

1 [Building Code - Northwest Mt. Sutro Slope Protection Area.]

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3 **Ordinance amending the San Francisco Building Code by adding Section 106.4.1.3 to**
4 **create a Northwest Mt. Sutro Slope Protection Area and require the Structural Advisory**
5 **Committee to review and make recommendations on specified permit applications**
6 **within that area, which is generally bounded on the east by Crestmont Drive and its**
7 **undeveloped northern extension, on the south along Oak Park to its intersection with**
8 **Christopher Boulevard, west to Warren Drive, north along Warren Drive to the 6th**
9 **Avenue and Kirkham Street intersection, and Kirkham Street in an easterly direction to**
10 **its end at the undeveloped extension of Crestmont Drive, and to require mandatory**
11 **denial of the permit by the Director of Building ~~Inspector~~ Inspection under specified**
12 **circumstances; amending Section 105.6.2 to specify the composition of the Structural**
13 **Advisory Committee for permit applications located within the Northwest Mt. Sutro**
14 **Slope Protection Area; amending Building Code Section 106.3.2 to require that the**
15 **applicant for certain permit applications located within the Northwest Mt. Sutro Slope**
16 **Protection Area provide substantial documentation that there exists sufficient**
17 **infrastructure to support the proposed residential development and that the proposed**
18 **emergency access routes meet standards in effect at the time of the application;**
19 **amending Building Code Section 1701.5 to require special inspections throughout the**
20 **construction process for sites located within the Northwest Mt. Sutro Slope Protection**
21 **Area; and amending Section 106.4.1.2.4 to amend the mandatory denial of the permit by**
22 **the Director of Building ~~Inspector~~ Inspection requirements in the Edgehill Mountain**
23 **Slope Protection Area.**

24 Note: Additions are *single-underline italics Times New Roman*;
25 deletions are *~~strikethrough italics Times New Roman~~*.
Board amendment additions are double underlined.

Board amendment deletions are ~~striketrough normal~~.

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

Section 1. The San Francisco Building Code is hereby amended by adding Section 106.4.1.3 to read as follows:

106.4.1.3. Northwest Mt. Sutro Slope Protection Area.

106.4.1.3.1 Creation. There is hereby created the Northwest Mt. Sutro Slope Protection Area, which is generally bounded on the east by Crestmont Drive and its undeveloped northern extension, on the south along Oak Park to its intersection with Christopher Boulevard, west to Warren Drive, north along Warren Drive to the 6th Avenue and Kirkham Street intersection, and Kirkham Street in an easterly direction to its end at the undeveloped extension of Crestmont Drive. The Northwest Mt. Sutro Slope Protection Area is comprised of the following Assessor's Block Numbers: 1850, 1851, 2635, 2636, 2638, 2674, 2675, 2676, 2677, and 2686. Heightened review of certain permit applications, as provided in this section, shall be made in this area.

106.4.1.3.2 Purpose. Because landslides, earth movement, ground shaking and subsidence are likely to occur on or near the Northwest Mt. Sutro Slope Protection Area, causing severe damage and destruction to public and private improvements, the Board of Supervisors finds that the public health, safety and welfare is best protected if the Director of Building Inspection causes permit applications within the Northwest Mt. Sutro Slope Protection Area for either (1) construction of new buildings or structures or (2) alterations that involve a substantial increase in the envelope of an existing building or structure, to be peer reviewed for structural integrity and effect on hillside stability. The requirements herein for projects in the Northwest Mt. Sutro Slope Protection Area are in addition to all other applicable laws and regulations, including any and all requirements for environmental review under the California Environmental Quality Act; compliance with the requirements contained herein does not excuse a project sponsor from compliance with any other applicable laws and regulations.

