

File No. 220943 Committee Item No. 4
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Land Use and Transportation Committee Date October 17, 2022

Board of Supervisors Meeting Date _____

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Completed by: Erica Major Date October 13, 2022

Completed by: Erica Major Date _____

[Mechanical Code - Repeal of Existing 2019 Code and Enactment of 2022 Code]

Ordinance repealing the 2019 Mechanical Code in its entirety and enacting a 2022 Mechanical Code consisting of the 2022 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, 2023; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission, as required by State law.

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

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

Section 1. Environmental Findings. The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 220943 and is incorporated herein by reference. The Board affirms this determination.

Section 2. General Findings.

(a) The California Building Standards Code is contained in Title 24 of the California Code of Regulations. It consists of 12 Parts, which are based upon model codes that are 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 2022 triennial CBSC will go into effect on January 1, 2023.

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 2019 San Francisco Mechanical Code in its entirety, enacts the 2022
16 San Francisco Mechanical Code, and re-enacts the existing local amendments to make them
17 applicable to the 2022 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 2022 California Mechanical
20 Code at a duly noticed public hearing that was held on August 17, 2022.

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 local

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 2022 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 2022 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 the 2019 San Francisco Mechanical Code and Enactment of the
20 2022 San Francisco Mechanical Code.

21 (a) The 2019 San Francisco Mechanical Code is hereby repealed in its entirety. The
22 San Francisco Mechanical Code being repealed was enacted on November 21, 2019, by
23 Ordinance No. 267-19, with an operative date of January 1, 2020. This ordinance is available
24 on the Board of Supervisors' website and in the Office of the Clerk of the Board of
25 Supervisors.

1 (b) The 2022 San Francisco Mechanical Code is hereby enacted. It consists of the
2 2022 California Mechanical Code and San Francisco's existing local amendments, which are
3 re-enacted and expressly made applicable to the 2022 California Mechanical Code. Copies of
4 the 2022 California Mechanical Code and the stand-alone San Francisco amendments are
5 declared to be part of Board File No. 220943 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 2022 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, 2023 or its effective date if the
4 effective date is later.

5
6 Section 8. Directions to Clerk. Upon enactment 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 2022 California Mechanical
10 Code.

11
12 APPROVED AS TO FORM:
13 DAVID CHIU, City Attorney

14 By: /s/ Robb Kapla
15 ROBB KAPLA
Deputy City Attorney

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25

LEGISLATIVE DIGEST

[Mechanical Code - Repeal of Existing 2019 Code and Enactment of 2022 Edition]

Ordinance repealing the 2019 Mechanical Code in its entirety and enacting a 2022 Mechanical Code consisting of the 2022 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, 2023; 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 2019 California Mechanical Code (which incorporates the 2018 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 2022 triennial CBSC will go into effect throughout the State on January 1, 2023. 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



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

September 21, 2022

File No. 220943

Lisa Gibson
Environmental Review Officer
Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Dear Ms. Gibson:

On September 13, 2022, Building Inspection Commission introduced the following proposed legislation:

File No. 220943

Ordinance repealing the 2019 Mechanical Code in its entirety and enacting a 2022 Mechanical Code consisting of the 2022 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, 2023; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission, as required by State law.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

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.

October 12, 2022

A handwritten signature in cursive script, appearing to read "Joy Navarrete".

