

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: February 12, 2026
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 251247-2 SUBSTITUTED V2
Fire Code - Repealing 2022 Code; Adopting 2025 Code

- ☒ California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - ☒ Ordinance / Resolution
 - ☐ Ballot Measure
- ☐ 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.

[Fire Code - Repealing 2022 Code; Adopting 2025 Code]

Ordinance repealing the existing San Francisco Fire Code in its entirety and enacting a new San Francisco Fire Code consisting of the 2025 California Fire Code and portions of the 2024 International Fire Code, together with amendments specific to San Francisco, including provisions for fees for permits, inspections, and various City services, with an operative date of January 1, 2026; adopting findings of local conditions pursuant to California Health and Safety Code, Section 17958.7; directing the Clerk of the Board of Supervisors to forward San Francisco's amendments to the California Building Standards Commission and State Fire Marshal; and making environmental findings.

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. ____ and is incorporated herein by reference. The Board affirms this determination.

1 Section 2. General Background: Repealing and Replacing the Fire Code.

2 The State of California adopts a new California Fire Code every three years. The
3 California Fire Code consists of a model code, the International Fire Code, with amendments
4 made by various State agencies with jurisdiction over the California Fire Code. The California
5 Building Standards Commission issues the California Fire Code.

6 The California Building Standards Commission recently issued the new California Fire
7 Code (the "2025 California Fire Code"), which is based on the 2024 International Fire Code,
8 and which will go into effect on January 1, 2026. A copy of the 2025 California Fire Code is
9 on file with the Clerk of the Board of Supervisors in File No. ____ and is incorporated herein by
10 reference.

11 Local jurisdictions are required to enforce the California Fire Code, but may enact more
12 restrictive building standards than those set in the California Fire Code where those more
13 restrictive standards are reasonably necessary due to local conditions caused by climate,
14 geology, or topography. Such local amendments to building standards are not effective until
15 the required findings are locally adopted and sent to the California Building Standards
16 Commission.

17 As in past three-year code cycles, this ordinance repeals San Francisco's existing Fire
18 Code (the "2022 San Francisco Fire Code") and enacts a new Fire Code (the "2025 San
19 Francisco Fire Code"). The 2022 San Francisco Fire Code incorporated by reference, except
20 as expressly deleted, modified, or amended, the 2022 California Fire Code (Title 24, California
21 Code of Regulations, Part 9), including appendices adopted by the State. In addition, the
22 2022 San Francisco Fire Code incorporated by reference, except as expressly deleted,
23 modified, or amended, those portions of the 2021 International Fire Code that were not
24 adopted by the California Building Standards Commission in the 2022 California Fire Code.

1 The 2022 San Francisco Fire Code also included amendments specific to San Francisco,
2 some enacted when the 2022 San Francisco Fire Code was enacted, and some enacted later.

3 The 2025 San Francisco Fire Code incorporates by reference, except as expressly
4 deleted, modified, or amended herein, the 2025 California Fire Code (Title 24, California Code
5 of Regulations, Part 9), including appendices adopted by the State. In addition, the 2025 San
6 Francisco Fire Code incorporates by reference, except as expressly deleted, modified, or
7 amended herein, those portions of the 2024 International Fire Code that were not adopted by
8 the California Building Standards Commission in the 2025 California Fire Code. The 2025
9 San Francisco Fire Code also includes amendments specific to San Francisco.

11 Section 3. Findings Regarding Local Conditions.

12 The City and County of San Francisco (the “City”) is unique among California
13 communities with respect to local climatic, geological, topographical, and other conditions.
14 Among other things, (1) certain buildings/occupancies in San Francisco are at increased risk
15 for earthquake-induced structural failure and consequent fire due to local hazardous
16 microzones, slide areas, and local liquefaction hazards; (2) certain buildings/occupancies in
17 San Francisco are at increased risk of fire due to high density of buildings on very small lots,
18 with many buildings built up to the property lines; (3) the topography of San Francisco has led
19 to development of a high density of buildings on small lots, necessitating special provisions for
20 exiting, fire separation, or fire-resistive construction; (4) many buildings are built on steep hills
21 and narrow streets, requiring special safety considerations; (5) additional fire, structural, and
22 other protection is required due to high building density and crowded occupancy; and (6) the
23 City is experiencing a surge in high-rise and super-high-rise development, requiring special
24 safety considerations. Because of the great density of buildings, occupants, and pedestrians
25 in San Francisco, fires in San Francisco can be especially devastating.

1 California Health and Safety Code sections 17958 and 17958.5 allow the City to
2 change or modify requirements contained in the provisions published in the California Building
3 Standards Code, including the California Fire Code, when the City determines that those
4 changes or modifications are reasonably necessary because of local climatic, geological, or
5 topographical conditions. California Health and Safety Code section 17958. 7 provides that
6 before making any such changes or modifications, the locality's governing body must make an
7 express finding that such changes or modifications are reasonably necessary because of
8 specified local conditions, and those findings shall be filed with the California Building
9 Standards Commission. A list of the "Standard Findings for San Francisco Fire Code
10 Amendments" and "2025 San Francisco Fire Code Findings," providing a section-by-section
11 statement of the reasons for each deviation from the 2025 California Fire Code, are included
12 in "Exhibit A" to this ordinance, which is on file with the Clerk of the Board of Supervisors in
13 File No. ____, and which is hereby declared to be a part of this ordinance as if set forth fully
14 herein.

15 Pursuant to the applicable California Health and Safety Code sections, the Board of
16 Supervisors hereby finds and determines that the local climatic, geological, and topographical
17 conditions described above constitute a general summary of the most significant local
18 conditions compelling variance from the California Fire Code. Further, the Board of
19 Supervisors hereby finds and determines that, as set forth in Exhibit A, the proposed
20 variances are reasonably necessary based on these local conditions, and that these
21 conditions justify more restrictive standards applicable to buildings and occupancies in San
22 Francisco.

23
24 Section 4. Repeal of 2022 San Francisco Fire Code; Adoption of 2025 San Francisco
25 Fire Code.

(a) The 2022 San Francisco Fire Code is hereby repealed in its entirety. The 2022 San Francisco Fire Code being repealed consists of Ordinance 248-22, as amended by Ordinance 31-24, 34-24 and 237-24. These ordinances are available on the website of the Board of Supervisors, and in Board File Nos. 221103, 231163, 231165, and 240804, respectively.

(b) The 2022 San Francisco Fire Code is hereby replaced with the 2025 San Francisco Fire Code. The 2025 San Francisco Fire Code incorporates by reference Title 24, California Code of Regulations, Part 9, including appendices adopted by the State (the "2025 California Fire Code"), except as expressly deleted, modified, or amended herein. In addition, the 2025 San Francisco Fire Code incorporates by reference, except as expressly deleted, modified, or amended herein, those portions of the 2024 International Fire Code that were not adopted by the California Building Standards Commission in the California Fire Code.

(c) The following provisions supplement, modify, amend, or delete specified provisions of the 2025 California Fire Code and the 2024 International Fire Code. The prefix "[For SF]" denotes a 2025 San Francisco Fire Code provision that replaces all or part of a corresponding section from the 2025 California Fire Code or 2024 International Fire Code. Where a 2025 San Francisco Fire Code provision has no analog in the 2025 California Fire Code or 2024 International Fire Code, it does not appear with a "[For SF]" prefix.

CHAPTER 1. – SAN FRANCISCO GENERAL CODE PROVISIONS

DIVISION I. – SAN FRANCISCO ADMINISTRATION

SECTION 1.1. – GENERAL

The following San Francisco Fire Code section replaces the corresponding California Fire Code section:

1 **1.1.1. [For SF] Title.**

2 *These regulations shall be known as the 2025 San Francisco Fire Code, may be cited as such,*
3 *and will be referred to herein as “this code.” This code incorporates by reference the 2025 California*
4 *Fire Code (Title 24, California Code of Regulations, Part 9), including appendices adopted by the*
5 *State, except for those portions of the 2025 California Fire Code that are expressly deleted, modified,*
6 *or amended herein. In addition, this code incorporates by reference those portions of the 2024*
7 *International Fire Code that were not adopted by the California Building Standards Commission in the*
8 *2025 California Fire Code, except for those portions of the 2024 International Fire Code that are*
9 *expressly deleted, modified, or amended herein.*

10
11 **1.1.2.1. Promotion of General Welfare.**

12 *In undertaking the adoption and enforcement of this code, the City and County of San Francisco*
13 *is assuming an undertaking only to promote the general welfare. It is not assuming, nor is it imposing*
14 *on itself or its officers and employees, an obligation for breach of which it is liable in money damages*
15 *to any person who claims that such breach approximately caused injury.*

16
17 **1.1.8.3. Adoption of New Code.**

18 *The Chief of the San Francisco Fire Department (hereinafter “Fire Department” or “SFFD”)*
19 *shall review all adoptions of the California Fire Code by the California Building Standards*
20 *Commission. Within 180 days of publication of such adoptions, the Chief shall recommend to the*
21 *Board of Supervisors, through the Fire Commission, more restrictive standards as are reasonably*
22 *necessary to accommodate local climate, geological, or topographical conditions. This section does*
23 *not prohibit amendments to this code in the interim between code adoptions by the California Building*
24 *Standards Commission.*

1 **DIVISION II. – ADMINISTRATION**

2 **PART I. – GENERAL PROVISIONS**

3 **SECTION 101. – [DELETED].**

4 Section 101 of the International Fire Code is deleted.

6 **SECTION 102. – APPLICABILITY.**

7 **102.3.1. Group E.**

8 All schools shall register with the San Francisco Fire Department's Bureau of Fire Prevention
9 prior to occupancy.

11 The following San Francisco Fire Code section replaces the corresponding International Fire
12 Code section:

13 **102.6. [For SF] Historic Buildings.**

14 The provisions of this code relating to the construction, alteration, repair, enlargement,
15 restoration, relocation or moving of buildings or structures shall not be mandatory for existing
16 buildings or structures identified and classified by the state or local jurisdiction as historic buildings
17 where such buildings or structures do not constitute a distinct hazard to life or property.

19 **SECTION 103. - [DELETED]**

20 Sections 103.1 through 103.3 of the International Fire Code are deleted.

1 **SECTION 104. – GENERAL AUTHORITY AND RESPONSIBILITIES.**

2 **104.1.1. Administrative Bulletins.**

3 The Fire Department is authorized to issue Administrative Bulletins that establish or clarify
4 requirements under this code, provide interpretations of this code, and set policies and procedures of
5 the Bureau of Fire Prevention. These bulletins shall be posted on the Fire Department’s website.
6

7 **104.1.2. New Administrative Bulletins; Revisions to Existing Administrative Bulletins.**

8 When the fire code official determines that it is appropriate to develop or revise an
9 Administrative Bulletin (“Bulletin”), the Fire Department shall post the proposed new or revised
10 Bulletin on its website for 30 days, and provide notice of that Bulletin to parties who have registered to
11 receive notice on the Department’s website. The posting shall include instructions for providing
12 written comments on the proposed Bulletin and notice of a public hearing regarding the proposed
13 Bulletin. The fire code official shall conduct a public hearing on the proposed Bulletin to obtain public
14 comment. The hearing shall be held after the 30-day posting period. The Fire Commission shall
15 approve any proposed new or revised Bulletin at a noticed meeting. A Bulletin shall not be effective
16 until approved by the Fire Commission. The fire code official and the Fire Commission may amend the
17 proposed Bulletin during the approval process without re-posting the Bulletin for 30 days.
18

19 **104.6.2.1. Inspection Photographs.**

20 The fire code official is authorized to take photographs during inspections as deemed
21 appropriate by the fire code official.
22

23 **104.10.2 Investigation Photographs.**

24 The fire code official is authorized to take photographs during fire investigations as deemed
25 appropriate by the fire code official.

1 **104.10.3. Reward.**

2 *The Mayor is authorized to offer a reward for the arrest and conviction of any person found*
3 *guilty of arson or attempted arson according to the California Penal Code.*

4
5 **SECTION 105. – PERMITS.**

6 *The following San Francisco Fire Code section replaces the corresponding California Fire*
7 *Code section:*

8 **105.1.1. [For SF] Permits Required.**

9 *Any person who engages in an activity for which an operational permit is required under*
10 *Section 105.5 shall obtain the appropriate permit from the fire code official prior to engaging in the*
11 *activity. Any person installing or modifying systems or equipment that require construction permits*
12 *under Section 105.6 shall obtain a building permit from the San Francisco Department of Building*
13 *Inspection prior to the start of work. Any person applying for a permit shall pay permit fees, as*
14 *required by Section 108, and any fees required by other departments as applicable, prior to the*
15 *applicable Department issuing the permit. The permit holder shall keep the permit on the premises*
16 *designated therein at all times and shall make the permit readily available for inspection by the fire*
17 *code official.*

18
19 *The following San Francisco Fire Code section replaces the corresponding California Fire*
20 *Code section:*

21 **105.1.3. [For SF] Multiple Permits for the Same Location.**

22 *When more than one Fire Department permit is required for the same location, the fire code*
23 *official may consolidate the permits into a single permit at the time of issuance. The applicant shall*
24 *pay a fee for permit consolidation as specified in Section 108.2.1.*

1 The following San Francisco Fire Code section replaces the corresponding International Fire
2 Code section:

3 **105.2.3. [For SF] Time Limitation of Application.**

4 The fire code official is authorized to cancel a permit application when the applicant fails to
5 make corrections or to provide additional information required by the fire code official within 180 days
6 after filing the application.

7
8 **105.2.5. Hearing for Certain Permits.**

9 Certain permit applications are subject to hearings in accordance with San Francisco Business
10 and Tax Regulation Code, Article 1, Section 22.

11
12 The following San Francisco Fire Code section replaces the corresponding International Fire
13 Code section:

14 **105.3.1. [For SF] Expiration.**

15 An operational permit shall remain in effect until re-issued, renewed, or revoked, or for such a
16 period of time as specified in the permit. Construction permits shall be administered through the San
17 Francisco building permit process in accordance with the San Francisco Building Code. Permits are
18 not transferable, and a new permit is required for any change in occupancy, operation, tenancy, or
19 ownership.

20
21 **105.3.9. License.**

22 When San Francisco Business and Tax Regulation Code, Article 1, Section 23, requires a
23 license in conjunction with the issuance of a permit, the fire code official shall forward an approved
24 permit to the Tax Collector for issuance.

1 Exception: Permits for permitted activities occurring on Port of San Francisco property are
2 administered separately.

3
4 The following San Francisco Fire Code section replaces the corresponding California Fire
5 Code section:

6 **105.5.25. [For SF] Hot Work Operations.**

7 An operational permit is required for hot work including, but not limited to:

- 8 1. Public exhibitions and demonstrations where hot work is conducted.
9 2. Use of portable hot work equipment inside a structure.

10 Exception: Work that is conducted under a construction permit.

- 11 3. Fixed-site hot work equipment such as welding booths.
12 4. Hot work conducted within a wildfire risk area.
13 5. Application of roof coverings and any other associated work while roofing or waterproofing
14 the exterior surfaces of a building with the use of an open-flame device.
15 6. When approved, the fire code official shall issue a permit to carry out a hot work program.
16 This program allows approved personnel to regulate their facility's hot work operations.
17 The approved personnel shall be trained in the fire safety aspects denoted in this chapter
18 and shall be responsible for issuing permits requiring compliance with the requirements
19 found in Chapter 35. These permits shall be issued only to their employees for hot work
20 operations under their supervision.

21
22 The following San Francisco Fire Code section replaces the corresponding International Fire
23 Code section:

24 **105.5.30. [For SF] LP-Gas (Liquified Petroleum Gas).**

25 An operational permit is required for storage and use of LP-gas.

1 Exception: A permit is not required to use one LP-fueled cooking device per building or to store
2 one additional cylinder with a 20 lb. (9.1 kg) aggregate water capacity outside of the building of
3 residential occupancies. See Section 308.1.4 for additional requirements.

4
5 The following San Francisco Fire Code section replaces the corresponding International Fire
6 Code section:

7 **105.5.37. [For SF] Open Flame and Torches.**

8 An operational permit is required to use a torch or open-flame device in a wildfire risk area.

9
10 The following San Francisco Fire Code section replaces the corresponding California Fire
11 Code section:

12 **105.5.40. [For SF] Outdoor Assembly Event.**

13 An operational permit is required to conduct an outdoor assembly event where planned
14 attendance meets either of the following:

- 15 1. The event is enclosed by a temporary or permanent fence, barricade, or similar enclosure
16 and exceeds 500 persons.
17 2. The event exceeds 1000 persons in any outdoor area.

18
19 **105.5.60. Lead-Acid Battery Systems.**

20 An operational permit is required for stationary storage systems having a liquid capacity of
21 more than 50 gallons (189L) of electrolyte.

22
23 **105.5.61. Mobile Food Vendor Carts.**

24 An operational permit is required for mobile food vendor carts equipped with appliances that
25 use flammable gases, flammable liquids, compressed gases, open flames or other energy source(s).

1 **105.5.62. Mobile Fueling (Dispensing).**

2 *An operational permit is required for mobile fueling operations carrying a liquid capacity in*
3 *excess of 10 gallons (38L), in aggregate, of flammable or combustible liquids.*

5 **105.5.63. Mobile Fueling Location.**

6 *An operational permit is required for each location where mobile fueling operations will occur*
7 *as part of a regular delivery service into vehicles not associated with a construction site.*

9 **105.5.64. Indoor Cannabis Cultivation.**

10 *An operational permit is required to cultivate cannabis inside any building, green house, pier,*
11 *shed, or any other structure.*

13 **105.5.65. Emergency Responder Communication Enhancement System.**

14 *An operational permit is required to operate an emergency responder communication*
15 *enhancement system (ERCES).*

17 **105.6.26. [For SF] Car Stacking Parking Systems.**

18 *A construction permit is required to install car stacking parking systems in buildings.*

19
20 *The following San Francisco Fire Code section replaces the corresponding California Fire*
21 *Code section:*

22 **106.1. [For SF] Submittals.**

23 *Construction permit applicants shall submit documents and supporting data in accordance with*
24 *procedures established in the 2025 San Francisco Building Code and San Francisco Fire Department*
25 *Administrative Bulletins when applicable.*

1 The following San Francisco Fire Code section replaces the corresponding California Fire
2 Code section:

3 **106.4. [For SF] Retention of Construction Documents.**

4 The building official shall be the custodian of approved construction documents in accordance
5 with procedures established in the San Francisco Building Code.

6
7 **SECTION 108. – FEES.**

8 The following San Francisco Fire Code Section 108 replaces the corresponding International
9 Fire Code Section 108:

10
11 **108.1. [For SF] General.**

12 The Fire Department shall assess fees in accordance with the provisions of this section.

13
14 **108.2. [For SF] Operational Permit Filing Fees.**

15 The filing fee for operational permits is set forth in Table 108-A. Inspections necessary for
16 permit issuance that require more than two hours to complete shall be subject to an additional fee of
17 \$153 for each hour. The Fire Department shall not issue a permit until the fees are paid.

18
19 **108.2.1. [For SF] Consolidation of Operational Permits Fee.**

20 The fee for consolidation of operational permits is \$95.00 for each activity added to the original
21 permit.

22
23 **108.2.2. [For SF] Posting Fee.**

24 The fee for posting notice of application for certain permits are set in the San Francisco
25 Business and Tax Regulation Code, Article I, Section 27.

1 **108.2.3. [For SF] Permit Fees for Vendors at Street Fairs Involving Temporary Street**
2 **Closures (ISCOTT).**

3 Permit fees for vendors at street fairs involving temporary street closures are set in the San
4 Francisco Transportation Code, Division I, Article 6, Section 6.6.

