

BOARD of SUPERVISORS



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MEMORANDUM

Date: October 9, 2025
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 250960
Building Code - Repeal of Existing 2022 Code and Enactment of 2025 Edition

- ☒ 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.

[Building Code - Repeal of Existing 2022 Code and Enactment of 2025 Edition]

Ordinance repealing the 2022 Building Code in its entirety and enacting a 2025 Building Code consisting of the 2025 California Building Code and the 2025 California Residential Code, as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

NOTE: **Unchanged Code text and uncoded 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 ~~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.

Section 2. General Findings.

(a) The California Building Standards Code is contained in Title 24 of the California Code of Regulations. It consists of 12 Parts, which are based upon model codes that are

1 amended by the State agencies with jurisdiction over the subject matter. The California
2 Building Code is Part 2 of Title 24 of the California Code of Regulations; the California
3 Residential Code is Part 2.5. The 2025 California Building Code and 2025 California
4 Residential Code will go into effect throughout California on January 1, 2026.

5 (b) The State of California adopts a new California Building Standards Code every
6 three years ("triennial CBSC") with supplemental amendments published in intervening years.
7 The triennial CBSC goes into effect throughout the State of California 180 days after its
8 publication by the California Building Standards Commission or at a later date established by
9 the Commission. The 2025 triennial CBSC will go into effect on January 1, 2026.

10 (c) Local jurisdictions must enforce the California Building Standards Code but they
11 may also enact more restrictive building standards that are reasonably necessary because of
12 local climate, geologic, or topographical conditions. Local amendments may be made both to
13 a triennial CBSC and also to its individual Parts during the intervening years; however, local
14 amendments previously adopted are not automatically applicable to a triennial CBSC. Rather,
15 they must be re-enacted with the required findings of local climate, geologic, or topographical
16 conditions, expressly made applicable to the new triennial CBSC, and with an operative date
17 no earlier than the effective date of the triennial CBSC .

18 (d) As in past triennial CBSC adoption cycles, by this ordinance the Board of
19 Supervisors repeals the 2022 San Francisco Building Code in its entirety, enacts the 2025
20 San Francisco Building Code, and re-enacts the existing local amendments to make them
21 applicable to the 2025 California Building and Residential Codes.

22 (e) On _____, the Building Inspection Commission considered this
23 ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building
24 Code Section 104A.2.11.2. A copy of a letter from the Secretary of the Building Inspection
25 Commission regarding the Commission's recommendation is on file with the Clerk of the

1 Board of Supervisors in File No. _____.

2
3 Section 3. Findings regarding Local Conditions.

4 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that
5 before making any changes or modifications to the California Building and Residential Code
6 and any other applicable provisions published by the California Building Standards
7 Commission, the governing body must make an express finding that each such change or
8 modification is reasonably necessary because of specified local conditions. The local
9 amendments together with the required findings must be filed with the California Building
10 Standards Commission before the local changes or modifications can go into effect.

11 (b) The City and County of San Francisco is unique among California communities
12 with respect to local climate, geologic, topographical, and other conditions. A specific list of
13 findings that support San Francisco's modifications to the 2025 California Building Code and
14 the 2025 California Residential Code, with a section-by-section correlation of each
15 modification with a specific numbered finding, are contained in Exhibit A entitled "Standard
16 Findings for San Francisco Building Standards Code Amendments."

17 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,
18 the Board of Supervisors finds and determines that the local conditions described in Exhibit A
19 constitute a general summary of the most significant local conditions giving rise to the need
20 for modification of the 2025 California Building Code and 2025 California Residential Code
21 provisions published by the California Building Standards Commission. The Board of
22 Supervisors further finds and determines that the proposed modifications are reasonably
23 necessary based upon the local conditions set forth in Exhibit A.

24
25 Section 4. Repeal of 2022 San Francisco Building Code and Enactment of the 2025

1 San Francisco Building Code.

2 (a) The 2022 San Francisco Building Code is hereby repealed in its entirety. The
3 San Francisco Building Code being repealed was enacted on November 10, 2022, by
4 Ordinance No. 225-22, with an operative date of January 1, 2023. It was amended by
5 Ordinance Nos. 40-23, 58-23, 103-23, 122-23, 149-23, 154-23, 159-23, 174-23, 189-23, 193-
6 23, 62-24, 84-24, 115-24, 212-24, 213-24, 241-24, 247-24, 297-24, 22-25, 39-25, and 115-25.
7 These ordinances are available on the Board of Supervisors' website and in the Office of the
8 Clerk of the Board of Supervisors.