CALIFORNIA BUILDING STANDARDS CODE ONLINE LINKS

1. San Francisco Building Code

2022 California Building Code, Title 24, Part 2

<https://codes.iccsafe.org/content/CABC2022P1>

2022 California Residential Code, Title 24, Part 2.5

<https://codes.iccsafe.org/content/CARC2022P1>

2. San Francisco Existing Building Code

2022 California Existing Building Code, Title 24, Part 10

<https://codes.iccsafe.org/content/CAEBC2022P1>

3. San Francisco Green Building Code

2022 California Green Building Standards Code , Title 24, Part 11

<https://codes.iccsafe.org/content/CAGBC2022P1>

4. San Francisco Mechanical Code

2022 California Mechanical Code, Title 24, Part 4

<https://epubs.iapmo.org/2022/CMC/index.html>

5. San Francisco Plumbing Code

2022 California Plumbing Code, Title 24, Part 5

<https://epubs.iapmo.org/2022/CPC/>

6. San Francisco Electrical Code

2022 California Electrical Code, Title 24, Part 3

<https://up.codes/viewer/california/ca-electric-code-2022/chapter/1/general#1>

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



**London N. Breed, Mayor
Patrick O'Riordan, C.B.O., Director**

September 2, 2022

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 the six proposed ordinances (approved by the Building Inspection Commission on August 17, 2022) for the Board of Supervisors approval, which repeal the San Francisco amendments to the 2019 California Building Standards Codes and adopt replacement amendments to the new 2022 California Building Standards Codes effective January 1, 2023. Digital copies of these 2022 California Building Standards Codes are hereby provided for your reference:

- 1) 2022 California Building Code (<https://codes.iccsafe.org/content/CABC2022P1>)
- 2) 2022 California Residential Code (<https://codes.iccsafe.org/content/CARC2022P1>)
- 3) 2022 California Existing Building Code (<https://codes.iccsafe.org/content/CAEBC2022P1>)
- 4) 2022 California Mechanical Code (<https://epubs.iapmo.org/2022/CMC/index.html>)
- 5) 2022 California Electrical Code (<https://www.nfpa.org/Login>)
- 6) 2022 California Plumbing Code (<https://epubs.iapmo.org/2022/CPC/>)
- 7) 2022 California Green Building Code (<https://codes.iccsafe.org/content/CAGBC2022P1>)

In addition, 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, 2023, the timeline for approval and adoption requires that the codes be submitted to the Board of Supervisors on or before September 2, 2022 for introduction and assignment to the Land Use Committee (October 2022). When approved, it is proposed that the Board of Supervisors agenda readings in late October and/or early November, 2022. 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 early-mid December, 2022) before filing with the California Building Standards Commission to become effective for an implementation date of January 1, 2023.

The following person may be contacted regarding this matter:

Michelle Yu,
Technical Services Division
Department of Building Inspection
Phone: (628) 652-3710

Attachments: As stated



August 10, 2022
Building Inspection Commission
49 South Van Ness Avenue, Suite 500
San Francisco, CA 94103

Re: Proposed amendments to the 2022 California Building Standards Code, CCR Title 24

Honorable Members of the Commission:

Starting on May 6, 2022 and ending on July 13, 2022, the Code Advisory Committee and associated sub-committees have reviewed and approved all of the 2022 San Francisco amendments to the 2022 California Title 24 Building Standards Code. The Code Advisory Committee recommends the Building Inspection Commission approve 2022 San Francisco amendments as written.

The San Francisco amendments to the 2022 California Building Standards Codes approved and recommended by this Committee are:

1. 2022 San Francisco Building Code (SFBC) Amendments (06/08/22 Meeting)
2. 2022 San Francisco Existing Building Code (SFEBC) Amendments (05/11/22 Meeting)
3. 2022 San Francisco Mechanical Code (SFMC) Amendments (05/11/22 Meeting)
4. 2022 San Francisco Electrical Code (SFEC) Amendments (05/11/22 Meeting)
5. 2022 San Francisco Plumbing Code (SFPC) Amendments (05/11/22 Meeting)
6. 2022 San Francisco Green Building Code (SFGBC) Amendments (07/13/22 Meeting)

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 (628) 652-3721 or email thomas.fessler@sfgov.org.

Respectfully submitted

Thomas Fessler
DBI Technical Services Division
Secretary to the Code Advisory Committee

cc. Patrick O'Riordan, C.B.O., Director
Neville Pereira, P.E., C.B.O., Deputy Director
Michelle Yu, Manager
Stephen Harris, S.E., Chair, Code Advisory Committee
Ray Law, Legislative Affairs

Attach: Proposed Draft SFBC, SFEBC, SFMC, SFEC, SFPC, SFGBC



BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection

Voice (628) 652 -3510

49 South Van Ness Avenue, Suite 500 San Francisco, California 94103

August 26, 2022

London N. Breed
Mayor

COMMISSION

Raquel Bito
President

Jason Tam
Vice-President

Alysabeth
Alexander-Tut
Bianca Neumann
Angie Sommer

Sonya Harris
Secretary

Monique Mustapha
Asst. Secretary

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

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

RE: Code amendments to the 2022 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 August 17, 2022 the Building Inspection Commission held a public hearing on the proposed Code amendments referenced above.