6 **108.3. [For SF] Construction Permit Fees.**

7 The Central Permit Bureau at the Department of Building Inspection collects construction
8 permit (building permit) fees in accordance with the San Francisco Building Code. When the Fire
9 Department conducts plan review for buildings or portions of buildings under its authority, the
10 Department will assess plan review fees in accordance with Section 108.4. When the Fire Department
11 conducts inspections for buildings or portions of buildings under its authority, the Department will
12 assess inspection fees in accordance with Section 108.5.

14 **108.4. [For SF] Plan Review Fees.**

15 Upon application for a permit for the erection of a new building or for alteration work for
16 which plans are required by the Department of Building Inspection, the Central Permit Bureau shall
17 charge and collect a fee to compensate the Fire Department for its costs of reviewing plans submitted
18 with building permit applications for compliance with fire safety regulations. The fee shall be based on
19 the valuation of the work as determined by the Department of Building Inspection. The fee for each
20 permit is set in Table 108-B. The Fire Department shall assess a fee in the amount of \$153 per hour to
21 review revisions to any previously approved plans. The Central Permit Bureau shall collect the fee
22 before issuing the permit.

1 **108.5. [For SF] Field Inspection Fees.**

2 When the Fire Department determines a field inspection is required to verify that building
3 construction is in compliance with fire safety regulations and this code, it shall notate the application
4 accordingly to provide notice to the Central Permit Bureau. The Central Permit Bureau shall collect
5 the inspection fee due, before issuing a building permit. The fee for each permit is set in Table 108-C.
6 Initial field inspection fees will be charged for inspections of new fire alarm, sprinkler, and gaseous
7 suppression systems per the notation in Table 108-C.

8 After building permit issuance, when the fire code official notifies the applicant that additional
9 inspection time is required over the amount of time set in Table 108-C, the applicant shall purchase
10 additional inspection time before the inspector schedules additional inspections. The Fire Department
11 shall collect a fee of \$153 per hour for the cost of providing the inspection service.

12
13 **108.6. [For SF] Pre-Application Plan Review.**

14 When an applicant wishes to discuss specific design issues or submit preliminary designs for
15 review and comment by the Fire Department before the applicant submits a formal application for
16 permit, the Fire Department shall assess a fee of \$612. This fee provides the applicant with up to two
17 hours for research and two hours to meet with Fire Department personnel. When the time spent by the
18 Fire Department exceeds these hours, the Department shall assess additional fees at the rate of \$153
19 per hour.

20 **108.7. [For SF] Re-Inspection of Violation Fees.**

21 If the fire code official issues a notice of violation under this code, the notice of violation may
22 set a period of time that is reasonable to remedy the violation, and the fire code official may re-inspect
23 the property to verify that the person responsible has made the required correction. The Fire
24 Department shall collect a fee in the amount of \$306 for re-inspections. If the time required for the re-
25

1 inspection exceeds one hour, the Fire Department shall assess an additional fee at the rate of \$153 per
2 hour.

3
4 **108.8 [For SF] High-Rise Inspection Fees.**

5 For inspections of high-rise structures pursuant to Section 13217 of the California Health and
6 Safety Code, the owner of the structure shall pay a fee to cover the Fire Department's costs of
7 inspection. The Department shall calculate the fee on the basis of \$15.67 per 1000 square feet of gross
8 floor area.

9
10 **108.8.1 [For SF] Gross Floor Area.**

11 For purposes of this section, the term "gross floor area" is defined as the entire area of each
12 floor, attic, basement or shaft of a building included within the exterior walls of a building, including
13 any portion not included within the exterior walls that is under the horizontal projection of the roof or
14 floor above.

15
16 **108.9. [For SF] Referral Fees.**

17 If a government agency requests a preliminary site inspection or survey of a premise for
18 compliance with this code or other regulatory codes enforced by the Fire Department, the Fire
19 Department shall collect a service fee of \$153 per hour for the on-site inspections and consultations.
20 When the referral inspection is requested by another San Francisco agency, the requesting agency
21 shall transfer the fee to the Fire Department through electronic transfer. The requesting agency shall
22 pay the fee before scheduling the inspection or consultation. Fees referenced in the California Health
23 and Safety Code take precedence over this fee.

1 **108.10. [For SF] Overtime Fee.**

2 *If a person requests an inspection or other service that requires the assigned Fire Department*
3 *employee to work outside of the employee's normal working schedule, the Department will charge an*
4 *overtime fee of \$164.00 per hour. The person requesting the services shall pay the fee before the*
5 *inspection or other service is performed. The minimum compensation is four (4) hours.*
6

7 **108.11. [For SF] Collection of Other Fees.**

8 *The fire code official may collect fees as required by other portions of the San Francisco*
9 *Municipal Code for services by other City departments pertinent to the issuance of permits required by*
10 *this code.*
11

12 **108.12. [For SF] Water Flow Request Fee.**

13 *Upon a request from a person for water flow information, the Department will charge a water*
14 *flow fee of \$153. If the information requested requires that Fire Department employees perform an on-*
15 *site water flow test, the Department will charge a fee of \$459.*
16

17 **108.13. [For SF] False Alarm Fees.**

18 *The Fire Department shall charge a service fee of \$250 for each false fire alarm to which the*
19 *Department responds after the first two false fire alarms at that address within any calendar year. The*
20 *Fire Department shall charge a service fee of \$500 for each false fire alarm to which the Department*
21 *responds after the first five false fire alarms at that address within any calendar year. The fire code*
22 *official may waive the false alarm fee for good cause as determined by the Chief. The Fire Department*
23 *shall send notice of the fee to the responsible person, requiring payment within 30 days of the date of*
24 *the notice.*
25

1 **108.14. [For SF] Residential Apartment/Hotel Inspection Fee.**

2 The Fire Department shall charge an inspection fee of \$188.00 to inspect buildings under the
3 R1 and R2 Residential Apartment/Hotel Inspection Program.

4
5 **108.15. [For SF] Voluntary Seismic Retrofit Fee Waiver.**

6 Notwithstanding the fees established herein, if a project involves voluntary seismic retrofit
7 upgrades to soft-story, wood-frame buildings, as defined by the Director of the Department of Building
8 Inspection, the project applicant is exempt from the proportionate share of plan review fees specified
9 under this code that related to the retrofit work.

10
11 **108.16. [For SF] Cost Recovery Related to Vehicle Incidents.**

12 (a) The Fire Department may submit a claim to recover its reasonable costs incurred
13 responding to a motor vehicle incident in the City and County of San Francisco where a person has
14 willfully or negligently caused or permitted the contents of a motor vehicle to be deposited on a street
15 or highway, or its appurtenances, and the Fire Department removes those vehicle contents from the
16 street or highway, or its appurtenances. Vehicle contents may include gas, oil and vehicle debris. The
17 Fire Department shall submit the claim to the insurance company of the person responsible for willfully
18 or negligently causing or permitting the vehicle contents to be deposited on the street or highway, or its
19 appurtenances.

20 (b) The Fire Department shall submit claims in the following amounts:

21

<u>Description of Incident</u>	<u>Charge</u>
<u>One suppression unit provided vehicle content</u> <u>removal (one hour or less)</u>	<u>\$249</u>

25

1 <u>Two or more suppression units provided vehicle</u>	
2 <u>content removal (one hour or less)</u>	<u>\$598</u>
3 <u>Any incident where the vehicle content removal</u>	<u>An amount based on the reasonable time and</u>
4 <u>exceeds one hour</u>	<u>materials costs incurred</u>

5 (c) After a notice hearing, the Chief of the Fire Department may promulgate rules to
6 effectuate the purposes of this section or to facilitate the claim process.

7
8 **108.17. [For SF] Small Business Month Fee Waivers.**

9 Notwithstanding the fees established herein, all plan review and inspection fees related to
10 reviewing the structural integrity of awning replacements, and installation of pedestrian level lighting
11 for permits submitted "over the counter" at the Central Permit Bureau are hereby waived for any Small
12 Business that applies for a permit for such activities during the month of May. No plan review and
13 inspection fees shall apply to a Small Business that applies for a permit for a new awning installation
14 or installation of a Business Sign, as that term is defined in Planning Code Section 602, during the
15 months of May 2023 and May 2024. For purposes of this Section, a Small Business shall be a business
16 with a total workforce of 100 or fewer full-time employees.

17
18 **108.18. [For SF] Filing Fees.**

19 Where records are required to be filed with the Fire Department pursuant to Fire Code Section
20 110.3.1, or as otherwise required by the Fire Department, the Fire Department shall charge a filing
21 fee. The fee for each filing is set in Table 108-D in Section 108.21.

22
23 **108.19. Reserved.**

24
25 **108.20. Reserved.**

1 **108.21. [For SF] Fee-Setting Procedure.**

2 (a) No later than a date that the Controller shall prescribe, the Chief of the Department
3 shall annually report the revenues received from each type of fee the Department collects. The report
4 shall include the costs, both direct and indirect, the Department incurs in providing the services for
5 which each fee is assessed, the anticipated costs for the ensuing fiscal year, the level of service the
6 Department anticipates it will provide for each service for which it charges a fee, and the rate that
7 would be necessary to support each service. The Controller shall file the report with the Board of
8 Supervisors no later than July 1st of each year. If the fees are insufficient to recover SFFD costs, or if
9 the fee recovers more than the actual costs, the Controller shall submit legislation to the Board of
10 Supervisors to ensure that over time the City fees do not exceed the cost of providing the service for
11 which the City charges the fee. The amount of the license fee for the Fire Department permit for the
12 2025-2026 fiscal year shall be as set forth in the Business and Tax Regulations Code Section 75 et seq.

13 (b) Beginning with the set of fees for fiscal year 2019-2020, and each fiscal year thereafter,
14 the Controller shall annually adjust the Department's fees as provided in this section to the extent
15 necessary to ensure that over time each departmental fee does not exceed the cost of providing the
16 service for which the City charges the fee. This process will occur as follows. The Chief of the
17 Department shall annually report to the Controller the revenues received from each type of fee the
18 Department collects for the immediately preceding year. The report shall include the costs, both direct
19 and indirect, the Department incurred in providing the services for which each fee is assessed, the
20 anticipated costs for the ensuing fiscal year, the level of service the Department anticipates it will
21 provide for each service for which it charges a fee, and the rate that would be necessary to support
22 each service. No later than April 15 of each year, the Chief of Department shall submit this report and
23 SFFD's current fee schedule to the Controller. No later than July 1 of each year, the Controller shall
24 make such adjustments to the fees as are necessary to comply with this ordinance and file a report with
25 the Board of Supervisors reporting the new fee schedule as adjusted under this ordinance and

certifying that: (1) each will produce sufficient revenue to support the costs of providing the services for which the fee is charged and (2) each fee will not produce revenue that exceeds the costs of providing the services for which each permit fee is charged. No later than September of each year, SFFD's fee schedule showing the current fee amounts inclusive of annual adjustments shall be published in an Appendix to the Fire Code, posted on SFFD's website, and made available upon request at SFFD headquarters.

TABLE 108-A. – OPERATIONAL PERMIT FEES.

<u>TYPE OF PERMIT</u>	<u>FEE</u>
<u>Additive Manufacturing</u>	<u>\$436</u>
<u>Aerosol Products, Regulated Activities</u>	<u>\$436</u>
<u>Amusement Buildings, Operation</u>	<u>\$436</u>
<u>Aviation Facilities, Regulated Activities</u>	<u>\$436</u>
<u>Aviation Facilities, Aircraft Refueling Vehicle</u>	<u>\$436</u>
<u>Battery System, Operation</u>	<u>\$436</u>
<u>Carnivals and Fairs, Operation</u>	<u>\$436</u>
<u>Cellulose Nitrate Film, Regulated Activities</u>	<u>\$436</u>
<u>Combustible Dust-Producing Operations</u>	<u>\$436</u>
<u>Combustible Fiber, Regulated Activities</u>	<u>\$436</u>
<u>Compact Mobile Food Vendor Carts</u>	<u>\$95</u>
<u>Compressed Gas, Regulated Activities</u>	<u>\$436</u>

1	<u>Conditional Use</u>	<u>\$95</u>
2	<u>Covered Mall Buildings, Operation</u>	<u>\$436</u>
3	<u>Cryogenic Fluids, Regulated Activities</u>	<u>\$436</u>
4	<u>Cutting and Welding, Operation</u>	<u>\$436</u>
5	<u>Dry Cleaning Plant, Operation</u>	<u>\$436</u>
6	<u>Energy Storage Systems</u>	<u>\$436</u>
7	<u>Exhibits and Trade Shows, Operation</u>	<u>\$436</u>
8	<u>Explosives, Regulated Activities (includes Fireworks)</u>	<u>\$436</u>
9	<u>Fire Hydrants and Valves</u>	<u>\$436</u>
10	<u>Firefighter Air Systems, Maintenance</u>	<u>\$436</u>
11	<u>Floor Finishing</u>	<u>\$436</u>
12	<u>Flammable or Combustible Liquids, Regulated Activities</u>	<u>\$436</u>
13	<u>Fruit and Crop Ripening</u>	<u>\$436</u>
14	<u>Fumigation and Thermal Insecticidal Fogging</u>	<u>\$436</u>
15	<u>Hazardous Materials, Regulated Activities</u>	<u>\$436</u>
16	<u>Hazardous Production Material (HPM) Facilities</u>	<u>\$436</u>
17	<u>High-Piled Storage</u>	<u>\$436</u>
18	<u>Hot Work Operations, Regulated Activities</u>	<u>\$436</u>
19	<u>Indoor Cannabis Cultivation</u>	<u>\$436</u>

1	<u>Industrial Ovens</u>	<u>\$436</u>
2	<u>Liquid- or gas-fueled vehicles or equipment in assembly buildings</u>	<u>\$436</u>
3	<u>Liquefied Petroleum Gases (LPG), Regulated Activities</u>	<u>\$436</u>
4	<u>Lithium Batteries</u>	<u>\$436</u>
5	<u>Live Audience, Production Facility, Studio, Sound Stage</u>	<u>\$436</u>
6	<u>Lumberyards and Woodworking Plants</u>	<u>\$436</u>
7	<u>Magnesium Processing</u>	<u>\$436</u>
8	<u>Miscellaneous Combustible Storage</u>	<u>\$436</u>
9	<u>Mobile Food Preparation Vehicles</u>	<u>\$436</u>
10	<u>Mobile Fueling-Dispensing</u>	<u>\$436</u>
11	<u>Mobile Fueling Location (each)</u>	<u>\$436</u>
12	<u>Mobile Fueling of Hydrogen-Fueled Vehicles</u>	<u>\$436</u>
13	<u>Motor Fuel-Dispensing Facilities</u>	<u>\$436</u>
14	<u>Open Burning</u>	<u>\$436</u>
15	<u>Open Flame and Candles in Assembly Areas</u>	<u>\$436</u>
16	<u>Open Flame and Torches – Wildfire Risk Area</u>	<u>\$436</u>
17	<u>Organic Coating, Manufacturing</u>	<u>\$436</u>
18	<u>Outdoor Assembly Event</u>	<u>\$436</u>
19	<u>Place of Assembly</u>	<u>\$436</u>
20		
21		
22		
23		
24		
25		

<i>Place of Assembly – Permanent Occupancy for Non-Profit Group</i>	<u>\$0</u>
<i>Plant Extraction Systems</i>	<u>\$436</u>
<i>Private Fire Hydrant - Remove, Use, or Operate</i>	<u>\$436</u>
<i>Pyrotechnic Special Effects Material</i>	<u>\$436</u>
<i>Pyroxylin Plastics</i>	<u>\$436</u>
<i>Refrigeration Equipment</i>	<u>\$436</u>
<i>Repair Garages and Motor Fuel Dispensing Facilities</i>	<u>\$436</u>
<i>Rooftop Heliports</i>	<u>\$436</u>
<i>Spraying or dipping - Operational</i>	<u>\$436</u>
<i>Temporary Membrane Structures and Tents</i>	<u>\$436</u>
<i>Tire Rebuilding Plants</i>	<u>\$436</u>
<i>Waste Handling, Regulated Activities</i>	<u>\$436</u>

TABLE 108-B. – PLAN REVIEW FEES

<u>VALUATION</u>	<u>FEE</u>
<u>\$1.00 TO \$2,000</u>	<u>\$90.29 for the first \$1,000 plus \$86.9038 for each additional \$1,000 or fraction thereof, to and including \$2,000</u>
<u>\$2,001 TO \$50,000</u>	<u>\$179.21 for the first \$2,000 plus \$16.7832 for each additional \$1,000 or fraction thereof, to and including \$50,000</u>
<u>\$50,001 TO \$200,000</u>	<u>\$1,003.52 for the first \$50,000 plus \$6.7315 for each additional \$1,000 or fraction thereof, to and including \$200,000</u>
<u>\$200,001 TO \$500,000</u>	<u>\$2,037.26 for the first \$200,000 plus \$3.1393 for each additional \$1,000 or fraction thereof, to and including \$500,000</u>

<u>\$500,001 TO \$1,000,000</u>	<u>\$3,000.95 for the first \$500,000 plus \$2.0955 for each additional \$1,000 or fraction thereof, to and including \$1,000,000</u>
<u>\$1,000,001 TO \$5,000,000</u>	<u>\$4,072.99 for the first \$1,000,000 plus \$1.5931 for each additional \$1,000 or fraction thereof, to and including \$5,000,000</u>
<u>\$5,000,001</u>	<u>\$10,593.25 for the first \$5,000,000 plus \$0.8033 for each additional \$1,000 or fraction thereof</u>

NOTATION TO TABLE 108-B:

EVACUATION SIGNAGE: Plan review beyond thirty minutes will be assessed at an hourly
rate of \$153 per hour.

TABLE 108-C. – FIELD INSPECTION FEES (See notation for additional fees).

<u>VALUATION</u>		<u>FEE/INSP. TIME CREDIT</u>
<u>Over</u>	<u>Not More Than</u>	
<u>\$0</u>	<u>\$10,000</u>	<u>\$153 ONE HOUR</u>
<u>\$10,001</u>	<u>\$50,000</u>	<u>\$306 TWO HOURS</u>
<u>\$50,001</u>	<u>\$500,000</u>	<u>\$459 THREE HOURS</u>
<u>\$500,001</u>	<u>\$5,000,000</u>	<u>\$765 FIVE HOURS</u>
<u>\$5,000,001</u>	<u>\$10,000,000</u>	<u>\$1,530 TEN HOURS</u>
<u>\$10,000,001</u>	<u>\$25,000,000</u>	<u>\$3,060 TWENTY HOURS</u>
<u>\$25,000,000</u>		<u>\$4,590 THIRTY HOURS</u>

NOTATION TO TABLE 108-C:

<u>NEW FIRE ALARM SYSTEMS</u>	<u>\$306 TWO HOURS</u>
<u>NEW SPRINKLER SYSTEMS</u>	<u>\$459 THREE HOURS</u>
<u>NEW GASEOUS SUPPRESSION SYSTEMS</u>	<u>\$306 TWO HOURS</u>

This initial minimum inspection fee covers all inspections up to the hours specified above. If the inspections for the new system exceed the hours specified above, additional hourly fees will be assessed.

TABLE 108-D. – FILING FEES

<u>TYPE OF FILING</u>	<u>FEE</u>
<u>Record Of 5-Year Inspection & Testing Of Water-Based Automatic Extinguishing Systems</u>	<u>\$125</u>
<u>Record Of Annual Inspection & Testing Of Fire Alarm & Fire Detection Systems</u>	<u>\$75</u>

SECTION 110. - MAINTENANCE.

110.3.1 [For SF] Filing Records with Fire Code Official.

