

File No. 260295

Committee Item No. 6

Board Item No. 3

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Land Use and Transportation

Date: April 27, 2026

Board of Supervisors Meeting:

Date: May 12, 2026

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- _____
- _____
- _____
- _____
- _____

Prepared by: John Carroll

Date: April 24, 2026

Prepared by: John Carroll

Date: May 1, 2026

Prepared by: _____

Date: _____

1 [Housing Code - Structural Maintenance Inspections]

2

3 **Ordinance amending the Housing Code to revise qualifications and deadlines for**
4 **conducting structural maintenance inspections; 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.
7 **Additions to Codes** are in *single-underline italics Times New Roman font*.
8 **Deletions to Codes** are in ~~*italics Times New Roman font*~~.
9 **Board amendment additions** are in double-underlined Arial font.
10 **Board amendment deletions** are in ~~Arial font~~.
11 **Asterisks (* * * *)** indicate the omission of unchanged Code
12 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. 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. 260295 and is incorporated herein by reference. The Board affirms
18 this determination.

19 (b) On April 15, 2026, the Building Inspection Commission considered this ordinance
20 at a duly noticed public hearing pursuant to Charter Section 4.121 and Building Code
21 Section 104A.2.11.2. A copy of a letter from the Secretary of the Building Inspection
22 Commission regarding the Commission's recommendation is on file with the Clerk of the
23 Board of Supervisors in File No. 260295.

24 (c) No local findings are required under California Health and Safety Code
25 Section 17958.7 because the amendments to the Housing Code contained in this ordinance

1 do not regulate materials or manner of construction or repair, and instead relate in their
2 entirety to administrative procedures for implementing the code, which are expressly excluded
3 from the definition of a “building standard” by California Health and Safety Code
4 Section 18909(c).

5
6 Section 2. Chapter 6 of the Housing Code is hereby amended by revising Section 604,
7 to read as follows:

8 **SEC. 604. STRUCTURAL MAINTENANCE.**

9 (a) **Affidavit Required.** All wood and metal decks, balconies, landings, exit
10 corridors, stairway systems, guardrails, handrails, fire escapes, ~~fire escapes,~~ or any parts
11 thereof in weather-exposed areas of apartment buildings and hotels shall be inspected by (i) a
12 licensed general contractor with a minimum of five years’ experience holding the “A,” “B,” or “C-
13 5” license classifications (or any combination thereof) issued by the Contractors State License Board
14 and a minimum of five years’ experience in constructing multistory wood frame buildings, or (ii) an
15 individual certified as a building inspector or building official from a recognized state, national, or
16 international association, ~~or a structural pest control licensee,~~ or (iii) a licensed professional
17 architect or licensed professional civil or structural engineer, verifying that the exit system,
18 corridor, balcony, deck or any part thereof is in general safe condition, in adequate working
19 order, and free from hazardous dry rot, fungus, deterioration, decay, or improper alteration.
20 Licensed general contractors or any other individuals hired to complete this inspection shall not be
21 employed by the City and County of San Francisco while performing the inspection. Property owners
22 shall provide proof of compliance with this subsection by submitting an affidavit form (provided
23 by the Department) signed by the responsible inspector to the Housing Inspection Services
24 Division every six ~~five~~ years. Properties subject to California Health and Safety Code Section 17973
25 may delay or advance the submittal deadline for the affidavit required by this subsection to align with

1 the timelines required for Section 17973 inspection reports. This alteration of the affidavit timeline
2 may not allow any property to forgo submitting an affidavit for more than seven years, and may only
3 be utilized once per property. For purposes of this subsection, "weather-exposed areas"
4 means those areas which are not interior building areas. The affidavit process shall
5 commence on January 1, 2004.

6
7 Section 3. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
8 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
9 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
10 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
11 additions, and Board amendment deletions in accordance with the "Note" that appears under
12 the official title of the ordinance.