1 106.4.1.3.3 Mandatory review by Structural Advisory Committee and other City officials. All
2 permit applications submitted to the Central Permit Bureau for construction of new buildings or
3 structures or alterations that involve a substantial increase in the envelope of an existing building or
4 structure (as determined by the Director) within the Northwest Mt. Sutro Slope Protection Area shall
5 be submitted to and reviewed by the Structural Advisory Committee, as defined by Building Code
6 Section 105.6. No permits for such properties located within the Northwest Mt. Sutro Slope Protection
7 Area shall be issued unless and until the Director has consulted with and received a written
8 communication from representatives of the Department of Planning, Department of Public Works and
9 Fire Department, each of whom has made a visit to the site for which the project is proposed, and the
10 Director has received a written report from the Structural Advisory Committee concerning the safety
11 and integrity of the proposed design and construction. As part of its review, the Structural Advisory
12 Committee shall consider the effect that construction activity related to the proposed project will have
13 on the safety and stability of the Northwest Mt. Sutro Slope Protection Area.

14 106.4.1.3.4 Mandatory denial by Director. In the event that the Structural Advisory Committee
15 determines that there is a reasonable likelihood that the proposed design and construction would result
16 in unsafe conditions or would increase the likelihood of hillside instability, and such unsafe conditions
17 or instability cannot be mitigated to the satisfaction of the Structural Advisory Committee, the Director
18 shall deny the permit. The Director's decision to deny the permit is appealable only to the Board of
19 Appeals.

20 Section 2. The San Francisco Building Code is hereby amended by amending Section
21 105.6.2, to read as follows:

22 105.6.2 Members. For consideration of each building with such special features, the
23 Structural Advisory Committee shall consist of members who are knowledgeable in the
24 structural engineering and construction issues presented by those special features. Members
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1 shall be selected from a list of qualified engineers submitted by the Structural Engineers
2 Association of Northern California and approved by the Director. One member shall be
3 selected by the Director, one member shall be selected by the owner, and the third member
4 shall be selected jointly. Compensation of the Structural Advisory Committee members shall
5 be by the owner. However, when the project for which Committee review is required is located
6 in the Edgehill Mountain Slope Protection Area as defined by Building Code Section 106.4.1.2
7 or the Northwest Mt. Sutro Slope Protection Area as defined by Building Code Section 106.4.1.3, (a)
8 the Committee shall consist of a structural engineer, a geologist and a geotechnical engineer;
9 (b) the Committee shall consult with an architect, who shall be a voting member of the
10 Committee; (c) the selection of the Committee members shall be as follows: one member
11 shall be selected jointly by the Director and the Director of Public Works, one member shall be
12 selected solely by the Director and one member and the consulting architect shall be selected
13 jointly by the Director and the owner from recommendations made by interested persons,
14 including but not limited to residents of the neighborhood surrounding the project location; and
15 (d) to the extent feasible, the Committee members should be selected from a list submitted by
16 the Structural Engineers Association of Northern California

17 Section 3. The San Francisco Building Code is hereby amended by amending Section
18 106.3.2, to read as follows:

19 106.3.2 Submittal documents. Plans, specifications, engineering calculations,
20 diagrams, soil investigation reports, special inspection and structural observation programs
21 and other data shall constitute the submittal documents for a permit. When such plans are not
22 prepared by an architect or an engineer, the Director may require the applicant submitting
23 such plans or other data to demonstrate that state law does not require that the plans be
24 prepared by a licensed architect or engineer. The Director may require plans, computations
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1 and specifications to be prepared and designed by an engineer or architect licensed by the
2 state to practice as such even if not required by State law. Materials submitted by a licensed
3 architect or engineer must be signed and sealed with an original signature on the first sheet of
4 each set of documents, and facsimile stamps plus the required registration seal of the
5 architect or engineer on the balance of the sheets.

6 Two complete sets of plans and specifications and three copies of the soil investigation
7 report (when required) shall be submitted. Additional complete sets of plans and specifications
8 may be required for special permit processing services that may be offered by the City and
9 County of San Francisco.