(a) The following records shall be filed with the Fire Department, in the form and format prescribed by the Fire Department:

(1) Records of all periodic five-year inspections of water-based automatic extinguishing systems, as required under California Code of Regulations, Title 19, Division 1, Section 904(a);

(2) Records of all annual inspections and testing of fire alarm and fire detection systems, as required under Section 907.8 of the Fire Code and NFPA 72.

1 **(b) The Fire Department may require that other records be filed with the Fire Department,**
2 **in the form and format prescribed by the Fire Department.**

3 **(c) The failure to file required records with the Fire Department shall constitute a violation**
4 **of the Fire Code, and may be subject to a notice of violation and other penalties under the standards**
5 **and according to the procedures set forth in Section 113 of the Fire Code, as may be amended from**
6 **time to time.**

7
8 **SECTION 111. – SERVICE UTILITIES.**

9 **The following San Francisco Fire Code section replaces the corresponding International Fire**
10 **Code section:**

11 **111.1. [For SF] Authority to Disconnect Service Utilities.**

12 **The fire code official may order disconnection of utility service to a building, structure, or**
13 **system in order to safely execute emergency operations or to eliminate an immediate hazard.**

14
15 **SECTION 112. – [DELETED].**

16 **Section 112 of the International Fire Code is deleted.**

17
18 **SECTION 113. – VIOLATIONS.**

19 **The following San Francisco Fire Code Section replaces the corresponding California Fire**
20 **Code Section:**

21 **113.1. [For SF] Unlawful Acts.**

22 **(a) It shall be unlawful for a person to erect, construct, enlarge, alter, repair, move,**
23 **improve, remove, convert, demolish, equip, charge, store, use, occupy, or maintain a building,**
24 **occupancy, premises, system, conveyance, battery, or vehicle, or any portion thereof, or cause the same**
25 **to be done, in violation of any of the provisions of this code.**

1 **(b) It shall be unlawful for a person to engage in any activity for which a permit is required**
2 **under this code without the required permit, or to engage in any activity in violation of conditions set in**
3 **a permit issued under this code.**

4
5 **The following San Francisco Fire Code Section replaces the corresponding California Fire**
6 **Code Section:**

7 **113.2. [For SF] Person Responsible.**

8 **(a) Except as provided in subsection (c), the person responsible for a violation that pertains**
9 **to a building, occupancy, premises, system, or vehicle is the owner of the building, occupancy,**
10 **premises, system, or vehicle.**

11 **(b) The person responsible for a violation that pertains to an activity conducted without a**
12 **permit required under this code or in violation of a permit issued under this code is the person**
13 **engaging in that activity, except that if the person engaging in the activity is the employee of a business**
14 **and is performing the activity in the course and scope of his or her employment, the owner of the**
15 **business is the person responsible.**

16 **(c) The person responsible for a violation of Section 108.6 or Section 1031.2 is the owner of**
17 **the business operating at the building or premises.**

18
19 **The following San Francisco Fire Code Section replaces the corresponding California Fire**
20 **Code Section:**

21 **113.3. [For SF] Remedies Available.**

22 **The fire code official may enforce the provisions of this code by: issuing a notice of violation**
23 **under Section 113.4; issuing an administrative citation under Section 113.5; or issuing criminal**
24 **penalties under Section 113.6.**

1 In addition to the above remedies or other remedies authorized by law, in cases where there is a
2 continuing or recurring fire hazard in a residential building with three or more dwelling units, the fire
3 code official may issue a Fire Life Safety Notice and Order that requires the owner of the building to do
4 one or more of the following to abate or mitigate the fire hazard: (1) install a new fire sprinkler system;
5 (2) improve an existing fire sprinkler system or upgrade it to current code requirements; (3) install a
6 new fire alarm and/or detection system; or (4) improve an existing fire alarm and/or detection system
7 or upgrade it to current code requirements. For purposes of this Section 113.3, a “fire hazard” is
8 defined in Section 102A.1 of the San Francisco Building Code.

9 The fire code official may exercise this authority in cases where the fire official has determined
10 that:

11 (a) Notwithstanding the Department’s issuance of two or more notices of violation under
12 Section 113.4 or administrative citations under Section 113.5, a fire hazard continues to exist or recurs
13 after abatement in a residential building of three or more units; and

14 (b) While the cited code violations have not risen to the level of an imminent hazard, they
15 are so extensive and of such a nature (including but not limited to a nonworking fire alarm or sprinkler
16 system, a broken or deteriorated fire escape or egress system, or locked or permanently blocked exits)
17 that the health and safety of the residents and/or the general public is substantially endangered; and

18 (c) The property owner has failed to abate or mitigate the violations in a timely way in
19 accordance with an order issued pursuant to Section 113.4.3(g) of this Code.

20 Each notice of violation or administrative citation for a fire hazard issued pursuant to Sections
21 113.4 or 113.5 shall provide information about the Fire Life Safety Notice and Order and the
22 consequences for not abating fire safety violations within the specified compliance period. In addition,
23 prior to issuance of a Fire Life Safety Notice and Order, the fire code official shall send a letter by
24 regular and certified mail to the building owner at the address listed with the Assessor-Recorder’s
25 Office and to the persons or entities listed in subsection (b) below informing them that because the

1 building has been cited with two or more notices of violation for a fire hazard under Section 113.4 or
2 administrative citations under Section 113.5 of this Code, the owner is a potential recipient of a Fire
3 Life Safety Notice and Order.

4 All the notice and hearing procedures set forth in Section 113.4.3 shall apply to a Fire Life
5 Safety Notice and Order, except as that procedure may be modified below.

6 (a) The Fire Life Safety Notice and Order shall:

7 (1) Be signed by the fire code official

8 (2) Set forth the street address of the building and a description of the building or
9 property sufficient for identification;

10 (3) Identify each code violation that the fire code official has determined is a fire
11 hazard substantially endangering the health and safety of the residents and/or the general public;

12 (4) Specify the fire safety installation, improvement, and/or upgrades required; and

13 (5) Contain time frames required for compliance with the order.

14 (b) The fire code official shall serve the Fire Life Safety Notice and Order by certified mail
15 on the building owner(s) at the address listed with the Assessor-Recorder's Office. A copy shall also be
16 sent by certified mail to:

17 (1) The person, if any, in real or apparent charge and control of the premises
18 involved;

19 (2) The holder of any mortgage, deed of trust, lien, or encumbrance of record; and

20 (3) The owner or holder of any other estate or interest in the building or property, or
21 the land on which it is located.

22 (c) The fire code official shall post a copy of the Fire Life Safety Notice and Order in a
23 conspicuous place on the subject property and either mail or deliver a copy to the resident(s) of each
24 unit on the subject property.

1 (d) Unless the building owner demonstrates to the fire code official's satisfaction that the
2 owner has made substantial progress in complying with the Fire Life Safety Notice and Order, if the
3 building owner has not complied with said Notice and Order according to the required time frames the
4 fire code official shall schedule an administrative hearing to be held no later than 14 days after the
5 compliance deadline.

6 (e) If an Administrative Hearing is held, the fire code official shall attend the hearing,
7 which shall be conducted by a designated Hearing Officer. A written decision signed by the fire code
8 official shall be issued no later than 30 days after the hearing.

9 (f) A copy of the fire code official's written decision shall be recorded in the Assessor-
10 Recorder's Office.

11 (g) The fire code official shall refer the case to the City Attorney for its review and possible
12 action within 90 days after recording said Notice and Order.

13
14 The following San Francisco Fire Code Section replaces the corresponding California Fire
15 Code Section:

16 **113.4 [For SF] Notice of Violation.**

17 (a) When the fire code official finds a building, occupancy, premises, system, or vehicle, or
18 any portion thereof, that is in violation of this code, the fire code official shall, within 15 days, prepare
19 a written notice of violation, which shall identify the code sections violated, describe the violation, and,
20 where applicable, require correction of the violation. The notice of violation shall also set forth the
21 penalties, fees, and costs for the violation. The notice of violation shall also identify the violation as a
22 priority complaint, for violations presenting immediate life safety issues, or a standard complaint, for
23 all other violations. When correction is not immediate, the notice of violation shall specify a time for
24 compliance and re-inspection.

1 **(b) When the fire code official finds a person performing any activity requiring a permit**
2 **under this code without the required permit, or conducting an activity in violation of conditions set in a**
3 **permit issued under this code, the fire code official may prepare a written notice of violation, which**
4 **shall identify the code sections violated and describe the violation. The notice of violation shall also**
5 **set forth the penalties, fees, and costs for the violation. The notice of violation shall also identify the**
6 **violation as a priority complaint, for violations presenting immediate life safety issues, or a standard**
7 **complaint, for all other violations. In addition, the fire code official may issue a stop work order under**
8 **Section 114, requiring the person to immediately cease performing the activity.**

9
10 **The following San Francisco Fire Code Section replaces the corresponding California Fire**
11 **Code Section:**

12 **113.4.1. [For SF] Service of Notice of Violation.**

13 **(a) When a notice of violation pertains to a specific building, occupancy, premises, system,**
14 **or vehicle, the fire code official shall mail a copy of the notice of violation to the owner of the building,**
15 **occupancy, premises, system, or vehicle by regular U.S. Mail. The fire code official shall post the**
16 **notice of violation in a conspicuous place on the subject property.**

17 **(b) When a notice of violation pertains to a person engaged in an activity for which a permit**
18 **is required without the required permit, or in violation of a permit issued under this code is the person**
19 **engaging in that activity, the fire code official shall serve the notice of violation upon the person**
20 **responsible for the activity as follows: by personal service, by regular U.S. Mail and certified mail, or**
21 **by leaving it with a person of responsibility at site of the activity. The fire code official shall post the**
22 **notice of violation in a conspicuous place on the subject property.**

23 **(c) Service by certified or registered mail is effective on the date of mailing if the certified**
24 **or registered letter is mailed, postage prepaid, return receipt requested, to the person responsible at**
25 **that person's current address as listed with the Assessor's Office. If the Assessor's Office records do**

1 not include an address for a person entitled to notice, then the fire code official shall serve that person
2 by mailing the letter to the address of the building, occupancy, premises, or system involved in the
3 proceedings.

4
5 **113.4.2. Re-Inspection Fee.**

6 When the fire code official issues a notice of violation and sets a date for compliance and re-
7 inspection to certify compliance with code requirements, the fire code official shall charge a \$288
8 violation re-inspection fee for each re-inspection and the person responsible shall pay that fee.

9
10 **113.4.3. Hearing on Notice of Violation.**

11 (a) If the person responsible to correct a violation identified as a priority complaint fails to
12 do so within the time period specified in the notice of violation, the fire code official shall set the matter
13 for hearing, to be heard within 60 days of the deadline. If the person responsible to correct any other
14 violation fails to do so within the time period specified in the notice of violation, the fire code official
15 shall set the matter for hearing, to be heard within 180 days of the deadline.

16 (b) Notice of hearing. If the fire code official determines to set the matter for hearing, the
17 fire code official shall serve a notice of hearing that provides at least 10-day notice of the hearing. The
18 notice shall include the following information: (1) the street address of the building, occupancy,
19 premises, or system that is in violation of the code, or the date and location of any activity conducted
20 without a required permit or in violation of permit conditions; (2) the date, hour and place of the
21 hearing; (3) a statement that the hearing is an opportunity for all interested parties to appear before
22 the fire code official to show cause why the fire code official should not order the building, occupancy,
23 premises, or system repaired or altered to be brought into compliance with code, or vacated or
24 demolished, or require a permit or compliance with permit requirements; (4) a warning that describes
25

1 the penalties for violation as set forth in subsection (k) below and Section 113.4.4; and (5) a copy of the
2 notice of violation.

3 (c) Service of hearing notice. The fire code official shall serve the notice of hearing on each
4 of the following persons: (1) the person, if any, in real or apparent charge and control of the building,
5 occupancy, premises, or system, or responsible for any activity; (2) the owner of record of any
6 building, occupancy, premises, or system, or where an activity occurred; (3) the holder of any
7 mortgage, deed of trust, lien or encumbrance of record; (4) the owner or holder of any recorded lease;
8 and (5) the holder of any other recorded estate or interest in the building, occupancy, premises, or
9 system, or the land upon which it is located. The fire code official shall include an affidavit or
10 declaration under penalty of perjury, certifying to the time and manner in which the notice was served.
11 The fire code official shall serve the notice of hearing as follows: by personal service; or by regular
12 U.S. Mail and certified or registered mail. Service by certified or registered mail is effective on the
13 date of mailing if the certified or registered letter is mailed, postage prepaid, return receipt requested,
14 to each person entitled to notice as that person's address appears on the last annual tax roll of the
15 county or at the address to which the Tax Collector mailed the most recent real property tax bill for the
16 building, occupancy, premises, or system. If the annual tax roll or the Tax Collector records do not
17 include an address for a particular person entitled to notice, then the fire code official shall serve the
18 notice to that person at the address of the building, occupancy, premises, or system involved in the
19 proceedings. The failure of any owner or other person to receive a notice of hearing shall not affect in
20 any manner the validity of any proceeding taken or order issued under this section.

21 (d) Posting of notice. The fire code official shall ensure that a copy of the notice of hearing
22 and notice of violation is posted in a conspicuous place on the building or property, and at the location
23 of the hearing. The notice shall be posted at both locations at least 10 days before the date set for the
24 hearing.

25 (e) [Reserved].

1 (f) Hearing. The fire code official or designee shall conduct a public hearing on the matter,
2 at the date, time and location specified in the notice of hearing. The fire code official or designee may
3 continue the hearing for good cause, except that any continuance shall not exceed 30 days, and only
4 one continuance is allowed. Subject to any procedures prescribed by the fire code official for the
5 orderly conduct of the hearing, the fire code official may permit persons with an interest in the
6 building, occupancy, premises, or system, or with knowledge of facts material to the allegations of the
7 notice of violation, to present evidence for the fire code official to consider. The fire code official shall
8 promulgate procedures for implementation of the hearing.

9 (g) Decision and order. The fire code official shall give full and fair consideration to the
10 evidence received at the hearing, and within 30 days of the conclusion of the hearing, shall issue a
11 written decision either: (1) finding no violation and issuing an Order of Rescission that withdraws the
12 notice of violation and dismisses the proceedings; or (2) finding that the building, occupancy, premises,
13 or system, or any portion thereof, is in violation of this code and issuing an Order to Abate. The order
14 shall state that the person responsible take action as ordered by the fire code official to bring the
15 building, occupancy, premises, or system into compliance with this code. The order may also include
16 an Order to Vacate directing the building, occupancy, or premises be vacated pending compliance with
17 the requirements of this code.

18 Any Order to Abate a violation of this code or an Order to Vacate a building, occupancy or
19 premises shall include the following: the street address of the building, occupancy, premises, or system;
20 findings and conclusions about the specifics of the violations and the code section violated; a statement
21 of work the person responsible must perform to remedy the violation and, if applicable, an order to
22 vacate; and time requirements for compliance with the order. The fire code official shall require the
23 person responsible to commence work required under the order within not more than 30 days from the
24 date of the decision, and shall set a reasonable period of time, not to exceed six months from
25 commencement, for the person responsible to complete the required work.

1 (h) Service of, posting, and recording decision. The fire code official shall serve the
2 decision and order on the persons and in the manner specified in subsection (c) above. The fire code
3 official shall post the decision and order in the manner specified in subsection (d) above. The fire code
4 official shall record the decision and order in the Assessor-Recorder's Office.

5 (i) Extension. The person responsible may submit a written application to extend the date
6 to commence work required under the decision and order or to extend the date to complete required
7 work. The fire code official may grant a request to extend the time to commence or to complete work,
8 for good cause shown, only where there is no imminent risk to life or property, and for a time not to
9 exceed 90 days.

10 (j) Compliance, Order of Compliance. When the fire code official determines that the
11 person responsible has completed all work required under the order, and that the building, occupancy,
12 premises, or system complies with the requirements of this code, the fire code official shall issue an
13 Order of Compliance, acknowledging that the person responsible has complied with the original order.
14 The fire code official shall serve and post the Order of Compliance, and file it in the Assessor-
15 Recorder's Office after all associated fees, fines, and penalties have been paid.

16 (k) Penalties for disregarding order. Any person responsible who fails to comply with an
17 Order to Abate under this section shall be guilty of an infraction as set forth in Section 113.6. Any
18 person who removes any notice or order posted as required in this section shall be guilty of an
19 infraction as provided in Section 113.6.

20 Any person in possession who fails to comply with an Order to Vacate shall be guilty of a
21 misdemeanor as provided in Section 113.6.

22 All Orders to Abate and Orders to Vacate filed at the Assessor-Recorder's Office shall be
23 referred to the City Attorney's Office (CAT) for civil action within 30 days after recording if work to
24 correct the violation has not commenced, or if the fire code official determines that the work to abate
25 the violation has not progressed.

1 **113.4.3.1. Administrative Hearing Referral Fee.**

2 When the owner of the building, occupancy, premises, system, or vehicle fails to abate a
3 violation by the compliance date and the fire code official refers the matter for hearing, the department
4 shall charge a \$153 administrative hearing referral fee for the processing of the Notice of
5 Administrative Hearing as per Section 113.4.3 (a)(b)(c) and the person responsible shall pay that fee.
6

7 **113.4.3.2. Administrative Hearing Fee.**

8 When the owner of the building, occupancy, premises, system, or vehicle fails to abate a
9 violation and the fire code official refers the matter for hearing and sets a date for the violation to be
10 heard before a hearing officer, the fire code official shall charge a \$432 administrative hearing fee for
11 each Administrative Hearing where the violation is heard and the person responsible shall pay that fee.
12

13 **113.4.3.3. Administrative Hearing Re-Inspection Fee.**

14 When the hearing officer sets a date for violations to be corrected and verify compliance with
15 code requirements, the fire code official shall charge a \$153 violation re-inspection fee for each re-
16 inspection and the person responsible shall pay that fee.
17

18 **113.4.3.4. Allocation of Administrative Hearing Fees.**

19 All administrative hearing and reinspection fees, including late payment fees, shall be payable
20 to the Fire Department and upon receipt by the Department, these associated revenues shall be
21 deposited in a designated Bureau of Fire Prevention project account to support expenditures related to
22 community outreach, internal fire prevention personnel training, and other fire safety education and
23 prevention programs.
24
25

1 **113.4.4. Civil Action and Penalties.**

2 *Any person violating this code, or who violates, disobeys, omits, neglects or refuses to comply*
3 *with any notice of violation or decision and order under this code, shall be liable for a civil penalty of*
4 *up to \$1,000 for each day the violation is committed or permitted to continue, in addition to attorney's*
5 *fees and costs, which penalty shall be assessed and recovered in a civil action brought by the City and*
6 *County of San Francisco in any court of competent jurisdiction. In assessing the amount of the civil*
7 *penalty, the court shall consider any one or more of the relevant circumstances presented by any of the*
8 *parties to the case, including but not limited to, the following: the nature and seriousness of the*
9 *misconduct, the number of violations, the persistence of the misconduct, the length of time over which*
10 *the misconduct occurred, the willfulness of the defendant's misconduct, and the defendant's assets,*
11 *liabilities and net worth. Any penalties imposed pursuant to this section shall be paid to the City other*
12 *remedies provided by law. No provision in this section shall preclude prosecution of actions for*
13 *criminal penalties concurrently, sequentially, or individually.*

14
15 **113.4.4.1. Allocation of Civil Penalty Fines.**

16 *All fines and late payment fees shall be payable to the Fire Department and upon receipt by the*
17 *Department, these associated revenues shall be deposited in a designated Bureau of Fire Prevention*
18 *project account to support expenditures related to community outreach, internal fire prevention*
19 *personnel training, and other fire safety education and prevention programs.*

20
21 **113.4.5. Presumption of Noncompliance.**

22 *Notwithstanding any other provision of this code, any person served with a notice of violation*
23 *that sets a date to correct the violations shall be presumed, in civil proceedings, to have failed to*
24 *comply with that notice of violation if the date to correct the violation has passed without correction of*
25 *the violation.*

1 **113.5. Administrative Citations.**

2 *Violations of this code may be punishable by administrative citation. Chapter 100 of the San*
3 *Francisco Administrative Code is herein incorporated in its entirety and shall govern the amount of*
4 *fees and the procedure for imposition, enforcement, collection and administrative review of*
5 *administrative citations under this section, except that the amount of the penalties for the code sections*
6 *set in Section 113.5.2 shall be the amount specified in that section, and all fines shall be allocated as*
7 *specified in Section 113.5.3.*

8
9 **113.5.1 City Employees Who May Issue Administrative Citations.**

10 *The City employees specified in Section 113.7 may issue administrative citations for any*
11 *violation of this code.*

12
13 **113.5.2. Fines for Administrative Citations for Specific Code Violations.**

14 *The fine for violation of Sections 105.1.1, 110.6, 114.4, 901.8 and 1032.2 shall be \$1000.*

15
16 **113.5.3. Allocation of Administrative Citation Fines.**

17 *All administrative citation fines and late payment fees shall be payable to the Fire Department*
18 *and upon receipt by the Department, these associated revenues shall be deposited in a designated*
19 *Bureau of Fire Prevention project account to support expenditures related to community outreach,*
20 *internal fire prevention personnel training, and other fire safety education and prevention programs.*

21
22 **113.6. Criminal Penalties.**

23 *Pursuant to California Government Code Section 36900, any person who violates, disobeys,*
24 *omits, neglects, or refuses to comply with any of the provisions of this code or any lawful order issued*
25 *under this code shall be guilty of an infraction or a misdemeanor. The fire code official shall*

1 determine, and the citation shall specify, whether the violation charged is a misdemeanor or an
2 infraction.

