



BUILDING INSPECTION COMMISSION (BIC)

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

Voice (628) 652 -3510

December 14, 2023

London N. Breed
Mayor

COMMISSION

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

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

Dear Ms. Calvillo:

RE: File No. 231130

Ordinance amending the Existing Building Code to require buildings with 15 or more stories to conduct and submit supplemental inspection reports; and affirming the Planning Department's determination under the California Environmental Quality Act.

The Code Advisory Committee (CAC) considered this Ordinance on November 8, 2023 and voted unanimously to recommend that the Building Inspection Commission adopt the ordinance File No. 231130 with additional proposed changes to the San Francisco Existing Building Code Sections 504F.2 through 504F.6.

The Building Inspection Commission met and held a public hearing on December 13, 2023 regarding the proposed amendment to the Existing Building Code contained in Board File No. 231130. The Commissioners voted unanimously to **recommend approval of the ordinance, with the additional proposed changes recommended by the CAC and Department of Building Inspection staff.**

Interim President Alexander-Tut	Yes
Commissioner Chavez	Yes
Commissioner Neumann	Yes
Commissioner Shaddix	Yes
Commissioner Sommer	Yes
Commissioner Williams	Yes

Should you have any questions, please do not hesitate to call me at (628) 652-3510.

Sincerely,

A handwritten signature in blue ink that reads "Sonya Harris". The signature is fluid and cursive, with the first name "Sonya" and the last name "Harris" clearly legible.

Sonya Harris
Commission Secretary

cc: Patrick O'Riordan, Director
Mayor London N. Breed
Supervisor Aaron Peskin
Board of Supervisors

Further Amendments Requested by DBI Staff

DBI staff recommend the following additional amendments to the proposed ordinance:

- Assert in Chapter 5F Section 504F.2 that comprehensive facade inspections must include a general inspection and detailed inspection per ASTM E 2770, Items 10.3 and 10.4, respectively, but detailed inspections per ASTM E2270, Item 10.4 are not mandatory for the supplemental inspections unless considered necessary by the qualified inspector.
- Specify the minimum elements of supplemental inspection reports in Section 504F.5 (100 percent visual inspection of the exterior glazing).
- Add an exemption to the supplemental inspection requirement if a qualified professional attests to the following: (1) the building does not have spandrel glass, (2) the property owner maintains a maintenance log pertaining to glass and glazing replacement or repairs, available for review by the qualified professional, and (3) the building is without a history of glass breakage within the last 5 years.

If the Building Inspection Commission agrees, DBI staff will ask Board President Aaron Peskin, the sponsor of this ordinance, to incorporate these suggested amendments in the ordinance.

Code Advisory Committee Recommendation

The Code Advisory Committee met November 8, 2023 and voted unanimously to make a recommendation to the BIC to recommend approval of the proposed ordinance with staff's requested additional amendments.