

1 [Curb Cuts and Street Tree Removal.]

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3 **Ordinance amending the San Francisco Building Code by amending Section 106.3.3 to**
4 **require proposed curb cuts to be shown on plans and specifications and by adding**
5 **Section 106.4.1.3 to require curb cut or street tree removal permits required for a**
6 **project to be approved and issued by the Department of Public Works prior to the**
7 **issuance of a building permit.**

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

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

12 Section 1. The San Francisco Building Code is hereby amended by amending Section
13 106.3.3, to read as follows:

14 106.3.3 Information on plans and specifications. Plans and specifications shall be
15 drawn to scale on substantial paper or cloth of a size not less than 11-inch by 17-inch (279.4
16 mm x 431.8 mm) and shall be of sufficient clarity to indicate the location, nature and extent of
17 the work proposed and show in detail that it will conform to the provisions of this code and all
18 relevant laws, ordinances, rules and regulations. Specific plans and information required shall
19 include any of the following that is appropriate for the work being proposed:

20 1. The Assessor's block and lot number on the first sheet or page of each
21 set of plans and other submittal documents.

22 2. A dimensioned plot plan showing sidewalk widths, street widths, lot lines,
23 locations of proposed or existing buildings or structures on the property, and full widths,
24 heights and setbacks of buildings on adjacent properties where their locations or heights
25 affect the code requirements of the subject building or structure. Locations of parking or

1 loading spaces, *of proposed curb cuts*, and of aboveground hydrants and utility poles shall also
2 be shown. The Director may require the owner to have the lot surveyed and staked by a
3 registered land surveyor or registered civil engineer so that the proper location of the building
4 on the lot may be determined. A copy of this survey shall be filed with the application for the
5 permit.

6 3. All existing and future finished grades for new building or structures and
7 additions to existing buildings or structures, including official curb and street grades.

8 4. Complete dimensioned exterior elevations showing types of wall
9 materials, locations and sizes of wall openings, roof heights and setbacks from property lines.
10 The existing and future exterior grade profiles on each side of the building extending to any
11 adjoining buildings, structures or properties which might be affected by this work shown on the
12 elevations unless a topographic map prepared by a licensed surveyor is submitted.

13 5. Dimensioned architectural floor plan for each floor, basement and roof
14 unless the floor plans are identical. The scale shall be not less than 1/8 inch (3.175 mm) to 1
15 foot (304.8 mm) unless otherwise permitted by the Director. The floor plan shall show the
16 gross area of each use area on each floor, and the total area of each floor. Structural,
17 mechanical and other detailed information shall not be superimposed unless the resultant
18 floor plans are clearly legible and understandable.

19 6. For alteration work, all existing partitions and construction that are to be
20 removed or altered and all that are to remain unchanged.

21 7. Identification on the architectural floor plans of the use or occupancy
22 classifications of all new and existing areas of the building.

23 8. Cross-sections as necessary, including information on location and depth
24 of footings of adjacent buildings or structures which might be affected by this work.

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- 1 9. Information regarding all architectural and structural materials to be
2 installed in the building.
- 3 10. Details of all fire-resistive assemblies and elements, and provisions for
4 maintaining the integrity of fire-resistive assemblies or elements where penetrated.
- 5 11. Information regarding the installation, location and support of building
6 utilities, including plumbing systems, and electrical equipment, wiring and systems.
- 7 12. Structural plans and calculations detailing all components of the vertical
8 load carrying system, including joists, beams, girders, columns, bearing walls and locations
9 and depths of footings. Connection details and cross-sections to show how the loads are
10 transferred and carried from the roof to the foundation. Live load clearly designated on the
11 plan for each use area.
- 12 13. Structural plans and calculations detailing all elements of the lateral force
13 resisting system, including horizontal and vertical diaphragms, connections and details, that
14 completely identify the lateral force load path from the roof to the foundation.
- 15 14. Special inspection and structural observation program required by
16 Sections 106.3.5, 1701 and 1702.
- 17 15. Geotechnical report when work involves significant grading, excavation or
18 fill, or uses special foundations; or when the site is included in the State of California Seismic
19 Hazard Zones Map, Special Soils Map or other area identified by the Director. See Appendix
20 Chapter 33, Section 3309, for additional grading permit requirements.
- 21 16. Hydraulic design drawings and calculations for sprinkler systems and
22 standpipes.
- 23 17. Information on plans demonstrating compliance with energy conservation
24 requirements.
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1 18. Information on plans demonstrating compliance with applicable sound
2 transmission requirements.

3 19. Information on plans demonstrating compliance with applicable disabled
4 access requirements.

5 20. Information on plans demonstrating compliance with water conservation
6 and reclamation requirements.

7 21. Landscaping and irrigation plans, when required by the Planning
8 Department, Department of Public Works or other agencies.

9 22. Photographs when required by the Planning Department or other
10 agencies.

11 23. For a building that is an unsafe structure as defined in Section 102,
12 sufficient information to show how all unsafe conditions will be corrected.

13 24. All other information necessary for determining compliance with
14 applicable codes and regulations.

15 Section 2. Amending the San Francisco Building Code by amending Section 106.4, to
16 add Section 106.4.1.3, to read as follows:

17 106.4.1.3. If a permit for a curb cut or for street tree removal is required for the project, those
18 permits shall be approved and issued by the Department of Public Works prior to the issuance of the
19 building permit.

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21 APPROVED AS TO FORM:
22 DENNIS J. HERRERA, City Attorney

23 By: _____
24 JUDITH A. BOYAJIAN
25 Deputy City Attorney