3 If charged as an infraction of a city building or safety code, the penalty shall be 1) a fine not to
4 exceed \$130 for a first violation, 2) not to exceed \$700 for a second violation of the same section or
5 subsection within one year of the date of the first violation, and 3a) not to exceed \$1,300 for each
6 additional violation of the same section or subsection within one year of the date of the first violation,
7 or 3b) a fine not exceeding \$2,500 for each additional violation of the same ordinance within two years
8 of the first violation if the property is a commercial property that has an existing building at the time of
9 the violation and the violation is due to failure by the owner to remove visible refuse or failure to
10 prohibit unauthorized use of the property.

11 If charged as a misdemeanor, the penalty shall be a fine of not less than \$500, or more than
12 \$1,000, or imprisonment in the county jail not exceeding six (6) months, or both a fine and
13 imprisonment, no part of which may be suspended. Every day such violation, disobedience, omission,
14 neglect or refusal continues is a new offense. Any person engaging in any work in violation of the
15 provisions of this code, and any person having charge of such work who permits it to be done, shall be
16 liable for the penalty provided.

18 **113.6.1. Allocation of Criminal Penalty Fines.**

19 All criminal penalty fines, including late payment fees, shall be payable to the Fire Department
20 and upon receipt by the Department, these associated revenues shall be deposited in a designated
21 Bureau of Fire Prevention project account to support expenditures related to community outreach,
22 internal fire prevention personnel training, and other fire safety education and prevention programs.

113.7. Designated Officers and Employees.

Pursuant to California Penal Code Section 836.5, the classes of officers or employees of the City and County of San Francisco listed below are empowered to enforce all provisions of this code against violations as a misdemeanor or infraction by exercising arrest and citation authority:

<u>Classification No.</u>	<u>Class Title</u>
<u>H-51</u>	<u>Assistant Deputy Chief II</u>
<u>H-50</u>	<u>Assistant Chief</u>
<u>H-42</u>	<u>Assistant Fire Marshal</u>
<u>H-40</u>	<u>Battalion Chief</u>
<u>H-32</u>	<u>Captain Division of Fire Prevention and Investigation</u>
<u>H-30</u>	<u>Captain</u>
<u>H-24</u>	<u>Lieutenant Bureau of Fire Investigation</u>
<u>H-22</u>	<u>Lieutenant Bureau of Fire Prevention</u>
<u>H-20</u>	<u>Lieutenant</u>
<u>H-10</u>	<u>Chief's Aide</u>
<u>H-6</u>	<u>Investigator</u>
<u>H-4</u>	<u>Fire Inspector</u>
<u>6281</u>	<u>Fire Safety Inspector II</u>

113.8. Civil Action to Recover Costs.

Under California Health and Safety Code Section 13009, any person who negligently, or in violation of the law, sets a fire, allows a fire to be set, or allows a fire kindled or attended by him or her

1 to escape onto any public or private property is liable for the fire suppression costs incurred in fighting
2 the fire and for the cost of providing rescue or emergency medical services, and those costs shall be
3 charged against that person. The City and County of San Francisco may initiate a civil action in any
4 court of competent jurisdiction to recover all amounts authorized under Health and Safety Code
5 Section 13009 and Section 13009.1. Any amounts recovered shall be paid to the City Treasurer and
6 credited to the Fire Department.

7
8 **113.9. Remedies are Non-Exclusive.**

9 Notwithstanding the provisions of Sections 113.1 through 113.8, the City may institute civil
10 proceedings for injunctive and monetary relief, including civil penalties, against any person for
11 violations of the Fire Code under any circumstances, without regard to whether a complaint has been
12 filed or the fire official has issued a notice of violation under Section 113.4 or an order to correct
13 under Section 113.4.3(g).

14
15 **SECTION 114. – STOP WORK ORDER.**

16
17 The following San Francisco Fire Code section replaces the corresponding California Fire
18 Code section:

19 **114.4. [For SF] Failure to Comply.**

20 Any person who continues any work after having been served with a stop work order, except
21 such work as that person is directed to perform to remove a violation or unsafe condition, shall be in
22 violation of this code.

23
24 **SECTION 116. – FEE COLLECTION.**

25 **116.1. Collection of Fees.**

1 For services that are conducted before the collection of fees, the Department shall proceed in
2 accordance with this section.

3
4 **116.1.1. First Notice.**

5 When fees are due under Sections 108.7, 108.8, 108.9, 108.13, or 108.14, the Department shall
6 send the responsible person a notice of payment due.

7
8 **116.1.2. Second Notice.**

9 If the Fire Department does not receive full payment within 60 days after it sent a notice of
10 payment due pursuant to Section 116.1.1, the Department shall send a second notice of payment due to
11 the responsible person. That written notice shall state that the responsible person is liable for the
12 payment of the fee indicated on the notice and provide notice that if payment of the Fire Department
13 does not receive the fee within 30 days of the mailing date of the second notice, a penalty of 10 percent
14 plus interest at the rate of one percent per month on the outstanding balance shall be added to the fee
15 indicated on the notice from the date that notice of payment due was sent under Section 108.

16
17 **116.1.3. Report to Bureau of Delinquent Revenue Collection.**

18 If the Department does not receive payment within 30 days following mailing of the second
19 notice, the Department may report all accounts receivable over \$300 to the Bureau of Delinquent
20 Revenue Collection in accordance with San Francisco Administrative Code, Chapter 10, Article V.
21 Accounts receivable under \$300 shall be administered in accordance with Administrative Code Section
22 10.41-1.

23
24 **CHAPTER 2. – DEFINITIONS.**

25 **SECTION 202. - GENERAL DEFINITIONS.**

1 The following San Francisco Fire Code definition replaces the corresponding California Fire
2 Code definitions in Section 202:

3 **[For SF] CRITICAL AREAS.**

4 Areas that are designated for the highest level of emergency responder radio coverage
5 including but not limited to areas such as exit stairs, exit passageways, elevators, elevator lobbies, fire
6 protection equipment room and control valve locations, and fire command centers.

7
8 **[For SF] STANDPIPE SYSTEM, CLASSES OF.**

9 A standpipe system is a wet system of piping, valves, outlets and related equipment designed to
10 provide water at specified pressures and installed exclusively for the fighting of fires, including the
11 following:

12 Class I is a standpipe system equipped with 3-inch (76.2 mm) outlets.

13 Class II is a standpipe system directly connected to a water supply and equipped with 1½-inch
14 (38.1 mm) outlets and hose.

15 Class III is a standpipe system directly connected to a water supply and equipped with 3- inch
16 (76.2 mm) outlets or 3-inch (76.2 mm) and 1½-inch (38.1 mm) outlets when a 1½-inch (38.1 mm) hose
17 is required. Hose connections for Class III systems may be made through 3-inch (76.2 mm) hose valves
18 with easily removable 3-inch by 10-inch (76.2 mm by 38.1 mm) reducers.

19
20 The following the San Francisco Fire Code definition adds to the corresponding California Fire
21 Code definitions in Section 202:

22 **[For SF] BATTERY CABINET.**

23 A cabinet that is designed for the purpose of storage and/or charging of lithium-ion battery
24 packs or other removable lithium-ion storage batteries that has demonstrated the ability to prevent
25 thermal propagation from a battery pack or a removable storage battery to other adjacent battery

1 packs or removable storage batteries, and has passed testing by an accredited laboratory, or has
2 otherwise been approved by the Fire Department.

3
4 **[For SF] POWERED MOBILITY DEVICE.**

5 A conveyance with the primary purpose of carrying people and is capable of transporting one
6 or more persons powered by a lithium-ion battery; which includes, but is not limited to, a motorized or
7 powered scooter, an electric bicycle, an electric skateboard, an electric hoverboard, or light electric
8 vehicle (LEV). Notwithstanding the previous sentence, Powered Mobility Device does not include
9 wheelchairs or other mobility devices designed for use by persons with disabilities, or any vehicle
10 capable of being registered with the California Department of Motor Vehicles.

11
12 **[For SF] SAFETY-CERTIFIED POWERED MOBILITY DEVICE.**

13 A Powered Mobility Device for which the Powered Mobility Device, or its electrical system, has
14 been certified for compliance with:

15 (1) Underwriters Laboratories (UL) standards UL 2849 or UL 2272;

16 (2) European (EN) standards EN 15194 or EN 17128; or

17 (3) Other safety standards of an accredited laboratory, approved by the Fire Department.

18
19 **CHAPTER 3. – GENERAL PRECAUTIONS AGAINST FIRE.**

20 **SECTION 308. – OPEN FLAMES.**

21 The following San Francisco Fire Code section replaces the corresponding International Fire
22 Code section:

23
24 **308.1.3. [For SF] Torches for Removing Paint.**

25 The use of torches or other flame-producing devices to remove paint is prohibited.

The following San Francisco Fire Code section replaces the corresponding International Fire

Code section:

308.1.6.2. [For SF] Portable Fueled Open-Flame Devices.

Portable open-flame devices fueled by flammable or combustible gases or liquids shall be enclosed or installed in such a manner as to prevent the flame from contacting combustible material.

Exceptions:

1. LP-gas-fueled devices used for sweating pipe joints in accordance with Chapter 61.

2. Hot work and cutting and welding operations in accordance with Chapter 35.

3. Candles and open-flame decorative devices in accordance with Section 308.3.

308.2. Permit Required

Section 308.2 of the International Fire Code is deleted.

SECTION 316. – HAZARDS TO FIREFIGHTERS.

316.7. Barbed or Razor Wire.

Barbed or razor wire shall not be on or attached to any fire escape, dry standpipe or other fire extinguishing facility, fence, parapet, roof surface, or any other place on a building or structure where it might hinder or obstruct firefighters in performing their duties. Where barbed or razor wire is on or attached to any location, structure or surface specified in this section, it shall be removed.

***Exception:** Barbed or razor wire may be installed on fences provided it does not obstruct or hinder egress, rescue operations, or access to hazardous areas, as determined by the fire code official, in the event of fire or other emergency.*

1 **316.8. Signage for Buildings with Certain Types of Construction.**

2 *If a building has roofs or floors of composite wood joist or truss construction, the owner shall*
3 *post a sign specifying this type of construction. The sign shall be located adjacent to the main entrance*
4 *door or in a location(s) as required by the fire code official. The sign shall comply with San Francisco*
5 *Fire Department Administrative Bulletin 5.05.*

6
7 **SECTION 324. – COMPACT MOBILE FOOD OPERATION.**

8 **324.1. General.**

9 *Mobile food vendor carts that are equipped with appliances that produce heat to prepare or*
10 *warm food with the use of charcoal, LP-Gas, butane, or any other flammable liquid, solid, or gas, shall*
11 *comply with this section.*

12
13 **324.2. Permit Required.**

14 *Permits shall be required as set forth in Section 105.5.*

15
16 **324.3. Fire Extinguisher.**

17 *Portable fire extinguishers shall be provided in accordance with Section 906.*

18
19 **324.4. Appliance Connection to Fuel Supply.**

20 *Gas cooking appliances shall be secured in place when connected to a fuel supply. The*
21 *appliance installed shall be configured in accordance with the manufacturer's installation instructions.*
22 *Movement of cooking appliances shall be limited by restraining devices.*

1 **324.5. LP-Gas Systems.**

2 *Where LP-Gas provides fuel for cooking appliances, such systems shall comply with Chapter 61*
3 *and Sections 324.5.1 through 324.5.4.*

4
5 **324.5.1. Maximum Aggregate volume of LP-Gas.**

6 *The maximum aggregate capacity of LP-Gas containers, both transported on the food*
7 *preparation cart and used to fuel the cooking appliances, shall not exceed 20 pounds.*

8
9 **324.5.2. Protection of Containers.**

10 *LP-Gas containers installed on the exterior or the interior of the cart shall be securely mounted*
11 *and restrained to prevent movement.*

12
13 **324.5.3. LP-Gas Container Construction.**

14 *LP-Gas containers shall be manufactured in compliance with the requirements of NFPA 58.*

15
16 **324.5.4. LP-Gas shutoffs.**

17 *LP-Gas appliances shall have the manufacturers' appliance control knobs in place per the*
18 *installation instructions.*

19
20 **324.6. Butane Fuel Canister Systems.**

21 *Where butane gas provides fuel for cooking appliances, such systems shall comply with Sections*
22 *324.6.1 through 324.6.4.*

1 **324.6.1. Maximum Aggregate Volume of Butane Fuel.**

2 *The maximum aggregate capacity of butane canisters on each food preparation cart, including*
3 *those canisters stored and those used to fuel the cooking appliance, shall not exceed one (1) pound or*
4 *two (2) canisters.*

6 **324.6.2. Protection of Butane Fuel Canisters.**

7 *Butane canisters installed on the interior of the vendor cart shall be mounted in a manner to*
8 *prevent the overheating of each canister and the associated appliance.*

10 **324.6.3. Butane Fuel Canister for Appliance.**

11 *Each butane fuel canister shall be listed for use with the cooking appliance of the same*
12 *manufacturer.*

14 **324.6.4. Butane Fuel Appliance Shutoffs.**

15 *Butane fuel appliances shall have the manufacturers' appliance control knobs installed and*
16 *easily accessible to immediately shut off the fuel per the manufacturer's instructions.*

18 **SECTION 325. – LITHIUM-ION BATTERIES USED IN POWERED MOBILITY**
19 **DEVICES.**

20 **325.1. Definitions.**

21 *For purposes of this Section 325, the following definitions apply:*

22 *"Powered Mobility Device" means a conveyance with the primary purpose of carrying people*
23 *and is capable of transporting one or more persons powered by a lithium-ion battery; which includes,*
24 *but is not limited to, a motorized or powered scooter, an electric bicycle, an electric skateboard, an*
25 *electric hoverboard, or light electric vehicle (LEV). Notwithstanding the previous sentence, Powered*

1 Mobility Device does not include wheelchairs or other mobility devices designed for use by persons
2 with disabilities, or any vehicle capable of being registered with the California Department of Motor
3 Vehicles.

4 “**Battery Cabinet**” means a cabinet that is designed for the purpose of storage and/or charging
5 of lithium-ion battery packs or other removable lithium-ion storage batteries that has demonstrated the
6 ability to prevent thermal propagation from a battery pack or a removable storage battery to other
7 adjacent battery packs or removable storage batteries, and has passed testing by an accredited
8 laboratory, or has otherwise been approved by the Fire Department.

9 “**Safety-Certified Powered Mobility Device**” means a Powered Mobility Device for which the
10 Powered Mobility Device, or its electrical system, has been certified for compliance with:

11 (1) Underwriters Laboratories (UL) standards UL 2849 or UL 2272;

12 (2) European (EN) standards EN 15194 or EN 17128; or

13 (3) Other safety standards of an accredited laboratory, approved by the Fire Department.

14
15 **325.2. General Requirement.**

16 The use, sale, transfer, charging, and storage of lithium-ion batteries used in Powered Mobility
17 Devices shall comply with Section 325.

18
19 **325.3. Powered Mobility Devices.**

20 Powered Mobility Devices using a storage, charging, or repair facility, including any storage
21 or charging area in a Group B, R-1, R-2, R-3, F, S, or M occupancy, that is designed, installed,
22 operated, and maintained in accordance with the Building and Electrical Codes, shall comply with
23 Sections 325.4 through 325.7.

1 **Exceptions:**

2 (a) Storage and charging in a Group R-3 occupancy where each Powered Mobility Device
3 is a Safety-Certified Powered Mobility Device.

4 (b) Storage and charging, or within a single dwelling unit, garage, or storage area in a
5 Group R-2 occupancy, of not more than four Powered Mobility Devices, provided that such Powered
6 Mobility Devices are for the personal use of a person occupying the unit, and where each Powered
7 Mobility Device is a Safety-Certified Powered Mobility Device.

8
9 **325.4. Battery Chargers.**

10 Powered Mobility Devices shall be charged in accordance with the manufacturer's instructions
11 and the applicable listing standard using the original equipment, manufacturer-supplied charging
12 equipment, or other charging equipment suitable for the purpose, that is designed in accordance with
13 applicable federal, state, and any other applicable laws, rules, and regulations, and listed:

14 (a) Pursuant to either UL 1564, UL1310, UL1012, or other approved listing from an
15 accredited laboratory, approved by the Fire Department; or

16 (b) For use with the Powered Mobility Device in accordance with UL 2271, UL 2272, UL
17 2849, or other approved listing from an accredited laboratory, approved by the Fire Department.

18
19 **325.5. Battery Inspection; Damaged Batteries.**

20 A lithium-ion battery used in a Powered Mobility Device shall be inspected for cracks,
21 punctures, leaking contents, or other damage prior to charging or re-charging if the battery was
22 dropped, involved in a collision, or otherwise subjected to a potential mechanism of damage.

23 Damaged lithium- ion batteries shall not be used in Powered Mobility Devices. Damaged lithium-ion
24 batteries and lithium- ion batteries at the end of their usable life shall be promptly and lawfully
25 disposed of.