The Commission voted unanimously (4-0) to recommend that the Board of Supervisors approve the amendments.

The Commissioners voted as follows:

President Bito	Yes	Vice-President Tam	Yes
Commissioner Sommer	Yes	Commissioner Neumann	Excused
Commissioner Alexander-Tut	Yes		

Enclosed please find the Code Advisory Committee's recommendation to the Building Inspection Commission. 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 (628) 652-3510.

Sincerely,

Sonya Harris
Commission Secretary

cc: Patrick O'Riordan, C.B.O., Director
Mayor London N. Breed
Supervisor Shamann Walton
Supervisor Connie Chan
Supervisor Matt Dorsey
Supervisor Rafael Mandelman
Supervisor Gordon Mar
Supervisor Myrna Melgar
Supervisor Aaron Peskin
Supervisor Dean Preston
Supervisor Hillary Ronen
Supervisor Ahsha Safai
Supervisor Catherine Stefani
Deputy City Attorney Robb Kapla
Deputy City Attorney Peter Miljanich

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 micro zones, 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)

2022 San Francisco Mechanical Code Findings

CHAPTER 1

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NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS

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NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS

APPENDICES B, C, & D
NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS

2022

San Francisco Mechanical Code

Amendments to the

2022 California Mechanical Code, Title 24, Part 4

Operative date: January 1, 2023

PROPOSED SAN FRANCISCO MECHANICAL CODE AMENDMENTS

2022 Edition

Text Format:

Explanatory remarks are boxed and italicized.

Unchanged language from the 2022 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.

Marginal Markings:

 An arrow represents the location of language that has been deleted by San Francisco from the 2022 California Code.

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 [←] 2019 2022 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 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 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:

802.2.6 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:

802.6.1 Additional Termination Requirements. 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 802.2.6 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.

**Proposed 2022 San Francisco Building / Existing Building /
Mechanical/ Electrical / Plumbing/ Green Building Amendments**

Notable Changes List and Summary

PROPOSED SAN FRANCISCO BUILDING CODE AMENDMENTS 2022 Edition	
Section No.	Commands/Findings:
101A.1	Correct code year
101A.3.1	Correct parts to title 24
101A.4	Add title where there was none
102A.7	grammar
106A.1.13	Correct numbering
106A.1.14.2	Correct reference number
106A.1.15.2	Correct reference number
106A.3.2	Align with current practice
106A.3.3	Correct reference section numbering
106A.4.1.4.4	Remove redundant word
106A.4.13	Align with current practice
107A.13.7	Correct abbreviation
202	Rename definition for applicability of definition
406.3	Remove redundant language now in CBC
406.3.4	Numbering alignment with CBC
435.3.5	Write out abbreviation
903.2.8	Correct reference section numbering
907.2.9.5	Correct reference section numbering
907.2.11.2.7	Correct reference section numbering & add appropriate title
1011.5.5	Add word "inch" which is missing in measurement description
1011.5.5	Add "-" to one - and - two family
1011.5.5.1	Add "-" to one - and - two family
1011.12.3	Change numbering to be consistent with formatting