13
14 Section 4. Effective Date. This ordinance shall become effective at 12:00 a.m. on
15 the 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the
16 Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of
17 receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

18
19
20 APPROVED AS TO FORM:
21 DAVID CHIU, City Attorney

22 By: /s/ Robb Kapla
23 ROBB KAPLA
24 Deputy City Attorney

25 4901-3783-4147, v. 1

REVISED LEGISLATIVE DIGEST
(Amended in Committee – April 27, 2026)

[Housing Code - Structural Maintenance Inspections]

Ordinance amending the Housing Code to revise qualifications and deadlines for conducting structural maintenance inspections; and affirming the Planning Department’s determination under the California Environmental Quality Act.

Existing Law

Section 604 of the Housing Code requires property owners of apartment buildings and hotels conduct inspections of all outdoor decks, balconies, landings, exit corridors, and stairs for hazardous conditions every five years. These inspections must be conducted and verified by a licensed general contractor, structural pest control licensee, architect, or engineer.

Amendments to Current Law

The Proposed Legislation revises the categories of qualified inspectors into 3 groups: (1) licensed contractors with A, B, or C-5 classifications (or any combination) and five years experience; (2) state, regional, or nationally certified building inspectors or building officials; and (3) licensed architects, civil or structural engineers. Individuals conducting inspections must not be current employees of the City. The Proposed Legislation would also allow properties subject to California Health and Safety Code Section 17973 to align their Section 604 inspection frequency with the timelines for Section 17973 inspection reports.



BUILDING INSPECTION COMMISSION (BIC)

**Department of Building Inspection
49 South Van Ness Avenue, 5th Floor San Francisco, California 94103**

Voice (628) 652 -3510

April 16, 2026

Daniel Lurie
Mayor

COMMISSION

Alysabeth
Alexander-Tut
President

Catherine Meng
Vice-President

Dan Calamuci
Judy Lee
Lindsey Maclise
Bianca Neumann
Kavin Williams

Sonya Harris
Secretary

David Kane
Interim 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. 260295

Ordinance amending the Housing Code to revise qualifications and deadlines for conducting structural maintenance inspections; and affirming the Planning Department’s determination under the California Environmental Quality Act.

The Code Advisory Committee (CAC) met on April 8, 2026 to consider File No. 260295 amending the San Francisco Housing Code Structural Maintenance Inspections. The committee voted unanimously to recommend the Building Inspection Commission approve File No. 260295.

The Building Inspection Commission met and held a public hearing on April 15, 2026 regarding the proposed amendment to the Housing Code contained in Board File No. 260295.

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

President Alexander-Tut	Yes
Vice-President Meng	Yes
Commissioner Calamuci	Excused
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" being more prominent than the last name "Harris".

Sonya Harris
Commission Secretary

cc: David Kane, Interim Director
Mayor Daniel Lurie
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: April 1, 2026
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 260295
Housing Code - Structural Maintenance Inspections

- 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 reasonably foreseeable indirect physical change in the environment. *Joy Navarrete*
 Ordinance / Resolution
 Ballot Measure
4/23/2026
- 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



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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: April 1, 2026

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by Mayor Lurie on March 24, 2026:

File No. 260295

Ordinance amending the Housing Code to revise qualifications and deadlines for conducting structural maintenance inspections; 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 Mayor Lurie
Tate Hanna, Department of Building Inspection
Patty Lee, Department of Building Inspection

OFFICE OF THE MAYOR
SAN FRANCISCO



DANIEL LURIE
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Dexter Darmali, Legislative & Ethics Secretary
RE: Housing Code - Structural Maintenance Inspections
DATE: March 24, 2026

Ordinance amending the Housing Code to revise qualifications and deadlines for conducting structural maintenance inspections; and affirming the Planning Department's determination under the California Environmental Quality Act.

Should you have any questions, please contact Adam Thongsavat at adam.thongsavat@sfgov.org