1 **325.6. Battery Charging Areas.**

2 Powered Mobility Devices and lithium-ion batteries used in such devices shall be charged in a
3 suitable indoor room or area, or outdoor location, that, in either location:

4 (a) Has sufficient natural or mechanical ventilation in accordance with the Mechanical
5 Code to prevent the accumulation of any flammable or other gases that may be discharged during
6 normal charging operations;

7 (b) For the charging of Powered Mobility Devices with attached or enclosed batteries, has
8 an adequate electrical supply and a sufficient number of electrical receptacles to allow each device to
9 be directly connected to an electrical receptacle. Extension cords and power strips shall not be used.
10 A minimum of 3 feet (914 mm) shall be maintained between each Powered Mobility Device during
11 charging operations. Subject to the approval of the Fire Department, the minimum 3 feet (914 mm)
12 separation distance while charging multiple Powered Mobility Devices may be reduced to a minimum
13 of 6 inches (152mm) if the Powered Mobility Device is UL 2272 listed, contains a UL 2271 listed
14 battery tested and certified by an accredited laboratory, and such battery is contained in a completely
15 enclosed non-combustible compartment within the Powered Mobility Device that has been tested and
16 certified by an accredited laboratory;

17 (c) For the charging of detached battery packs or other removable storage batteries, has an
18 adequate electrical supply and a sufficient number of electrical receptacles to allow the charging
19 equipment for battery packs and other removable storage batteries to be directly connected to an
20 electrical receptacle. Extension cords and power strips shall not be used. Battery packs and other
21 removable storage batteries shall not be stacked or charged in an enclosed cabinet unless the cabinet is
22 a Battery Cabinet approved by the Fire Department. Except as otherwise approved by the Fire
23 Department, a minimum distance of 2 feet (610 mm) shall be maintained between each battery pack or
24 other removable storage battery during charging operations, provided that the aggregate energy
25 capacity of battery packs or other removable storage batteries that can be simultaneously charged in a

1 single Fire Area does not exceed 20 kWh. A minimum distance of 3 feet (914 mm) shall be maintained
2 between each battery pack or other removable storage battery during charging operations if the
3 aggregate energy capacity exceeds 20 kWh. The aggregate energy capacity of battery packs or other
4 removable batteries that can be simultaneously charged in a single fire area shall not exceed 50 kWh.
5 The minimum separation distance requirements of this subsection (c) shall not apply to battery packs or
6 other removable storage batteries during storage or charging within a Battery Cabinet. Each
7 approved Battery Cabinet shall be considered a single Fire Area with an aggregate energy capacity not
8 exceeding 50kWh;

9 (d) Is not used for the storage of flammable or combustible liquids, combustible waste, or
10 hazardous materials;

11 (e) Is separated by:

12 (1) A fire barrier with a minimum one-hour fire-resistance rating, or enclosure
13 within Battery Cabinet, from areas in which repairs or other servicing are conducted on the battery or
14 other electrical components of the Powered Mobility Device in a Group B, R-1, R-2, F, or S occupancy;
15 or

16 (2) In an M occupancy, a minimum distance of at least 10 feet (3048 mm) from areas
17 where Powered Mobility Devices are displayed for retail sale, stored, or where repairs or other
18 servicing are conducted on the battery or other electrical components of the Powered Mobility Device,
19 and where each Powered Mobility Device for sale is a Safety-Certified Powered Mobility Device.

20 (f) Where five or more Powered Mobility Devices, detached battery packs, or other
21 removable storage batteries are being charged at a single indoor location, separated by a fire barrier
22 that encloses the entire space with a minimum one-hour fire-resistance rating; is separated within the
23 enclosure of a Battery Cabinet; or in an M occupancy, is separated by a minimum distance of 10 feet
24 (3048 mm) from areas where Powered Mobility Devices are displayed for sale. The building or
25 occupancy shall be equipped with a fire sprinkler system complying with Section 903.3.1.1 of the Fire

1 Code, an automatic fire detection and alarm system complying with Section 907 of the Fire Code and
2 have one or more smoke detectors. If the ambient temperature of the room during battery charging
3 operations exceeds the limitations set forth in the manufacturer's instructions or the equipment listing,
4 the room or area shall be temperature controlled to prevent over-heating or other unsafe battery
5 condition; and

6 (g) It is provided with a portable fire extinguisher complying with the requirements of
7 Section 906 of the Fire Code and having a minimum 4-A:20-B:C rating.

8
9 **325.7. Storage Areas.**

10 Indoor storage rooms and areas, or outdoor enclosures used for the storage, but not for the
11 charging or repair, of Powered Mobility Devices shall comply with the requirements of Section
12 325.6(d), (e), and (g).

13
14 **325.8. Reassembled or Reconditioned Lithium-Ion Batteries.**

15 Except as part of a City-authorized recycling program with required permits, and subject to
16 obtaining safety certification from an accredited laboratory and the Fire Department's approval of
17 such certification, it shall be unlawful to:

18 (a) Assemble or recondition a lithium-ion battery for use in a Powered Mobility Device
19 using cells removed from used lithium-ion batteries; or

20 (b) Sell, offer for sale, give, or transfer a lithium-ion battery for use in a Powered Mobility
21 Device that uses cells removed from used lithium-ion batteries.

22
23 **325.9. Informational Campaign.**

24 (a) The Fire Department, in consultation with the Department of the Environment, shall
25 develop an informational campaign to educate the public on the fire risks posed by Powered Mobility

1 Devices and lithium-ion batteries and safety measures that mitigate such risks. Such campaign shall
2 include, but not be limited to, the use of print, online, and social media advertisements, public service
3 announcements, and public forums. Such campaign shall address both commercial and personal use of
4 Powered Mobility Devices and lithium-ion batteries, including, but not limited to, guidance on:

5 (1) Powered Mobility Devices and battery equipment that meet established fire
6 safety standards, including Safety-Certified Powered Mobility Devices;

7 (2) Maintenance and care information for Powered Mobility Devices and lithium-
8 ion batteries;

9 (3) Storage and charging precautions for Powered Mobility Devices and lithium-ion
10 batteries;

11 (4) Prohibitions on the assembly and sale of second-use lithium-ion batteries as
12 described in Fire Code Section 325.8

13 (5) Proper disposal of, and recycling solutions for, lithium-ion batteries at the end of
14 their life; and

15 (6) Information about available programs and rebates for consumers to obtain
16 Safety-Certified Powered Mobility Devices.

17 (b) All forms of public notice provided pursuant to this Section 325.9 shall comply with the
18 requirements of the Language Access Ordinance, Chapter 91 of the Administrative Code, to provide
19 vital information about the Department's programs in the languages spoken by a Substantial Number
20 of Limited English-Speaking Persons, as defined in Chapter 91.

1 **CHAPTER 4. – EMERGENCY PLANNING AND PREPAREDNESS.**

2
3 **SECTION 403. – EMERGENCY PREPAREDNESS REQUIREMENTS.**

4 Sections 403.3 through 403.3.1.2 and 403.5 through 403.10.1.6 and 403.10.3 through 403.10.5
5 of the International Fire Code and California Fire Code are deleted.

6
7 **SECTION 404. – FIRE SAFETY, EVACUATION AND LOCKDOWN PLANS.**

8 The following two San Francisco Fire Code sections replace the corresponding International
9 Fire Code sections:

10 **404.1. [For SF] General.**

11 Where required by Section 403, fire safety and evacuation plans shall comply with Sections
12 404.2 through 404.2.2.

13
14 **404.2. [For SF] Contents.**

15 Fire safety and evacuation plan contents shall be in accordance with Sections 404.2.1 and
16 404.2.2.

17
18 The following three San Francisco Fire Code sections replace the corresponding International
19 Fire Code sections:

20 **04.2.3. [For SF] State of California Requirements.**

21 Emergency plans and preparedness shall be provided in accordance with Title 19, California
22 Code of Regulations, and California Health and Safety Code, Section 13220.

1 **404.2.3.1. [For SF] Fire Safety Director.**

2 *Owners of buildings having floors used for human occupancy located more than 75 feet above*
3 *the lowest level of Fire Department access are responsible to provide or employ a fire safety director.*
4 *The fire safety director shall possess a current and valid certificate of completion of an approved fire*
5 *safety director training program. A certificate of completion shall be valid for not more than five*
6 *years.*

7
8 **404.2.3.2. [For SF] Emergency Procedures Information and Emergency Evacuation Signs.**

9 *Emergency procedures information and emergency evacuation signs required by the California*
10 *Code of Regulations, Title 19, Section 3.09, shall comply with San Francisco Fire Department*
11 *Administrative Bulletin 2.11.*

12
13 **404.4.1. Distribution.**

14 *Section 404.4.1 of the International Fire Code is deleted.*

15
16 **SECTION 405. – [DELETED].**

17 *Section 405 of the International Fire Code is deleted.*

18
19 **SECTION 406. – [DELETED].**

20 *Section 406 of the International Fire Code is deleted.*

21
22 **SECTION 408. – [RESERVED].**

23 *Section 408 is not found in either the California Fire Code or the International Fire Code.*
24
25

1 **SECTION 409. – FIRE SAFETY INFORMATION DISCLOSURE.**

2 **409.1. Purpose.**

3 It is the purpose of Section 409 to reduce the risk of fires to residents by requiring owners of
4 buildings with three or more dwelling units to disclose fire safety information to new residents on or
5 before they begin to live in the building and once a year thereafter.

6
7 **409.2. Disclosure Requirements.**

8 (a) The following information (the “Disclosure Information”) shall be disclosed in writing
9 to each resident of an Apartment House as defined in the Housing Code:

10 (1) The location of all fire extinguishers on the resident’s floor, and the dates of last
11 servicing;

12 (2) The location of all emergency exits on the resident’s floor, and a statement that they
13 must remain unobstructed;

14 (3) The location of all fire escapes on the resident’s floor (if applicable), and the dates of
15 last inspection;

16 (4) The location of the building fire alarm control panel and all manual pull stations on the
17 resident’s floor (if applicable);

18 (5) The date when the building fire alarm system was last inspected and tested as required
19 by Section 907.8.4 of this Code, and confirmation that the building fire alarm system is UL certificated
20 under Section 907.7.4 of this Code, if applicable;

21 (6) Instructions on how to confirm that the smoke alarms are in working condition, and a
22 statement of when the smoke alarms were last replaced;

23 (7) Instructions on how to confirm that the carbon monoxide detectors are in working
24 condition, and a statement of when the carbon monoxide detectors were last replaced; and

1 (8) The phone number of the appropriate contact within the Fire Department for reporting
2 suspected violations of Section 409.

3 (9) Instructions and website link to access the fire safety training video that the Fire
4 department shall post and maintain on the Internet; and

5 (10) Instructions in English, Spanish, Chinese, and Filipino directing persons who wish to
6 view general fire safety guidance in any of these languages to do so on the Fire Department's official
7 website and providing a link to this website. The Fire Department shall post such general fire safety
8 guidance on its official website not only in English but also in Spanish, Chinese, and Filipino. Further,
9 to assist owners with providing the required instruction in their Disclosure Information, the Fire
10 Department shall post on its website sample instructions in Spanish, Chinese, and Filipino, that owners
11 may copy and include in their Disclosure Information.

12 The Disclosure Information may also include any other information that would assist a resident
13 to escape or prevent a fire in the building.

14 (b) The owner of the Apartment House or the owner's agent shall provide an oral
15 explanation of the Disclosure Information to new residents before the new residents commence
16 occupancy in the building, a written copy of the Disclosure Information to new residents on or before
17 the commencement of occupancy, and a written copy, updated as appropriate, to all building residents
18 on or before January 31 of each year.

19 (c) The owner of the Apartment House shall maintain a record of its compliance with this
20 Section 409.2 by retaining a copy of the Disclosure Information for at least two years. An owner's
21 failure to maintain such records shall create a rebuttable presumption that the owner has violated this
22 Section 409.2.

1 **409.3. Posting Requirements.**

2 (a) A sign or sticker shall be affixed at the main point of entry to the Apartment House, or at
3 such other location that the Fire Marshal approves in writing, that contains the phone number of the
4 owner, property manager, or other person who can give the Fire Department or other building
5 inspector prompt access to the building to conduct safety inspections.

6 (b) The Department of Building Inspection shall enforce this Section 409.3 pursuant to
7 periodic health and safety inspections required by code.

8
9 **409.4. Printing Requirements.**

10 The Disclosure Information [Section 409.2] shall be provided in writing. If provided in hard
11 copy, it shall be printed on white paper, 8.5" x 11" (216mm x 279mm), or larger, in no smaller than
12 10-point font.

13
14 **409.5. Penalties and Enforcement.**

15 The Chief of the Fire Department (which includes, for purposes of this Section 409.5, the
16 Chief's designee) shall be responsible for enforcement of the provisions of Section 409.

17 (a) The Fire Chief shall issue a written notice of violation to an owner the Chief determines
18 is in violation of Section 409. Violators shall have 30 days from the date of such warnings to correct
19 violation(s).

20 (b) Where a violation has not been corrected after 30 days from the date of issuance of a
21 warning, the Fire Chief may assess and collect administrative penalties from the owner for any
22 violation of Section 409 in accordance with Administrative Code Chapter 100, "Procedures Governing
23 the Imposition of Administrative Fines," as may be amended from time to time. Chapter 100, which is
24 incorporated herein in its entirety, shall govern the amount of fees and the procedures for imposition,
25

1 enforcement, collection, and administrative review of administrative citations. Each violation of a
2 provision of Section 409 shall constitute a separate violation for purposes of Chapter 100.

3
4 **CHAPTER 5. – FIRE SERVICE FEATURES.**

5 **SECTION 503. – FIRE APPARATUS ACCESS ROADS.**

6 The Following San Francisco section replaces the corresponding International Fire Code
7 Section:

8 **503.2.1. [For SF] Dimensions.**

9 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096
10 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and
11 an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The Fire Department
12 shall review projects impacting street width, and may request greater minimum unobstructed street
13 width or unobstructed vertical clearance on a case-by-case basis.

14
15 The Following San Francisco Fire Code section replaces the corresponding International Fire
16 Code Section:

17 **503.4. [For SF] Obstruction of Fire Apparatus Access Roads.**

18 Fire apparatus access roads shall not be obstructed in any manner, including the parking of
19 vehicles. Subject to Health and Safety Code Sections 13104, 13108, 13114, 18941.5, and California
20 Fire Code Sections 1.11.2, 104.1 and 503, the portion of the sidewalk or median, immediately adjoining
21 and extending into a roadway that has no utility pole, street light, street furniture, fire hydrant, trees,
22 shrubbery, or other structure or natural growth attached thereto and that has a height that does not
23 exceed six inches above the roadway shall not constitute an obstruction of a fire apparatus access road.
24 The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. All

1 projects impacting the width of a fire apparatus access road shall be subject to review by the Fire
2 Department.

3
4 **504.1.1 [For SF] Required Access to Divided-Lot Structures.**

5 When an existing lot is subdivided:

6 (a) New residential buildings on all such subdivided lots shall have a minimum 5-foot
7 (1524mm) width clear access pathway, open to the sky, from the public-right-of-way to the new
8 residential building, and any emergency escape or rescue opening. The minimum width pathway shall
9 be maintained through all doors and gates, past gas, and electrical meters, and shall not be impeded;
10 except

11 (b) For lots with an existing building constructed across the entire width of the lot at the
12 front of the lot, new residential buildings at the rear shall have an access corridor with a minimum 5-
13 foot (1524 mm) width and 80-inch (2032 mm) height clear access pathway from the public-right-of-way
14 to the new residential building, and any emergency escape or rescue opening. The minimum width
15 access corridor shall be equipped with fire sprinkler protection complying with California Fire Code
16 Section 903.3, shall be maintained through all doors and gates, past gas and electrical meters, and
17 shall not be impeded.

18
19 **SECTION 504. – ACCESS TO BUILDING OPENINGS AND ROOFS.**

20 **504.2.1. Breakable Window Marking.**

21 Red reflectors shall be installed to indicate the location of existing breakable, tempered glass
22 windows required under previous codes. Reflectors inside buildings shall be at least 1½ inches (381
23 mm) in the least dimension. They shall be on the glass and within 6 inches (1524 mm) of a lower
24 corner of the pane. Reflectors outside buildings shall be at least 3 inches (762 mm) in the least
25

1 dimension. They shall be placed on the wall below the lowest window in each vertical line of windows
2 containing tempered glass. A 24-inch (609 mm) clear space shall be maintained around the reflectors.

3
4 **504.3.1. Access to Roofs with Doors and Hatches.**

5 Doors and hatches to a roof must be able to be opened from the inside without the use of a key,
6 code, or any special knowledge. Doors may be locked when approved by the fire code official where
7 all of the following applicable conditions are met:

8 (1) Doors shall be capable of unlocking upon a signal from a constantly attended onsite
9 location, or from an approved off-site supervising station staffed by trained personnel.

10 (2) Doors shall automatically unlock upon loss of electrical power. The locking
11 mechanisms shall retract to the unlocked position.

12 (3) An approved two-way voice communication call box, shall be provided within 5 feet of
13 each locked roof access door connected to a 24-hour staffed location on site with annunciation as to its
14 location. Operating instructions shall be posted above each two-way communication call box. When
15 approved by the fire code official, two-way voice communication system connected to an off-site facility
16 may be permitted where means to remotely unlock the access-controlled doors from the off-site facility
17 are provided.

18 (4) An approved latching mushroom-shaped palm button connected to the locked door and
19 installed within 5 feet adjacent to each locked roof access door shall be provided to release the door
20 locks when operated by an individual. The locks shall be reset manually at the door. Mount palm
21 button so that the center line is 48 inches above the finished floor. Provide a sign stating: "IN CASE
22 OF EMERGENCY, PUSH PALM BUTTON, DOOR WILL UNLOCK AND SECURITY ALARM WILL
23 SOUND."