10 EXCEPTIONS:

11 1. The requirements for plans or specifications may be waived by the
12 Director, provided that the nature and extent of the proposed construction can be clearly
13 described in writing, and such a description is filed with the application.

14 2. In addition to all other requirements of this Section 106.3.2, the following
15 requirements shall apply to applications for construction of new buildings or structures, and to
16 alterations that involve a substantial increase in the building envelope of an existing building
17 or structure, within the Edgehill Mountain Slope Protection Area, created by Building Code
18 Section 106.4.1.2, and within the Northwest Mt. Sutro Slope Protection Area, created by Section
19 106.4.1.3:

20 The Director may not waive the requirements for submittal documents set forth in this
21 Section 106.3.2.

22 Submittal documents shall substantiate that the building or structure will comply with
23 applicable codes and regulations.

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1 Submittal documents shall include (1) plans prepared by a State-licensed architect or
2 engineer and (2) a construction/staging plan establishing that the proposed construction will
3 not compromise the health, safety or welfare of neighboring property owners. Submittal
4 documents shall demonstrate to the satisfaction of the Director, based on consultation with
5 and written communications from appropriate City officials, including the Director of the
6 Department of Public Works, that there is sufficient infrastructure (including utilities and
7 streets) to support the proposed residential development and that the proposed emergency
8 vehicle access routes comply with the standards in use by the Fire Department or similar
9 agency in effect at the time the application is submitted.

10 Section 4. The San Francisco Building Code is hereby amended by amending Section
11 1701.5, to read as follows:

12 1701.5 Types of Work. Except as provided in Section 1701.1, the types of work listed
13 below shall be inspected by a special inspector.

14 1. Concrete. During the taking of test specimens and placing of reinforced
15 concrete. See Item 12 for shotcrete.

16 EXCEPTIONS:

17 1. Concrete for foundations conforming to minimum requirements of Table
18 18-I-C or for Group R, Division 3, or Group M, Division 1 Occupancies, provided the building
19 official finds that a special hazard does not exist.

20 2. For foundation concrete, other than cast-in-place drilled piles or caissons,
21 where the structural design is based on an $f'c$ no greater than 2,500 pounds per square inch
22 (psi) (17.2 MPa). This exception shall not apply to foundations serving as retaining walls of
23 soil over 5 feet (1829 mm) in height measured from the base of the foundation.

24 Section 1701.5. Revise this item as follows:
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1 15. Special cases. Work which, in the opinion of the Director, involves
2 unusual hazards or conditions such as underpinning, shoring, removal of hazardous materials
3 and new construction methods not covered by this code.

4 Section 1701.5. Add the following items:

5 17. Exterior facing. During fastening of all exterior veneer and ornamentation
6 facing units constructed of concrete, masonry, stone or similar materials, and all curtain walls
7 weighing more than 15 pounds per square foot (73.39 kg/m²) of wall.

8 EXCEPTIONS:

9 1. Veneers weighing less than 5 pounds per square foot (24.46 kg/m²)
10 located less than 15 feet (4.57 m) above grade.

11 2. Anchored veneer located less than 10 feet (3.048 m) above grade.

12 18. Demolition. Demolition of buildings more than two stories or 25 feet (7.62
13 m) in height. See Section 3303.9 for demolition requirements.

14 EXCEPTION: Type V buildings.

15 19. Retrofit of unreinforced masonry bearing wall buildings.

16 19.1 During the testing of mortar quality and performance of masonry shear
17 tests in accordance with Section 1614C when required by Sections 1606C.3.3 and 1607C.2.

18 19.2 During repointing operations in accordance with Section 1616C when
19 required by Sections 1606C.3.3.7 and 1607C.1.

20 19.3 During the installation of new shear bolts when required by the exception
21 to Section 1607C.4.

22 19.4 Prior to the placement of the bolt and grout or adhesive for embedded
23 bolts as required by Section 1607C.4.

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1 19.5 During the prequalification tests in accordance with Section 1615C.3 as
2 permitted by Footnote 8 to Table 16C-E.