1012.2	Add "-" and "units" for clarity
1015.4	Grammar and capitalization
1016.2	Move reference to end of paragraph to be consistent with formatting
1016.3	Move reference to end of paragraph to be consistent with formatting
1005A.5	Correct section reference
1115D	Removed section as action is repealed
1202.5	Correct grammar, remove comma
1204.4	Correct word to stairway instead of stair
1206.7	Relocate title to beginning of section
1208.4	Correct section numbering to align with CBC, modify to be consistent with CBC language
1210	Section numbering update consistent with CBC
1304D	Correct spelling
1402.8	Correct numbering for SFBC consistency
1501.1	Correct code year
1505.1	Revise section to remove redundancy in CBC, first sentence
1507.8.5	Section numbering update consistent with CBC
1507.9.6	Renumber section to be consistent with CBC
1511.2.2	Renumber section to be consistent with CBC
1511.10	Renumber for consistency, add appropriate to section
1604.11	SF Heading consistency
1607.1	Relocate to next SFBC section, remove from footnote to be consistent with CBC
1607.20	Add back SF requirement struck out in 1607.1 in CBC section
1607.20.3	Realign number with CBC, add back language removed in 1607.1
1705.1.1	Correct spelling
1705.4.3	Revise to appropriate CBC section, keep CBC language and fit SFBC amendment within most appropriate section.
1705.4.4	Section numbering update
1705.5.8	Section numbering update, correct reference numbering, remove item #6 not used in CBC
1705.13.5	Fit back in language removed in 1705.4.3 to appropriate section
1705.20	Section numbering, correct grammar/language
1705.22	Section numbering update
1705.22	Section numbering update

2304.12.2.3	Correct reference numbering
2304.12.2.6.2	Correct section numbering update
2603.4.1.5	Language is outdated, revise for consistency with CBC and maintain SF Amendment intent
3010.1	Update code year
3103.1.2	Update code section
3116	Update section numbering with CBC
36	Change numbering to be consistent with CRC, add chapters as added by CRC
Appx P	Update change from O to P from CBC
PROPOSED SAN FRANCISCO EXISTING BUILDING CODE AMENDMENTS 2022 Edition	
Section No.	Commands/Findings:
303.3.2	Update section numbering with CEBC
303.4.1	Update section numbering with CEBC, correct associated reference numbering
303.4.2	Update section numbering with CEBC
303.4.3	Update section numbering with CEBC
327	Remove 327.5.1-327.5.3 has sunset, update section numbering to align
405.2	Update section numbering with CEBC
405.2.3.1	Update section numbering with CEBC
501.1.3	Update reference section number
501.6	Update section numbering with CEBC
501.7	Update section numbering with CEBC
501.8	Update section numbering with CEBC
501.9	Update section numbering with CEBC
502.10	Update section numbering with CEBC
502.11	Update section numbering with CEBC
503.11.1	Update reference section number
503.19	Update section numbering with CEBC
506	To align with CEBC as current language incorrectly requires full seismic forces rather than reduced seismic forces as per State
502B	Update reference section number

506B	Update reference section number
509C	Update reference section number
Table 5C	Update reference section number
502E	Update reference section number
PROPOSED SAN FRANCISCO MECHANICAL CODE AMENDMENTS 2022 Edition	
Section No.	Commands/Findings:
101.1	Correct code year
PROPOSED SAN FRANCISCO ELECTRICAL CODE AMENDMENTS 2022 Edition	
Section No.	Commands/Findings:
89.101.1	Correct code year
89.120	Correct typo
110.26(A)(3)	Update exceptions numbers and references to align with NEC
334.12	Correct code year
700.12(I)(2)	Update Code sections to align with NEC
700.16	Update Code sections and wording
PROPOSED SAN FRANCISCO PLUMBING CODE AMENDMENTS 2022 Edition	
Section No.	Commands/Findings:
101.1	Correct code year
104.4.3.2	Renumber section, align with UPC
104.4.3.3	Renumber section, align with UPC
606.10	Renumber section, align with UPC
609.11.2	Renumber section, align with UPC
609.11.3	Renumber section align, with UPC