9 (b) The 2025 San Francisco Building Code is hereby enacted. It consists of (1) the
10 2025 California Building Code, (2) the 2025 California Residential Code, and (3) San
11 Francisco's existing local amendments to those 2025 California Codes, which are re-enacted
12 and expressly made applicable to said codes. Copies of the 2025 California Building Code,
13 the 2025 California Residential Code, and the stand-alone San Francisco amendments to
14 those 2025 California Codes are declared to be part of Board File No. 250960 and are
15 incorporated into this ordinance by reference as though fully set forth. Existing San Francisco
16 amendments that are being made applicable to those 2025 California Codes are shown in
17 unformatted ("plain") text and may include bold and/or italicized type; new San Francisco
18 amendments are underlined; and deleted San Francisco amendments are in strikeout text.

19
20 Section 5. Continuance of Actions Under Prior Code. Nothing contained in this
21 ordinance shall be construed as abating any action now pending under or by virtue of any
22 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance
23 be construed as discontinuing, abating, modifying, or altering any penalties accruing, or to
24 accrue, or as waiving any right of the City under any such ordinance.

1 Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this
2 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the
3 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would
4 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this
5 ordinance, irrespective of the fact that any one or more sections, subsections, sentences,
6 clauses, or phrases be declared invalid.

7
8 Section 7. Effective and Operative Dates. This ordinance shall become effective 30
9 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor
10 returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it,
11 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance be
12 operative on and after either January 1, 2026 or its effective date if the effective date is later.

13
14 Section 8. Directions to Clerk. Upon final passage of this ordinance, the Clerk of the
15 Board of Supervisors is hereby directed to transmit to the California Building Standards
16 Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit
17 A attachment, and 3) the San Francisco modifications to the 2025 California Building Code
18 and the 2025 California Residential Code.

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

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

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LEGISLATIVE DIGEST

[Building Code - Repeal of Existing 2022 Code and Enactment of 2025 Edition]

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Existing Law

The Building Code regulates and controls the design, construction, quality of materials, use and occupancy, location, maintenance and demolition of all buildings and structures, and quarrying, grading, excavation and filling of land. The current San Francisco Building Code consists of the 2022 California Building Code (which incorporates the 2021 International Building Code), the 2022 California Residential Code (which incorporates the 2021 International Residential Code), and San Francisco's local amendments to those California Codes ("San Francisco Amendments"). Chapter 36 of the San Francisco Building Code serves as a directory of where the provisions of the California Residential Code may be found in the San Francisco Building Code.

Amendments to Current Law

On January 1, 2026, a 2025 California Building Code and 2025 California Residential Code ("California Codes") will go into effect throughout the State. The San Francisco Amendments to the 2022 editions of these California Codes must be re-enacted and made applicable to the 2025 California Codes. Therefore, as in past State Code adoption cycles, San Francisco will repeal its existing Building Code in its entirety and adopt a new Building Code consisting of the new model code, as amended by the State of California, and as further amended by San Francisco. The San Francisco Amendments to the 2019 California Codes will be carried forward and made applicable to the 2025 California Codes with no or only minor technical changes.

The San Francisco Amendments are not integrated into the text of the California Codes but rather are separately printed in a stand-alone document. Therefore, the user must consult both texts in order to determine the complete code requirement. In the San Francisco Amendments, unchanged language from the 2025 California Codes is shaded gray, San Francisco's "carried forward" additions to the 2025 California Codes are shown in unshaded text, new additions to San Francisco's amendments are underlined (where needed to line up San Francisco Amendments with changes in the California Codes) and deletions are shown with strikethrough.

Background Information

The State of California adopts a new California Building Standards Code every three years (the “triennial State Code”) with supplements published in intervening years. The triennial State Code goes into effect throughout the State 180 days after its publication by the California Building Standards Commission or at a later date established by the Commission. In the current triennial State Code adoption cycle, the California Building Standards Code will go into effect on January 1, 2026. The California Building Standards Code is contained in Title 24 of the California Code of Regulations, and consists of several parts that are based upon model codes with amendments made by the State agencies with jurisdiction over the subject matter. The California Building Code is Part 2 of Title 24 of the California Code of Regulations; the California Residential Code is Part 2.5.

Local jurisdictions must enforce the California Building Standards Code, but they may also enact more restrictive building standards that are reasonably necessary because of local conditions caused by climate, geology, or topography. Local amendments may be made to a triennial State Code and also throughout the intervening years. However, local amendments previously adopted are not automatically applicable to a new triennial State Code. Rather, they must be re-enacted with the required findings of local conditions, expressly made applicable to the new triennial State Code, and with an operative date no earlier than the effective date of the new State Code.

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