousing and publicly-assisted private housing; redual capital expenditure plan and six-year capiment project or long-term financing proposal su	ation, sale, or change in use of City property; tension, widening, narrowing, removal, or open space, buildings, or structures; plans for levelopment plans; development agreements; tal improvement program; and any capital	
		Preservation Commission Landmark (Planning Code, Section 1004.3) Cultural Districts (Charter, Section 4.135 & Board of Mills Act Contract (Government Code, Section 5028) Designation for Significant/Contributory Building	0)	

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

BOARD of SUPERVISORS



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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: August 7 2025

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by Supervisor Mahmood on July 29, 2025:

File No. 250811

Ordinance amending the Building Code to revise the timing of expiration of certain building permits and building permit applications; 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

Offices of Chair Melgar and Supervisor Mahmood Tate Hanna, Department of Building Inspection Patty Lee, Department of Building Inspection

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I here	eby subr	nit the following item for introduction (select only one):	
	1.	For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)	
	2.	Request for next printed agenda (For Adoption Without Committee Reference) (Routine, non-controversial and/or commendatory matters only)	
	3.	Request for Hearing on a subject matter at Committee	
	4.	Request for Letter beginning with "Supervisor inquires"	
	5.	City Attorney Request	
	6.	Call File No. from Committee.	
	7.	Budget and Legislative Analyst Request (attached written Motion)	
	8.	Substitute Legislation File No.	
	9.	Reactivate File No.	
	10.	Topic submitted for Mayoral Appearance before the Board on	
	ral Plan	anning Commission Building Inspection Commission Human Resources Department Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53): es No superative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)	
Spon	sor(s):		
Subje	ect:		
Long	Title or	text listed:	
		Signature of Sponsoring Supervisor:	