1 **504.5. Identification on Steel Doors.**

2 *When rolling steel shutters or similar steel doors are located on any building or structure and*
3 *there is no easily accessible opening giving access to the building or structure within 25 feet (7620 mm)*
4 *of the shutter or door, an approved marking shall be affixed on the shutter or door designating or*
5 *outlining an area which, when removed by burning or cutting, will give access to locking devices,*
6 *hoisting chains or other devices that control the operation of the shutter or door.*

7
8 **SECTION 506. – KEY BOXES.**

9 **506.2.1. Key Box Installation and Maintenance.**

10 *Key boxes shall be installed and maintained in accordance with San Francisco Fire Department*
11 *Administrative Bulletin 5.09.*

12
13 **SECTION 507. – FIRE PROTECTION WATER SUPPLIES.**

14 *The following San Francisco Fire Code section replaces the corresponding International Fire*
15 *Code section:*

16
17 **507.4. [For SF] Water Flow and Supply Information.**

18 *The Fire Department will provide water flow and supply information when requested by the*
19 *applicant. The Department shall assess fees for this service as stated in Section 108.12. The water-*
20 *flow and supply information provided by the Fire Department shall be valid for one year from the date*
21 *the water flow information form was returned to the applicant to the date of the associated building*
22 *permit application submittal.*

1 **507.5.3.1. Clear Space Around Underground Emergency Water Supply Tanks.**

2 *A 5-foot (1524 mm) clear space shall be maintained around the circumference of cistern*
3 *openings, except as otherwise required or approved. Access openings shall be on the same surface*
4 *level of cistern.*

5
6 *The following San Francisco Fire Code section replaces the corresponding California Fire*
7 *Code section:*

8 **507.5.5. [For SF] Clear space around hydrants.**

9 *A 5-foot (1524 mm) clear space shall be maintained around the circumference of fire hydrants,*
10 *except as otherwise required or approved.*

11
12 **507.6. Other Water Supplies.**

13 *Water tanks or pools within, on or about any building premises shall be connected with*
14 *approved 6-inch (152 mm) pipe leading from the bottom of the tank to a point designated by the fire*
15 *code official. Piping for tanks located at or below grade shall be designed and installed for drafting by*
16 *Fire Department apparatus.*

17 **Exceptions:**

- 18 1. *Industrial process water tanks.*
19 2. *Tanks or pools with a capacity of less than 75,000 gallons (94.6 m3).*
20 3. *Tanks or pools used to supply automatic fire sprinkler systems.*
21 4. *Water tanks or pools installed in R3 Occupancies.*

1 **507.7. Auxiliary Water Supply System.**

2 *The requirements for the installation and modification of the Auxiliary Water Supply System*
3 *shall comply with the San Francisco Subdivision Code and any requirements of the San Francisco*
4 *Public Utilities Commission.*

6 **SECTION 508. – FIRE COMMAND CENTER (FCC).**

7 *The following San Francisco Fire Code section replaces the corresponding California Fire*
8 *Code section:*

9 **508.1.1. [For SF] Location and Access**

10 *The Fire Command Center (FCC) shall be located in an approved location close to an entryway*
11 *where Fire Department vehicle access is provided. The preferred location is near the main entrance.*
12 *In high-rise buildings provided with Fire Service Access Elevators (FSAEs), the FCC shall be located*
13 *in close proximity to the FSAE lobby.*

15 **508.1.2.1. Fire Rated and Water-Tight Construction.**

16 *The fire command center must be constructed with 2-hour fire rated walls and a 90-minute fire*
17 *rated door. It shall be protected from water intrusion with water-tight construction to prevent water*
18 *penetration from sprinkler(s) activation and firefighting water on upper floors.*

20 **508.1.6.1. Local Additional Features.**

21 *The fire command center shall contain the following additional features:*

- 22 1. *The stock of spare sprinklers required by NFPA 13 (2025).*
23 2. *Permanent signage with the name and telephone number of the applicable elevator service*
24 *company.*
25 3. *Utility shut-off location map.*

- 1 4. Public address system instructions, as applicable.
- 2 5. Smoke control system procedures.
- 3 6. Sprinkler shut-off valve and standpipe isolation valve locations.
- 4 7. Emergency evacuation/relocation procedures, location of tenant areas of refuge, and
- 5 location of any tenants requiring evacuation assistance.
- 6 8. Hazardous materials inventory statement and management plan, when required by the fire
- 7 code official.
- 8 9. Approved fire alarm operational matrix and evacuation/relocation matrix.
- 9 10. Elevator Fire Recall Keys. The number and type of keys available shall be no less than the
- 10 same number of Fire Recall Key switches located throughout the building and shall be on
- 11 separate key rings as determined by the Fire Code Official.
- 12 11. In high-rise buildings provided with fire service access elevators and occupant evacuation
- 13 elevators, a monitoring panel shall be provided in accordance with SFFD Administrative
- 14 Bulletin 5.08.
- 15 12. An approved Emergency Power-Off (EPO) means shall be provided in the FCC for the Bi-
- 16 Directional Amplifier (Signal Booster) of the Emergency Responder Communication
- 17 Enhancement System (ERCES) in accordance with SFFD Administrative Bulletin 2.01
- 18 Addendum G.
- 19 13. A dedicated monitoring panel for the ERCES in accordance with SFFD Administrative
- 20 Bulletin 2.01 Addendum G.
- 21 14. The Master Control Unit (MCU) of the Two-Way Emergency Communication System (Two-
- 22 Way ECS) in accordance with SFFD Administrative Bulletin 2.01 Addendum H.
- 23 15. Yellow pull station to unlock security doors throughout the building, including locked
- 24 stairway doors in accordance with the 2025 California Building Code Section 403.5.3.
- 25

1 16. One (1) red manual fire alarm box to generate general alarm throughout the building (total
2 evacuation).

3 17. Elevator system two-way communication means to communicate with each elevator car in
4 the building in accordance with California Title 8 Elevator Safety Order and ASME A17.1-
5 2004 Section 2.27.1.1.4.

6
7 **SECTION 510. – EMERGENCY RESPONDER COMMUNICATIONS ENHANCEMENT**
8 **SYSTEMS (ERCES/ERRCS).**

9 **510.1.1. Local Standard for ERCES/ERRCS.**

10 The applicable standard for the design, installation, testing, maintenance, and use of
11 ERCES/ERRCS shall be NFPA 1225-2022, Chapter 18 and SFFD Administrative Bulletin 2.01,
12 Addendum G.

13
14 **510.6.1.1 ERCES/ERRCS Certification Required.**

15 All new ERCES/ERRCS shall be certificated by an organization that is part of the Occupational
16 Safety and Health Administration Nationally Recognized Testing Laboratory Program and per SFFD
17 Administrative Bulletin 3.04. A document attesting to the certification shall be located on or near the
18 BDA annunciator panel.

19
20 **510.6.1.2. Certificated ERCES/ERRCS Installed in Existing Buildings.**

21 Building owners are required to obtain a certificate for all existing ERCES/ERRCS from an
22 organization that is part of the Occupational Safety and Health Administration Nationally Recognized
23 Testing Laboratory Program. A document attesting to the certification shall be located on or near the
24 BDA annunciator panel.

1 **SECTION 511. – LOCAL FIRE SAFETY FEATURE REQUIREMENTS.**

2 **511.1. Local Standards for High-Rise Buildings and Tunnels.**

3 Except as stated in the next paragraph, an approved air replenishment system shall be installed
4 in all buildings having floors used for human occupancy located more than 120 feet (22 860 mm) above
5 the lowest level of Fire Department vehicle access. This requirement shall apply for all buildings
6 meeting this definition when the building permit application for construction was made after March 30,
7 2004.

8 **Exception:** All buildings that are covered by this section but that are equipped with a fire
9 service access elevator (FSAE) pursuant to California Building Code Section 3007 are not required to
10 install an air replenishment system. The air replenishment system will provide a means for firefighters
11 to refill air bottles for self-contained breathing apparatus (SCBA) through a permanently installed
12 pipng distribution system. The system shall be tested and maintained in accordance with San
13 Francisco Fire Department Administrative Bulletin 5.07.

14 The fire code official may require an air replenishment system be installed in new underground
15 transportation or pedestrian tunnels exceeding 300 feet (91 440 mm).

16
17 **CHAPTER 6. – BUILDING SERVICES AND SYSTEMS.**

18 **SECTION 604. – ELEVATOR OPERATION, MAINTENANCE AND FIRE SERVICE**

19 **KEYS.**

20 **604.5.5. Maintenance of Elevators.**

21 At least one passenger elevator shall be maintained in working order and accessible for
22 immediate use by the Fire Department at all times.

23
24 The following San Francisco Fire Code section replaces the corresponding California Fire
25 Code and International Fire Code Section:

1 **SECTION 605. – FUEL FIRED APPLIANCES.**

2 **605.4. [For SF] Fuel Oil Storage Systems.**

3 *Fuel oil storage systems shall be installed in accordance with this code. Tanks and fuel-oil*
4 *piping systems shall be installed in accordance with Chapter 13 of the California Mechanical Code.*

6 **605.4.2. [For SF] Fuel Oil Storage Inside Buildings.**

7 *Fuel oil storage inside buildings shall comply with Section 605.4.2.2 through 605.4.2.8 or*
8 *Chapter 57. The currently adopted edition of NFPA 30 and NFPA 37 shall apply to all fuel-oil systems*
9 *and fuel-oil generators regardless of fuel-oil quantity. The provisions of San Francisco Fire*
10 *Department Administrative Bulletin 2.07 will apply to all fuel-oil systems and fuel-oil generators*
11 *regardless of fuel- oil quantity.*

13 **CHAPTER 9. – FIRE-PROTECTION SYSTEMS.**

14 **SECTION 901. – GENERAL.**

15 **901.8.3. Subsurface Construction.**

16 *Any person performing any subsurface work in close proximity or adjacent to any valve, gate,*
17 *hydrant, main, street cistern, or other part of the auxiliary water supply system (high pressure system),*
18 *any hydrant, hydrant piping, or hydrant gate valve connected to the mains of the San Francisco Water*
19 *Department shall comply with all Fire Department regulations and specifications, which are on file*
20 *with the Department of Public Works Bureau of Engineering.*

22 **SECTION 902. – DEFINITIONS.**

23 *The following definition shall be added to Section 902.1 of the California Fire Code:*

1 **901.2.1. [For SF] CERTIFICATED FIRE ALARM SYSTEM**

2 *A fire alarm system for which a serially numbered certificate has been issued to the property*
3 *owner by an organization that is part of the Occupational Safety and Health Administration Nationally*
4 *Recognized Testing Laboratory Program. The certificate is a tool for assuring the reliability of fire*
5 *alarm systems and is the alarm company's declaration that the system will be installed, maintained,*
6 *tested and monitored in accordance with the applicable codes and standards. San Francisco Fire*
7 *Department Administrative Bulletin 3.03 contains details of the fire alarm certification program.*

8
9 **SECTION 903. – AUTOMATIC SPRINKLER SYSTEMS.**

10 *Table 903.2.11.6. Add a new line to the Table as follows:*

11
12 **TABLE 903.2.11.6. – ADDITIONAL REQUIRED FIRE SUPPRESSION SYSTEMS.**

<u>SECTION</u>	<u>SUBJECT</u>
<i><u>California Building Code 3202.3.4</u></i>	<i><u>Pedestrian Walkways over Public Streets</u></i>

13
14
15
16 **903.3.6.1. Fire Department Hose Connection Type.**

17 *Fire Department Connections (FDC) shall have 3-inch national standard hose threads.*

18
19 **903.3.11. Installation Personnel Qualifications.**

20 *Contractors and personnel installing life safety equipment in San Francisco including, but not*
21 *limited to, sprinkler systems, standpipes, and other automatic extinguishing systems must possess a*
22 *valid current C-16 (fire protection) contractor license issued by the California Contractors State*
23 *License Board (CA-CSLB). The SFFD does not approve or accept work of the types listed above*
24 *conducted by persons or companies known not to hold the required license. Employees of companies*
25

1 hired to work on these life safety systems are also required to maintain a valid current Fire Sprinkler
2 Fitter Certificate (sprinkler/standpipes) issued by the CA Office of the State Fire Marshal (CAL-
3 OSFM).

4
5 **903.5.1. Testing, and Maintenance Personnel Qualifications.**

6 Contractors and personnel testing, maintaining, or repairing life safety equipment in San
7 Francisco, including, but not limited to, sprinkler systems, standpipes, or other automatic extinguishing
8 systems, must possess a valid current C-16 (fire protection) contractor license issued by the California
9 Contractors State License Board (CA-CSLB). The SFFD does not approve or accept work of the types
10 listed above conducted by persons or companies known not to hold the required license. Employees of
11 companies hired to work on these life safety systems are also required to maintain a valid current Fire
12 Sprinkler Fitter Certificate (sprinkler/standpipes) issued by the CA Office of the State Fire Marshal
13 (CAL-OSFM).

14
15 **SECTION 904. – ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS.**

16 The following San Francisco Fire Code section replaces the corresponding California Fire
17 Code section:

18 **904.13.5.2. [For SF] Extinguishing System Service.**

19 Automatic fire-extinguishing systems shall be serviced at least every 6 months and after
20 activation of the system. Inspection shall be by qualified individuals per Section 903.5.1, and the
21 owner shall maintain the certificate of inspection on site for at least 1 year following the inspection.

1 **SECTION 905. – STANDPIPE SYSTEMS.**

2 **905.2.1. Local Installation Standard.**

3 Standpipe systems shall be installed using 3-inch (76.2 mm) national standard hose thread.

4 Each standpipe outlet shall be placed to provide a minimum of six inches on all sides of the handle and
5 18 inches on all sides of the outlet or located as approved by the fire code official.

7 **905.3.11. [For SF] Stages.**

8 Stages greater than 1,000 square feet in area (93 m2) shall be equipped with a Class III wet
9 standpipe system with 1-1/2-inch and 3-inch (38 mm and 76.2 mm) hose connections on each side of
10 the stage.

12 **905.3.12. Buildings with Limited Fire Department Access.**

13 Horizontal and/or vertical Class I standpipes shall be installed and maintained in any building,
14 regardless of height, in which, in the opinion of the fire code official, standpipes are necessary to make
15 those connections available to firefighters.

17 **905.4.3. Local Requirement for Location of Class I Standpipe Hose Connections.**

18 There shall be at least one two-way outlet above the roofline when the roof has a slope of less
19 than 4 units vertical in 12 units horizontal (33.3% slope).

21 **905.4.4. Local Standpipe Requirements**

22 Refer to the following San Francisco Fire Department 2025 Administrative Bulletins:

23 (a) 2.04 Fire Sprinkler Submittal

24 (b) 4.03 Acceptance Testing of New High-Rise Sprinkler and Standpipe Systems

25 (c) 4.04 Color Coding of Existing Standpipes

1 (d) 4.05 Protection of Standpipe Inlets/Outlets

2 (e) 4.06 Design Criteria for Fire Department Connections and Standpipe Outlet Valves

3 (f) 4.09 Removal of Class II Standpipe Hose Cabinets in Sprinkler Retrofitted Buildings

4 (g) 4.10 Testing of Fixed Extinguishing Systems (Sprinkler & Standpipe Systems)

5 (h) 4.12 Temporary Standpipes in Buildings Under Construction

6 (i) 4.13 Sprinkler & Standpipe Flow Rates and Required Pressures

7 (j) 4.18 Sprinkler and Standpipe Signs

8 (k) 4.19 Manual Wet Standpipe Sizing

9
10 **SECTION 907. – FIRE ALARM AND DETECTION SYSTEMS.**

11 **907.1.6. Installation Personnel Qualifications.**

12 Contractors installing any life safety equipment in San Francisco including, but not limited to,
13 fire alarms, elevator recall systems, and sprinkler monitoring systems, must possess a valid current C-
14 10 (electrical) contractor license issued by the California Contractors State License Board (CA-CSLB).
15 The SFFD does not approve or accept work of the types listed above conducted by persons or
16 companies known not to hold the required license. Employees of companies hired to work on life safety
17 systems are required to maintain a valid current Electrician Certificate (fire alarms) issued by the CA
18 Department of Industrial Relations (CA-DIR).

19
20 **907.1.7. Fire Alarm and Signaling System Submittals.**

21 Refer to San Francisco Fire Department 2025 Administrative Bulletin 2.01 regarding the
22 design, installation, inspection, and maintenance requirements for any fire alarm and/or signaling
23 system provided under the SFFD jurisdiction, as applicable.

1 **907.1.8. Fire Alarm System Design Professional.**

2 Refer to San Francisco Fire Department 2025 Administrative Bulletin 2.01 Section I.D and I.E
3 regarding design professional/engineers' stamps and signatures.

4
5 The following parts of the San Francisco Fire Code section replace the corresponding parts of
6 the California Fire Code section:

7
8 **907.2.9.1. [For SF] Manual fire alarm system.**

9 * * * *

10 3. The building contains more than 6 dwelling units or sleeping units.

11 4. Congregate living facilities or congregate residences three or more stories in height or
12 having an occupant load of 11 or more.

13 * * * *

14
15 **907.2.9.4 Automatic smoke detection system.**

16 An automatic smoke detection system that activates the occupant notification system in
17 accordance with Section 907.5 shall be installed throughout all interior corridors serving sleeping
18 units.

19 **Exceptions:**

20 1. An automatic smoke detection system is not required in buildings that do not have
21 interior corridors serving sleeping units and where each sleeping unit has a means of egress door
22 opening directly to an exit or to an exterior exit access that leads directly to an exit.

23 2. An automatic smoke detection system is not required in buildings when all of the
24 following conditions are met:

1 (a) The building is equipped throughout with a supervised automatic sprinkler system
2 installed in accordance with Section 903.3.1.1 or 903.3.1.2.

3 (b) The notification appliances will activate upon sprinkler water flow; and

4 (c) At least one manual pull station is installed in an approved location.

5
6 **907.2.11.9. Smoke Alarm Information Disclosure.**

7 (a) Annual Smoke Alarm Information Notice. On or before January 31, 2017, and on or
8 before January 31 of each year thereafter, owners of a dwelling unit intended for human occupancy in
9 which one or more units is rented or leased shall provide each tenant with a written notice regarding
10 smoke alarm requirements on a form provided by the Fire Department. The Fire Department shall
11 develop the notice in consultation with the Department of Building Inspection and shall make the notice
12 available on its website in English, Spanish, and Chinese. The Fire Department shall update the notice
13 as necessary from time to time to reflect changes in the law, and the owner shall provide the most
14 recent notice to tenants. The notice shall include, but not be limited to, the following information:

15 (1) information regarding the importance of maintaining smoke alarms in working
16 condition for life safety;

17 (2) a brief summary of legal requirements for smoke alarms in dwelling units;

18 (3) a statement that the landlord is obligated to provide operable smoke alarms in
19 good working condition in the dwelling unit in accordance with the Housing Code and Fire Code and
20 the landlord must promptly repair or replace inoperable smoke alarms upon request; and

21 (4) attached as a separate appendix to the notice, a list, to be prepared by the Rent
22 Board, of tenants' rights organizations that provide counseling to tenants on issues related to fires, and
23 contact information for those organizations.

1 **(b) Posting Requirement.** *For all Apartment Houses as defined in the Housing Code, the*
2 *building owner shall post the notice referenced in subsection (a) in at least one conspicuous location in*
3 *a common area of each floor of the building.*

4
5 **907.6.4.1.1. Local Annunciation Requirement.**

6 *Building fire alarm systems shall comply with San Francisco Fire Department Administrative*
7 *Bulletins 2.01, 3.01, and 3.02.*

8
9 **907.6.4.1.1.2. Graphic Annunciation.**

10 *Graphic annunciation shall be installed when required by the fire code official in accordance*
11 *with San Francisco Fire Department Administrative Bulletins 2.01, 3.01, and 3.02.*

12
13 *The following part of the San Francisco Fire Code section is added to the corresponding*
14 *California Fire Code section:*

15 **907.6.4.3. [For SF] High-rise Buildings Zoning Annunciator Panel.**

16 * * * *

17 *6. Status of emergency equipment such as the emergency generator, fire pump, and secondary*
18 *water supply. Shall comply with San Francisco Fire Department Administrative Bulletin 3.01.*

19
20 **907.7.4. Fire Alarm Certification Required.**

21 *All new fire alarm systems shall be certificated in accordance with San Francisco Fire*
22 *Department Administrative Bulletin 3.03. Fire alarm systems providing service that complies with all*
23 *requirements of this code shall be certificated by an organization that is part of the Occupational*
24 *Safety and Health Administration Nationally Recognized Testing Laboratory Program. A document*

1 attesting to the certification shall be located on or near the fire alarm system control unit or, if no
2 control unit exists, on or near a fire alarm system component.

3 **Exceptions:**

4 1. Household fire-warning systems and fire alarm systems in one- or two-family dwellings
5 or three-unit apartment houses.

6 2. Fire alarm control units whose primary function is to monitor a sprinkler system or
7 other dedicated function fire alarm systems.

8
9 The following San Francisco Fire Code section replaces the corresponding California Fire
10 Code section:

11 **907.8.4. [For SF] Inspection, Testing, and Maintenance.**

12 (a) Testing, Inspection and Filing Requirements. The building owner is responsible to
13 maintain the fire and life safety systems in an operable condition at all times. The building owner must
14 have the system(s) tested and inspected every year by service personnel who meet the qualification
15 requirements of Section 907.8.7 and NFPA 72, as amended from time to time, for maintaining,
16 inspecting, and testing of the systems.

17 (1) Filing Statement of Compliance. With regard to fire alarm systems in Apartment
18 Houses, as defined in the Housing Code, the building owner shall file a Statement of Compliance with
19 this annual testing and inspection requirement with the Fire Department, on a form provided by the
20 Fire Department, in accordance with the following schedule: (A) for buildings with nine or more units,
21 on or before January 31, 2017. And thereafter on or before January 31 of each odd-numbered year,
22 and (B) for buildings with less than 9 nine units, on or before January 31, 2018, and thereafter on or
23 before January 31 of each even-numbered year. The Fire Department shall consult with the
24 Department of Building Inspection in developing the Statement of Compliance form. The Fire
25

1 Department shall post all Statements of Compliance it receives on a City website maintained by the
2 Fire Department no later than 60 days from January 31 each year.