3 20. Bolts installed in existing masonry or concrete. Except for through bolts
4 with plate washers conforming to Table 16C-E, bolts that are newly installed in existing
5 masonry or concrete shall be tested in accordance with Section 1615C. The number and type
6 of tests required shall be the same as required by Section 1607C.

7 21. Shear walls and floor systems used as shear diaphragms. All
8 connections, including nailing, tiedowns, framing clips, bolts and straps, for those parts of a
9 lateral force resisting system utilizing the following components:

10 21.1 Plywood diaphragms, where shear values exceed $2/3$ the values in
11 Tables 23-II-H and 23-II-I-1.

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13 21.2 Double sheathed shear walls, in all cases.

14 21.3 Plywood shear walls, wherever nailing or hardware are not visible to the
15 district inspector at the time of cover-up inspection.

16 If nailing is not visible to the inspector at the called inspection, or if the special
17 inspector has not inspected the work prior to the concealment, all work concealing such
18 nailing shall be removed in order to permit a complete inspection.

19 21.4 Gypsum wallboard shearwalls where shear values exceed one-half of the
20 values permitted by Footnote 1 of Table 25A-I.

21 21.5 Fiberboard shearwalls where shear values exceed one-half of the values
22 in Table 23-II-J.

23 21.6 Particle-board diaphragms, where shear values exceed one-half of the
24 values in Table 23-I-I-2.

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1 22. Construction of a new building or structure, or alterations that involve a
2 substantial increase in the envelope of an existing building or structure within the Edgehill
3 Mountain Slope Protection Area, created by Building Code Section 106.4.1.2, *or the Northwest*
4 *Mt. Sutro Slope Protection Area, created by Building Code Section 106.4.1.3*; provided, however,
5 that, until the special inspection reports required by Building Code Section 1701.3 are
6 submitted to and approved by the Department, the phase of construction subsequent to the
7 phase or element for which the report was completed cannot commence.

8 Section 5. The San Francisco Building Code is hereby amended by amending Section
9 106.4.1.2.4, to read as follows:

10 106.4.1.2.4 Mandatory denial by Director. In the event that the Structural Advisory
11 Committee determines that there is a reasonable ~~possibility~~ *likelihood* that the proposed
12 design and construction ~~might~~ *would* result in unsafe conditions or ~~might~~ *would* increase the
13 likelihood of hillside instability, *and such unsafe conditions or instability cannot be mitigated to the*
14 *satisfaction of the Structural Advisory Committee*, the Director shall deny the permit. The
15 Director's decision to deny the permit is appealable only to the Board of Appeals.

16 Section 6. This section is uncodified.

17 (a) In the Northwest Mt. Sutro Slope Protection Area, in the event the Department has
18 convened a Peer Review Committee to review a particular new construction project within the
19 area prior to August 1, 2006, that Peer Review Committee shall serve as the Structural
20 Advisory Committee for that project, provided its members meet the qualifications set forth in
21 Section 105.6.2 for the Northwest Mt. Sutro Slope Protection Area, a consulting architect
22 selected jointly by the Director and the owner is added to the Peer Review Committee, and
23 the Director approves the composition of the Peer Review Committee.

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1 (b) Within 3 months of the effective date of this legislation, the Department of Building
2 Inspection shall submit a report to the Board of Supervisors and the Building Inspection
3 Commission recommending changes, if any, to the boundaries of the Northwest Mt. Sutro
4 Slope Protection Area due to physical characteristics of the area. Based on such
5 recommendations, the Board of Supervisors and/or Building Inspection Commission, in their
6 sole and respective discretion, may propose legislation to amend the Northwest Mt. Sutro
7 Slope Protection Area accordingly.

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9 APPROVED AS TO FORM:
10 DENNIS J. HERRERA, City Attorney

11 By: See original for signature
12 JOHN D. MALAMUT
13 Deputy City Attorney

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