PROPOSED SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS 2022 Edition

Section No.	Commands/Findings:
101.2	Update to align with SF Environmental Code
101.3.1	Update to align with SF Environmental Code
101.10	Update current LEED requirement
202	Accept new state definitions and eliminate local where no longer necessary
4.103.3.1	Align LEED rating to be consistent between New Construction and Major Alteration
4.103.3.3	Remove as is captured in CalGreen
4.104.1	Update code year
4.106.4	Remove as CalGreen relocates major alteration section
4.106.4(1.2)	merge back current SFGBC language with State changes
4.106.4(3)	Remove as major alterations requirements are relocated in other parts of SFGBC and CalGreen
4.106.4(4)	Remove as major alterations requirements are relocated in other parts of SFGBC and CalGreen
4.106.4.1.1	Revise to align with CalGreen
4.106.4.2	Remove as is incorporated in CalGreen, redundant
4.106.4.2.2.1.2	Remove reference, no longer needed
4.106.4.2.3	Remove entire section, rewrite to align with state
4.106.4.2.4	Remove entire section, rewrite to align with state
4.106.4..2.4.1	Remove entire section, rewrite to align with state
4.106.4.2.4	Remove entire section, rewrite to align with state
4.201	Update to align with CA Energy Standards, rewrite to align with state and prior Better Roofs requirement
Chapter 5	Adopt Calgreen numbering
	Update to Calgreen EV requirements but retain SF EV infrastructure for major alterations

	Remove sections superseded by Calgreen
5.201.1.1	Maintain requirement for energy budget
5.201.1.2	Maintain option to install living roof instead of PV

The background of the slide is a composite image. The left side shows a close-up of architectural blueprints with a red and a black drafting pen resting on them. The right side shows a close-up of a rolled-up blueprint. The bottom of the slide is a solid dark blue banner containing the title and speaker information.

Triennial Code Adoption

Michelle Yu, Technical Services

Oct. 17, 2022

Background

Every three years
Effective January 1, 2023

What happens:

- California state agencies review changes in the model code
ICC, IAPMO, NEC, NFPA
- California makes amendments/additions to the 12-part California Code of Regulations



The Triennial Code Adoption Process

The San Francisco Building Code is amended and readopted every three years in accordance with the Triennial Adoption of the California State Building Standards Code



The Triennial Code Adoption Process

SF Code Amendments

- SF Building Code
- SF Existing Building Code
- SF Mechanical Code
- SF Electrical Code
- SF Plumbing Code
- SF Green Building Code

Code Adoption Package

Proposal

- Carry forward existing SF amendments
- Administrative changes to align SF codes with state changes:
 - clean-up to fix any spelling/grammar/text
 - chapter renumbering
 - update correct references
 - remove redundancy
 - align current practice

Code Adoption Package

Formatting

- Unchanged language from the 2022 California Codes is shaded and may include bold and/or italicized formatting
- Repealed San Francisco amendments appear with ~~strikeout~~
- New San Francisco amendments appear with underline

Examples of SF Changes

Types of Change	Example
Chapter number changes	SFBC SECTION 1511 – Rooftop structures Updated from 1510 to 1511 – Rooftop Structures SFBC SECTION 3116 – Wood-burning appliances Updated from 3114 to 3116
Update Correct References	2019 to 2022 Update all 2019 code reference to 2022 edition SFBC 903.2.8 - CRC reference update Correct appropriate CRC scoping reference for sprinklers from R1.1.3 to R101.2

Examples of SF Changes

Types of Change	Example
Remove redundant SF code language	Remove SFBC SECTION 1705.4.3 Exterior Facing Remove 1705.4.3 Exterior Facing and wove into 1705.13.5 Architectural components. Similar content
	Rewrite SFGBC 4.201.2 Rewrite to captures CA Energy Standards and weave SF requirements of better roofs requirement

Examples of SF Changes

Types of Change	Example
Align current practice	SECTION 106A.3.2 – Submittal Documents • Remove “original signature” which implies wet-signed • Facilitate electronic plan review
Remove Sunset	SFEBC SECTION 327.5.1 – Notification Requirements • Requirement has sunset: 327.5.3 – remove section and adjust numbering



THANK YOU

BOARD of SUPERVISORS



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September 21, 2022

File No. 220943

Lisa Gibson
Environmental Review Officer
Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Dear Ms. Gibson:

On September 13, 2022, Building Inspection Commission introduced the following proposed legislation:

File No. 220943

Ordinance repealing the 2019 Mechanical Code in its entirety and enacting a 2022 Mechanical Code consisting of the 2022 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, 2023; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission, as required by State law.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

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

Attachment

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