3 (2) Posting Statement of Compliance in Common Area. In addition to filing the Statement
4 of Compliance, the building owner shall post a copy of the most recently filed Statement of Compliance
5 in at least one conspicuous location in a common area of each floor of the building or, if no such
6 common area(s) exist, the building owner shall provide a copy to each residential tenant in the
7 building. The building owner shall comply with this requirement no later than 60 days from the date of
8 filing of the Statement of Compliance.

9 (3) Enforcement. For purposes of enforcement of this subsection (a), the Fire Department
10 shall be responsible only for posting the Statement of Compliance forms on the City website, and the
11 Fire Department and/or the Department of Building Inspection shall respond to any complaint received
12 by the respective department pertaining to compliance with this subsection in the case of the Fire
13 Department, or compliance with Section 908 of the Housing Code in the case of the Department of
14 Building Inspection. The Departments may also enforce these requirements pursuant to periodic health
15 and safety inspections required by code.

16 (b) Recordkeeping. The building owner shall maintain written records of inspection and
17 testing, as specified in NFPA 72, as amended from time to time, until the next test and for one year
18 thereafter.

19 (c) Sticker. The building owner shall place, or shall cause service personnel to place, a
20 sticker on the exterior of the fire alarm control panel cover that includes the company name, phone
21 number, C10 license number, the type of last inspection or test, technician name (printed and legible),
22 and the date of service.

1 **907.8.5. Certificated Fire Alarm Systems for Existing Buildings.**

2 *Existing buildings are required to have certificated fire alarm systems in accordance with San*
3 *Francisco Fire Department Administrative Bulletin 3.03.*

5 **907.8.6. Reporting of Fire Alarm System Operational Matrix.**

6 *All fire alarm inspection and testing reports for high-rise buildings shall clearly state how the*
7 *fire alarm system's matrix was designed and approved to operate. The report shall indicate if the*
8 *system is designed as a Full Evacuation System (all floors are notified and shall evacuate), a Partial*
9 *Evacuation System (only some floors are notified of the alarm and must evacuate), or as a Relocation*
10 *System (only some floors are notified and asked to relocate to another floor within the same building).*
11 *The report shall indicate which floors are designed for the full evacuation of occupants and on which*
12 *floors the occupants shall relocate to another floor. High-rise evacuation and relocation procedures*
13 *shall comply with San Francisco Fire Department Administrative Bulletin 3.05.*

15 **907.8.7. Inspection, Testing, and Maintenance Personnel Qualifications.**

16 *Personnel inspecting, repairing, or testing any life safety equipment in San Francisco including,*
17 *but not limited to, fire alarms, elevator recall systems, and sprinkler monitoring systems, must possess*
18 *a valid current C-10 (electrical) contractor license issued by the California Contractors State License*
19 *Board (CA-CSLB). The SFFD does not approve or accept work of the types listed above conducted by*
20 *persons or companies known not to hold the required license. Employees of companies hired to work*
21 *on life safety systems are also required to maintain a valid current Electrician Certificate (fire alarms)*
22 *issued by the CA Department of Industrial Relations (CA-DIR).*

1 **SECTION 909. – SMOKE CONTROL SYSTEMS.**

2 *The following San Francisco Fire Code section replaces the corresponding California Fire*
3 *Code and International Fire Code sections:*

4
5 **909.4. [For SF] Analysis.**

6 *A rational analysis supporting the types of smoke control systems to be employed, the methods*
7 *of their operations, the systems supporting them, and the methods of construction to be utilized, shall*
8 *accompany the construction documents submission and include, but not be limited to, the items*
9 *described in Sections 909.4.1 through 909.4.8.*

10
11 **909.4.8. Active and Passive Zones.**

12 *The design of the smoke control system may incorporate rooms or areas designated as either*
13 *active zones or passive zones. A passive zone shall be defined as any room/area that uses*
14 *compartmentation only to prevent smoke migration and does not utilize the methods prescribed under*
15 *Sections 906, 907, and 908. An active zone shall be defined as any room/area that uses any of the*
16 *methods prescribed under Sections 906, 907, and 908. Passive zones shall be enclosed by smoke*
17 *barriers or smoke partitions unless the analysis required by Section 909.4 provides technical*
18 *justification for the omission of smoke barriers and/or smoke partitions. The fire code official may*
19 *require a tenability analysis where the design of the smoke control system incorporates passive zones in*
20 *rooms/areas that would normally be designed as active zones, or where a building that is required to*
21 *be protected by a smoke control system complying with Section 909 is designed with most or all*
22 *rooms/areas arranged as passive zones. The tenability analysis shall demonstrate that tenability is*
23 *maintained within the means of egress and within zones other than the zone of fire origin for the*
24 *duration required by Section 909.4.6.*

1 **909.4.9. Specific Submittal Criteria for Reports, Special Inspections and Final Acceptance**

2 **Testing of Smoke Control Systems.**

3 Refer to San Francisco Building Department Administrative Bulletin (AB) 047 regarding the
4 design, installation, inspection, and maintenance requirements for any smoke control system provided
5 under the SFFD jurisdiction, as applicable.

7 **SECTION 912. – FIRE DEPARTMENT CONNECTIONS.**

8 **912.8. Number of connections required.**

9 Sprinkler systems requiring a 4-inch (101.6 mm) or larger water service shall have two or more
10 inlet connections as necessary to meet hydraulic demand.

12 **912.9. Local FDC Requirements**

13 Refer to the following San Francisco Fire Department 2025 Administrative Bulletins:

14 (a) 2.04 Fire Sprinkler Submittal

15 (b) 4.05 Protection of Standpipe Inlets/Outlets

16 (c) 4.06 Design Criteria for Fire Department Connections and Standpipe Outlet Valve

17 (d) 4.24 Fire Department Connections (FDC) Requirements

19 **SECTION 913. – FIRE PUMPS.**

20 **913.1.1. Local Fire Pump Requirements**

21 Refer to the following San Francisco Fire Department 2025 Administrative Bulletins:

22 (a) 4.20 Design of Fire Pump Suction Piping, Fire Pump Location, and Water Storage

23 Tanks

24 (b) 4.22 Design of Fire Pump Wiring Methods

1 **913.2.3. Integrity of the fire pump room.**

2 *The integrity of the fire pump room shall not be compromised. All non-fire pump related*
3 *equipment, piping, drains, electrical equipment, and electrical services shall not be routed through or*
4 *located within the fire pump room. Examples include, but are not limited to:*

- 5 1. *Non-fire water system piping*
6 2. *Domestic water equipment and piping*
7 3. *Drain piping*
8 4. *HVAC equipment, ducts, fans, and piping*
9 5. *Boilers or furnaces, fuel equipment, and piping (unless feeding a diesel fire pump motor)*
10 6. *Electrical equipment and service (e.g. Transformers and switchgear)*

11
12 **SECTION 914. – FIRE PROTECTION BASED ON SPECIAL DETAILED**
13 **REQUIREMENTS OF USE AND OCCUPANCY.**

14 *The following San Francisco Fire Code section replaces the corresponding California Fire*
15 *Code section:*

16
17 **914.3.1.1. [For SF] Number of Sprinkler System Risers and System Design.**

18 *Each zone of any sprinkler system shall connect to at least two risers on each floor. Hydraulic*
19 *calculations shall be based solely on the riser with the greatest hydraulic demand.*

20
21 **914.3.1.2.2. Fire pump drives.**

22 *The drive for each pump (including power sources, power supply lines, motors or engines, fuel*
23 *supplies, and controllers) shall be independent of the drive for any other pump.*

1 **914.3.1.3. Fire Department Connections.**

2 *A Fire Department connection shall be located on each side of a building that fronts a street,*
3 *and shall provide four inlets for each connection.*

5 **914.3.2.1. Integrity of fire water storage tank.**

6 *The integrity of any fire water storage tank shall not be compromised. Any non-fire water*
7 *related system piping, electrical wiring, or drain piping shall not be routed through or located within a*
8 *fire water storage tank. Examples include, but are not limited to:*

- 9 1. *Domestic water lines*
10 2. *Sanitary sewer lines*
11 3. *Electrical conduit*

13 **914.3.2.2. Tank overflow line and drain line routing.**

14 *Any tank overflow line or drain line shall be routed to a remote drain that is designed to handle*
15 *the maximum flow without flooding or damaging the fire pump room, its equipment, or any other room*
16 *in the building. The routing shall not be located in a fire pump room.*

18 **914.3.2.2.1 Drain ejector pumps (Sump Pumps).**

19 *Drain ejector pumps shall be permitted to manage fire water tank overflow. Ejector pumps are*
20 *only to be used when gravity drainage is not available (CPC 709.1). Where overflow lines route to a*
21 *drain-ejector pump, the following shall apply:*

- 22 1. *Redundant or backup drain ejector pump(s) shall be provided.*
23 2. *All drain ejector pumps shall be installed in a remote location approved by the Fire*
24 *Department and shall not be located inside or near a fire pump room.*

3. All drain ejector pumps shall be sized and rated for the maximum fill flow rate of the water tank.

4. All drain ejector pumps shall be provided with approved emergency/standby power.

5. All drain ejector pumps shall discharge to a safe location that will not subject any portion of the building to flooding.

914.12. Piers.

Group A and F occupancies located on piers of combustible construction shall be protected by approved automatic sprinkler systems.

CHAPTER 10. – MEANS OF EGRESS.

SECTION 1010. – DOORS, GATES AND TURNSTILES.

The following part of the San Francisco Fire Code section replaces the corresponding part of the California Fire Code section:

1010.1.2. [For SF] Door Swing.

* * * *

Exceptions:

* * * *

6. In other than Group A, E, H, I, R, and high-rise building occupancies, special purpose horizontal sliding, accordion, or folding door assemblies complying with Section 1010.3.3.

* * * *

1 The following part of the San Francisco Fire Code section replaces the corresponding part of
2 the California Fire Code section:

3 **1010.3.3. [For SF] Special Purpose Horizontal Sliding Door, Accordion, or Folding Doors.**

4 In other than Group A, E, H, I, R, and high-rise building occupancies, special purpose
5 horizontal sliding, accordion, or folding door assemblies permitted to be a component of a means of
6 egress in accordance with Exception 6 of Section 1010.1.2 shall comply with all of the following
7 criteria:

8 * * * *

9
10 **SECTION 1013. – EXIT SIGNS.**

11 The following part of the San Francisco Fire Code section adds to the corresponding California
12 Fire Code section:

13
14 **1013.1. [For SF] Where required.**

15 * * * *

16 Exceptions:

17 * * * *

18 6. Doorways or other openings leading to a fire escape, except within individual dwelling
19 units, shall be provided with a sign reading “FIRE ESCAPE” in letters not less than 6 inches (152 mm)
20 high, in high contrast with the background.

1 **SECTION 1031. – EMERGENCY ESCAPE AND RESCUE.**

2 **1031.2.2. Direct Access to Public Way.**

3 *When buildings are constructed on lot lines, an emergency escape and rescue egress may pass*
4 *through the building via an exit passageway (per SFFC Section 1024) with approval from the AHJ.*
5 *The exit passageway shall be an independent exit access path to the public way from the building units.*
6

7 **SECTION 1032. – MAINTENANCE OF THE MEANS OF EGRESS.**

8 **1032.2.2.3 Fire Escape Obstructions.**

9 *Fire escapes and related balconies, ladders, landings, and operating devices shall not be*
10 *obstructed in any manner. No object shall be stored on or attached to a fire escape without the*
11 *approval of the fire code official. Fire escapes shall not be located beyond a locked door or room that*
12 *restricts immediate access to the fire escape from the corridor.*

13 *Exception: These restrictions shall not apply to a building in which every dwelling or*
14 *commercial space within the building has immediate access to a fire escape without exiting the*
15 *dwelling or space and entering the corridor.*
16

17 **CHAPTER 11. – CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS.**

18 **SECTION 1101. – [DELETED].**

19 *Section 1101 of the International Fire Code is deleted.*
20

21 **SECTION 1103. – FIRE SAFETY REQUIREMENTS FOR EXISTING BUILDINGS.**

22 *Sections 1103.1 through 1103.1.1 of the International Fire Code are deleted.*

23 *Sections 1103.4 through 1103.4.10 of the International Fire Code are deleted.*
24
25

1 The following San Francisco Fire Code section replaces the corresponding International Fire
2 Code section:

3 **1103.5. [For SF] Sprinkler Systems.**

4 An automatic sprinkler system shall be provided and maintained in accordance with Sections
5 1103.5.1, 1103.5.2, and 1103.5.4.

6
7 The following San Francisco Fire Code section replaces the corresponding International Fire
8 Code section:

9 **1103.5.2. [For SF] Automatic Sprinkler System for Existing SRO Hotel Buildings.**

10 Every residential hotel building existing on October 16, 2001, that contains twenty (20) or more
11 guest rooms, as defined in the California Building Code, shall provide and maintain an automatic
12 sprinkler system installed to comply with San Francisco Ordinance 170-02 throughout the residential
13 occupancy, including accessory areas. For purposes of this section, “Residential Hotel” means each
14 and every hotel for which a Certificate of Use for any residential units has been issued pursuant to San
15 Francisco Administrative Code Chapter 41. Any Residential Hotel that does not maintain an installed
16 automatic sprinkler system throughout the residential occupancy is out of compliance and subject to
17 immediate code enforcement action. The owner shall maintain the sprinkler system in accordance with
18 Title 19 of the California Code of Regulations.

19
20 The following San Francisco Fire Code section replaces the corresponding International Fire
21 Code section:

22
23 **1103.5.3. [For SF] Automatic Sprinkler System for Existing Hotels.**

24 All hotels described in San Francisco Ordinance 319-86 shall maintain an automatic sprinkler
25 system installed to comply with San Francisco Ordinance 319-86 throughout all common areas of the

1 hotel. Any existing hotel that does not provide an automatic sprinkler system in accordance with the
2 ordinance is out of compliance and subject to immediate code enforcement action. The owner shall
3 maintain the sprinkler system in accordance with Title 19 of the California Code of Regulations.

4 Section 1103.5.3 from the International Fire Code is deleted.

5
6 The following San Francisco Fire Code section replaces the corresponding International Fire
7 Code section:

8 **1103.5.4. [For SF] Automatic Sprinkler System for Existing High-Rise Buildings.**

9 All existing residential high-rise buildings shall be equipped with an automatic sprinkler system
10 in accordance with Section 903.3.1.1 where any of the following conditions apply:

11 1. The high-rise building has an occupied floor located more than 120 feet (36 576 mm) above
12 the lowest level of fire department vehicle access.

13 2. The high-rise building has occupied floors located more than 75 feet (22 860 mm) and not
14 more than 120 feet (36 576 mm) above the lowest level of fire department vehicle access, and the
15 building does not have at least two interior exit stairways complying with Section 1104.10 that are
16 separated from the building interior by fire assemblies having a fire resistance rating of not less than 2
17 hours with opening protection in accordance with Table 716.1(2) of the California Building Code.

18 3. The high-rise building has occupied floors located more than 75 feet (22 860 mm) and not
19 more than 120 feet (36 576 mm) above the lowest level of fire department vehicle access, and the
20 building does not have a fire alarm system that includes smoke detection in mechanical equipment,
21 electrical, transformer, telephone equipment and similar rooms; corridors; elevator lobbies; and at
22 doors penetrating interior exit stairway enclosures.

23 Existing high-rise buildings that are also qualified historical buildings as defined in California
24 Health and Safety Code Section 18950 shall be provided with an approved automatic fire sprinkler
25 system when and as required by the State Historical Building Code.

1 **Exceptions:**

2 1. Apartment houses, condominiums, or other Residential Group R-2 Occupancies (classified
3 as R-1 prior to 2008), until January 1, 2035, when this exception expires.

4 2. A mixed-use occupancy building containing a Residential Group R-2 Occupancy (classified
5 as R-1 prior to 2008), until January 1, 2035, when this exception expires.

6 Any existing high-rise not exempted from this section that does not provide an automatic
7 sprinkler system throughout the residential occupancy is out of compliance and subject to immediate
8 code enforcement action. The owner shall maintain the sprinkler system in accordance with Title 19 of
9 the California Code of Regulations.

10 **1103.5.4.1. Additional Requirements.**

11 The following additional requirements shall apply:

12 1. **Valves and devices.** A sprinkler control valve and a waterflow detecting device shall be
13 provided at the lateral connection to the riser for each floor.

14 2. **Monitoring.** A supervisory signal shall be provided to indicate a condition that will impair
15 the satisfactory operation of the sprinkler system. This shall include, but not be limited to, monitoring
16 control valves, fire pump power supplies, and pump running conditions. Such signals shall be
17 monitored in accordance with California Fire Code Section 903.4.1 and NFPA 72.

18 3. **Water supply.** The minimum water supply requirement for the sprinkler shall be determined
19 without regard to inside hose stream demand.

20 4. **Standpipe conversion.** Existing standpipes may be converted to sprinkler risers, provided
21 that they are hydrostatically tested for two hours at not less than 50 psi (345 Pa) in excess of the
22 maximum pressure to be maintained in the system. Standpipe hose connection(s) shall be provided per
23 NFPA 14.

1 5. **Supports.** Additional hangers, braces, restraints, or other attachments for support of existing
2 standpipes (which have been converted) shall be provided if they are necessary to meet the
3 requirements of NFPA 13. The installation of additional flexible fittings in such risers is not required.

4
5 **1105.5.4.2. Permissible Omissions.**¹

6 The following features required in new high-rise buildings are not required in systems installed
7 under the provisions of this section:

- 8 1. Redundant fire pump;
9 2. Two-hour rated fire pump room;
10 3. Secondary on-site supply of water;
11 4. Water supply from two underground water lines;
12 5. Connection of the system to two risers on each floor. Hydraulic calculations may consider
13 all risers in service.

14 See California Fire Code Section 903.3.1.1.1 for additional permissible sprinkler omissions.

15
16 **1103.5.4.3. Notification.**

17 Not later than 120 days following the effective date of these requirements, the Fire Official shall
18 notify in writing by certified mail the owner of each building within the scope of this section. The
19 notice shall contain a copy of this section and a commentary on it.

20
21 **1103.5.4.3.1. Deferred Notice.**

22 If a building within the scope of this section is not discovered by the Fire Official until after the
23 deadline for notification, the building owner shall be notified within 30 days of such discovery.

24 Failure to receive notification does not exempt a building owner from compliance with this
25 section.

1 **1103.5.4.3.2. Compliance Schedule.**

2 Building owners shall file a compliance schedule with the fire code official not later than 365
3 days after receipt of a written notice. The compliance schedule shall not exceed 12 years for
4 completion of the automatic sprinkler system retrofit.

6 **1103.5.4.4. Authority of Fire Official.**

7 The Fire Marshal may approve modifications and alternate methods and materials when it is
8 clearly evident that a reasonable degree of fire safety is provided. In such cases, the Fire Marshal
9 may:

10 1. Consider alternative protection based on nationally recognized standards, principles, and
11 tests, and generally recognized and well-established methods of fire protection;

12 2. Waive specific individual requirements if it can be shown that such requirements are not
13 physically possible, require disproportionate effort, or pose an undue hardship with little increase in
14 life safety and that a practical alternate cannot be provided; and

15 3. Grant necessary extensions of time when it can be shown that the specific time periods are
16 not physically practical or pose an undue hardship. The granting of an extension of time for
17 compliance may be approved by the Fire Marshal based on the showing of good cause and on approval
18 of an acceptable, systematic, progressive plan of correction.

19 For purposes of this Section 1103.5.4.4, the determination of “undue hardship” shall include,
20 but not limited to, consideration of the building owner’s financial hardship and whether compliance
21 with the automatic sprinkler requirements in Sections 1103.5.4 through 1103.5.4.5.3 would result in the
22 displacement of residents from their homes.

1 **1103.5.4.5. Implementation.**

2 *The requirements stated in Section 1103.5.4 shall be accomplished by the following steps.*

3 *Failure to complete any step within the required time frame is a violation of this code, and the Fire*
4 *Official shall have the power in such a case to abate the building in accordance with San Francisco*
5 *Fire Code Sections 113.4-113.4.5.*

6
7 **1103.5.4.5.1. Step 1. Permit Application.**

8 *The owner shall submit professionally designed sprinkler system drawings and a permit*
9 *application to the Department of Building Inspection not later than January 1, 2032.*

10
11 **1103.5.4.5.2. Step 2. Water supply.**

12 *The owner shall install the system riser, including floor-control valves, and shall connect it to*
13 *the approved automatic water supply not later than January 1, 2034. For purposes of this section, an*
14 *automatic water supply shall consist of a connection to the public water system and, if required by*
15 *hydraulic analysis, installation of a fire pump. Owner shall also provide a Fire Department*
16 *Connection.*

17
18 **1103.5.4.5.3. Step 3. Piping, sprinklers, and monitoring.**

19 *The owner shall complete the sprinkler system, including required electrical monitoring, not*
20 *later than January 1, 2035.*

21
22 **1103.5.4.5.4. Fire Alarm Requirements.**

23 *The installation of all fire alarm equipment shall be in accordance with the San Francisco Fire*
24 *Code, San Francisco Electrical Code, and NFPA 72.*

1 Sections 1103.7.1 and 1103.7.2 of the International Fire Code are deleted.

2 Sections 1103.7.4 through 1103.7.5.2.1 of the International Fire Code are deleted.

3
4 **1103.7.6.1. Sleeping Area Requirements.**

5 For all buildings that are required to have a fire alarm system under this Code Section
6 1103.7.6, pertaining to Group R-2 occupancies, the Building Code, the Housing Code, or any other
7 law, the building owner shall upgrade the fire alarm system, if necessary, to comply with the sound
8 level requirement for sleeping areas set forth in Section 18.4.6.1 of NFPA 72 (2025 edition).

9 **Exception:** Subsection 501.6(a) shall not apply to mandatory seismic strengthening alterations
10 being performed pursuant to Chapter 5E of this Code, or to transient Hotels within the Residential
11 Group R-1 Occupancy Classification of Section 310.2 of the Building Code.

12
13 **1103.7.11. Certificated Fire Alarm Systems for Existing Buildings.**

14 The fire code official may require owners to obtain a certificate for existing fire alarm systems
15 in accordance with San Francisco Fire Department Administrative Bulletin 3.03.

16
17 **SECTION 1104. – MEANS OF EGRESS FOR EXISTING BUILDINGS.**

18 Sections 1104 through 1104.15 and 1104.17 through 1104.25 of the International Fire Code are
19 deleted.

20 The following San Francisco Fire Code section replaces the corresponding International Fire
21 Code section:

22
23 **1104.16.5. [For SF] Materials and Strength.**

24 Components of fire escape stairways shall be constructed of non-combustible materials. Fire
25 escape stairways and balconies shall support the dead load plus a live load as per design when

1 installed. If the original structural design calculations are unavailable, then a registered design
2 professional shall determine the structural adequacy of existing fire escape stairways and balconies.

3
4 **1104.16.5.1. [For SF] Examination.**

5 All fire escape stairways and balconies shall be examined for structural adequacy and safety in
6 accordance with Section 1104.16.5 by a registered design professional or others acceptable to the fire
7 code official every 5 years, or more frequently as requested by the fire code official. The inspection
8 report shall be maintained on site and shall be made immediately available for review upon request by
9 the fire code official.

10
11 **SECTION 1105. – [DELETED].**

12 Section 1105 of the International Fire Code is deleted.

13
14 **SECTION 1106. – [DELETED].**

15 Section 1106 of the International Fire Code is deleted.

16
17 **CHAPTER 33. – FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.**

18 **SECTION 3303. – ADMINISTRATIVE SAFETY CONTROLS.**

19 **3303.7. Temporary Wireless Detection and Notification System for Buildings Under**
20 **Construction.**

21 Wood-frame buildings in compliance with San Francisco Department of Building Inspection's
22 Bulletin FS-04 shall be provided with an approved temporary wireless detection and notification
23 system. The temporary system shall be removed upon acceptance of the permitted building Fire Alarm
24 system.

1 **CHAPTER 35. – WELDING AND OTHER HOT WORK.**

2 **SECTION 3511. – HOT WORK ON PIERS.**

3 **3511.1. Scope.**

4 Burning or hot work conducted on marine terminals, piers, and wharves or moored vessels
5 shall be in accordance with this section.

7 **3511.2. Repairs on Vessels.**

8 An applicant for a permit to perform hot work on a vessel shall provide a copy of a Marine
9 Chemist's Certificate authorizing hot work with the permit application. If a permit is issued the permit
10 holder shall post a copy of the Certificate in a conspicuous place near the gangway of the vessel under
11 repair. The permit holder shall perform all work in accordance with NFPA 306, Control of Gas
12 Hazards on Vessels. Hot work is prohibited while a vessel is fueling, loading or unloading hazardous
13 materials, or when Class "A" or "B" explosives are on board or within 100 feet (30 480 mm) of the
14 vessel.

16 **3511.3. Repairs on Piers.**

17 Hot work is prohibited at marine terminals and on piers, wharves, or moored vessels under any
18 of the following conditions:

- 19 1. During gas freeing operations;
20 2. Within 100 feet (30 480 mm) of bulk cargo operations involving the loading or
21 unloading of flammable or combustible materials;
22 3. Within 100 feet (30 480 mm) of fueling (bunkering) operations; and
23 4. Within 100 feet (30 480 mm) of explosives or 50 feet (15 240 mm) of other hazardous
24 materials.

1 **3511.4. Requirements for Hot Work.**

2 *Any person performing hot work shall perform the work in compliance with this code and the*
3 *regulations of the U.S. Department of Transportation, U.S. Department of Labor, and U.S. Coast*
4 *Guard.*

5
6 **CHAPTER 56. – EXPLOSIVES AND FIREWORKS.**

7
8 **SECTION 5601. – GENERAL.**

9 *The following San Francisco Fire Code section replaces the corresponding California Fire*
10 *Code section:*

11 **5601.2. [For SF] Permit Required for Explosives, Explosive Materials, Fireworks, and**
12 **Pyrotechnics.**

13 *No person may manufacture, assemble, test, use, possess, handle, store, or sell explosives,*
14 *explosive materials, fireworks, and pyrotechnic materials within the City and County unless the person*
15 *has obtained a permit from the fire code official.*

16
17 *The following San Francisco Fire Code section replaces the corresponding California Fire*
18 *Code section:*

19
20 **5601.2.4. [For SF] Financial Responsibility and Insurance.**

21 *Before a permit is issued to use explosives, explosive materials, fireworks, or pyrotechnic*
22 *special effects, the applicant shall submit to the fire code official a certificate evidencing Commercial*
23 *General Liability insurance with limits not less than \$1,000,000 each occurrence, \$2,000,000 general*
24 *aggregate, combined single limit for bodily injury and property damage, including coverage for*
25 *Contractual Liability, independent contractors, Explosion, Collapse, and Underground (XCU).*

1 Personal Injury, Broadform Property Damage, products, and completed operations, along with an
2 additional insured endorsement naming the City and County of San Francisco, its officers, agents and
3 employees as an additional insured. The insurance policy and endorsement shall be from an insurer
4 approved by the City's Risk Manager and in a form approved by the Risk Manager. In consultation
5 with the Risk Manager, the fire code official may specify a greater or lesser amount for the policy
6 when, in the fire code official's opinion, conditions at the location of use indicate a greater or lesser
7 amount is required.

8 **Exception:** Government entities are exempt from this requirement.

9
10 **CHAPTER 81. – PARKING LOTS AND GARAGES.**

11 This Chapter does not exist in the California Fire Code or International Fire Code.

12
13 **SECTION 8101. – SCOPE.**

14 Premises used for parking of motor vehicles and classified as Group S, Division 2 occupancies
15 or as a parking lot shall be in accordance with Chapter 81. See the Building Code for construction
16 requirements. Garages used to service or repair motor vehicles shall comply with Chapter 23.

17
18 **SECTION 8102. – DEFINITIONS.**

19 Parking Lots And Garages

20 Lots and garages where the operator charges a fee for the storage of motor vehicles. Parking
21 lots shall include those premises that are open to the sky.

1 **SECTION 8103. – GENERAL REQUIREMENTS.**

2 **8103.1. Aisles.**

3 *A parking lot or garage shall include at least one aisle with a minimum width of 30 inches (762*
4 *mm) and arranged to provide access to all portions of the parking lot or garage.*

6 **8103.2. Exit Width.**

7 *Vehicle exits and entrances shall be at least 15 feet (4572 mm) wide.*

9 **8103.3. Vehicle Barriers.**

10 *The operator of a parking lot or garage shall install approved vehicle barriers to prevent*
11 *encroachment on any public right of way and to prevent damage to adjoining property.*

13 **8103.4. Illumination.**

14 *The operator of a parking lot shall illuminate the entire lot with light having intensity of not less*
15 *than 1 foot-candle (10.76 lx) at the pavement.*

17 **8103.5. Sign.**

18 *The operator of any unattended parking lot shall post a sign in a conspicuous location, stating*
19 *the name and telephone number of the operator.*

21 **8103.6. Vehicle Servicing.**

22 *Service or repair of motor vehicles is prohibited in parking lots.*

24 **APPENDIX M. – HIGH-RISE BUILDINGS – RETROACTIVE AUTOMATIC SPRINKLER**
25 **REQUIREMENT.**

1 Appendix M of the International Fire Code is deleted.

2
3 Section 5. Effective and Operative Dates.

4 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs
5 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
6 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
7 Mayor's veto of the ordinance.

8 (b) The operative date of Section 4 of this ordinance shall be January 1, 2026,
9 consistent with the operative date of the 2025 California Fire Code, or the effective date of this
10 ordinance, whichever is later.

11
12 Section 6. Transmittal to State Authorities.

13 Upon enactment of this ordinance, the Clerk of the Board of Supervisors is hereby
14 directed to transmit this ordinance, including Exhibit A, to the California Building Standards
15 Commission and the State Fire Marshal for filing, pursuant to the applicable provisions of
16 California law.

17
18
19 APPROVED AS TO FORM:
20 DAVID CHIU, City Attorney

21 By: /s/ Sarah Fabian
22 SARAH FABIAN
23 Deputy City Attorney

24
25
4932-7220-4664
4932-7220-4664, v. 5

REVISED LEGISLATIVE DIGEST
(Substituted, 1/27/2026)

[Fire Code - Repealing 2022 Code, Adopting 2025 Code]

Ordinance repealing the existing San Francisco Fire Code in its entirety and enacting a new San Francisco Fire Code consisting of the 2025 California Fire Code and portions of the 2024 International Fire Code, together with amendments specific to San Francisco, including provisions for fees for permits, inspections, and various City services, with an operative date of January 1, 2026; adopting findings of local conditions pursuant to California Health and Safety Code, Section 17958.7; directing the Clerk of the Board of Supervisors to forward San Francisco's amendments to the California Building Standards Commission and State Fire Marshal; and making environmental findings.

Existing Law

The San Francisco Fire Code is designed to safeguard life and property from fire and explosions hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises; and to provide for the issuance of permits, inspections and other Fire Department services, and the assessment and collection of fees for those permits, inspections and services. The current San Francisco Fire Code (the "2022 San Francisco Fire Code") incorporates by reference the 2022 California Fire Code (Title 24, California Code of Regulations, Part 9), those portions of the 2018 International Fire Code not incorporated in the 2022 California Fire Code, and local amendments adopted by San Francisco.

Amendments to Current Law

The 2025 San Francisco Fire Code enacted by this ordinance (the "2025 San Francisco Fire Code") incorporates by reference the 2025 California Fire Code (Title 24, California Code of Regulations, Part 9) (the "2025 California Fire Code"), including appendices adopted by the State, except as expressly deleted, modified, or amended. In addition, the 2025 San Francisco Fire Code incorporates by reference those portions of the 2024 International Fire Code that were not adopted by the California Building Standards Commission in the 2025 California Fire Code. It also includes local provisions specific to San Francisco. In general, the 2025 San Francisco Fire Code carries forward the 2022 San Francisco Fire Code with some modifications. Significant changes and new requirements are described below.

Many sections of the 2025 San Francisco Fire Code revise only the section numbers referenced.

Section 108.4 of the 2025 San Francisco Fire Code changes the fee for reviewing revisions to any previously approved plans submitted with building permit applications for compliance with fire safety regulations from \$149 to \$153.

Section 108.5 of the 2025 San Francisco Fire Code changes the inspection service fee from \$149 per hour to \$153 per hour.

Section 108.6 of the 2025 San Francisco Fire Code changes the fee for pre-application plan review from \$596 to \$612 and additional fee for excessive hours from \$149 per hour to \$153 per hour.

Section 108.7 of the 2025 San Francisco Fire Code changes the fee collected for re-inspections from \$299 to \$306 and additional fee for excessive hours from \$149 per hour to \$153 per hour.

Section 108.8 of the 2025 San Francisco Fire Code changes the high-rise inspection fee from \$15.25 per 1000 square feet to \$15.67 per 1000 square feet.

Section 108.9 of the 2025 San Francisco Fire Code changes the service fee for the on-site inspections and consultations from \$149 per hour to \$153 per hour.

Section 108.10 of the 2025 San Francisco Fire Code changes the employee overtime fee from \$160 per hour to \$164 per hour.

Section 108.12 of the 2025 San Francisco Fire Code changes the water flow fee from \$149 to \$153 and on-site water flow test fee from \$299 to \$459.

Section 108.14 of the 2025 San Francisco Fire Code changes the residential apartment/hotel inspection fee from \$183 to \$188.

Table 108-A of the 2025 San Francisco Fire Code increases the operational permit fees for most permits from \$424 to \$436.

Table 108-B of the 2025 San Francisco Fire Code increases all existing plan review fees.

Table 108-C of the 2025 San Francisco Fire Code increases all existing field inspection fees.

Section 113.4.3.1 of the 2025 San Francisco Fire Code changes the administrative hearing referral fee from \$149 to \$153.

Section 113.4.3.3 of the 2025 San Francisco Fire Code changes the administrative hearing re-inspection fee from \$149 to \$153.

Section 113.4.3.3 of the 2025 San Francisco Fire Code changes the administrative hearing re-inspection fee from \$149 to \$153.

The 2025 San Francisco Fire Code removes reference to the deletion of Section 503.4.1 of the International Fire Code.

The 2025 San Francisco Fire Code removes Section 319, including reference to the deletion of Sections 319.6 through 319.7.5.2 of the International Fire Code.

Section 508.1.6.1 of the 2025 San Francisco Fire Code, which lists local additional features for fire command center, removes certain requirements and adds requirements and clarifications that can be found in the Bureau of Fire Prevention's Administrative Bulletins (SFFD Administrative Bulletins).

Sections 510, 510.1.1 and 510.6.1.1 of the 2025 San Francisco Fire Code replace the term emergency responder communication coverage with emergency responder communications enhancement systems (ERCES/ERRCS).

Section 510.6.1.2 of the 2025 San Francisco Fire Code replaces the term emergency responder radio coverage with emergency responder communications enhancement systems (ERCES/ERRCS). It also removes certification requirements for existing ERRCS systems that have expired.

Section 905.4.4 adds information to the 2025 San Francisco Fire Code that requirements and clarifications regarding local standpipe requirements can be found in the SFFD Administrative Bulletins.

Section 907.1.7 adds information to the 2025 San Francisco Fire Code that requirements and clarifications regarding the design, installation, inspection, and maintenance requirements for any fire alarm and/or signaling can be found in the SFFD Administrative Bulletins.

Section 907.1.8 adds information to the 2025 San Francisco Fire Code that requirements and clarifications regarding design professional/engineers' stamps and signatures can be found in the SFFD Administrative Bulletins.

Section 907.2.9.4 adds the requirements for automatic smoke detection systems from the 2022 San Francisco Building Code to the 2025 San Francisco Fire Code.

Section 907.6.4.1.1.2 of the 2025 San Francisco Fire Code adds information that additional requirements and clarifications regarding graphic annunciation installation can be found in the SFFD Administrative Bulletins.

Section 909.4.9 of the 2025 San Francisco Fire Code adds information that additional requirements and clarifications regarding the design, installation, inspection, and maintenance requirements for any smoke control system can be found in the SFFD Administrative Bulletins.

Section 912.9 of the 2025 San Francisco Fire Code adds information that additional requirements and clarifications regarding fire sprinkler submittal, protection of standpipe inlets/outlets, design criteria for fire department connections and standpipe outlet valves, and FDC requirements can be found in the SFFD Administrative Bulletins.

Section 913.1.1 adds information to the 2025 San Francisco Fire Code that local fire pump requirements can be found in the SFFD Administrative Bulletins.

Section 1103.5.4 of the 2025 San Francisco Fire Code clarifies that the compliance deadline for installing automatic sprinkler systems in many existing high-rise residential buildings is January 1, 2035.

Sections 1103.5.4.5.1 and 1103.5.4.5.2 of the 2025 San Francisco Fire Code revise the trigger dates governing requirements for building owners to complete specific milestone deadlines.

Section 1103.5.4.4 of the 2025 San Francisco Fire Code adds a definition for the term “undue hardship” for use in the Fire Marshal’s evaluation of waiver requests to the sprinkler requirement.

The 2025 San Francisco Fire Code removes reference to Chapter 80.

The 2025 San Francisco Fire Code removes Appendix D. – Fire Apparatus Access Roads, including reference to the deletion of Section D105.2 of the International Fire Code.

Background Information

The State of California adopts a new California Fire Code every three years. The California Building Standards Commission recently issued the 2025 California Fire Code, which is based on the 2024 International Fire Code, and which will go into effect on January 1, 2026. Local jurisdictions are required to enforce the California Fire Code, but may enact more restrictive building standards than those set in the California Fire Code where those more restrictive standards are reasonably necessary due to local conditions caused by climate, geology, or topography. The Board of Supervisors must make express findings regarding the local conditions to support the adoption of more restrictive building standards. Local amendments to building standards are not effective until the required findings are adopted and sent to the California Building Standards Commission.

As in past three-year code cycles, this ordinance repeals the 2022 San Francisco Fire Code and enacts the 2025 San Francisco Fire Code. The San Francisco amendments are not integrated into the text of the California Fire Code, but rather are separately printed. Therefore, the user must consult both the 2025 California Fire Code and the 2025 San Francisco Fire Code to determine the complete code requirements.

FILE NO. 251247

n:\legana\as2025\2500431\01880304.docx

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: Fire Code - Repealing 2022 Code; Adopting 2025 Code
DATE: January 27, 2026

Ordinance repealing the existing San Francisco Fire Code in its entirety and enacting a new San Francisco Fire Code consisting of the 2025 California Fire Code and portions of the 2024 International Fire Code, together with amendments specific to San Francisco, including provisions for fees for permits, inspections, and various City services, with an operative date of January 1, 2026; adopting findings of local conditions pursuant to California Health and Safety Code, Section 17958.7; directing the Clerk of the Board of Supervisors to forward San Francisco's amendments to the California Building Standards Commission and State Fire Marshal; and making environmental findings.

This is substitute legislation to file no. 251247.

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