

BOARD of SUPERVISORS



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## MEMORANDUM

TO: Tom Hui, Director, Department of Building Inspection  
Sonya Harris, Secretary, Building Inspection Commission

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: July 29, 2020

SUBJECT: LEGISLATION INTRODUCED

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The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by Supervisor Mandelman on July 21, 2020:

**File No. 200785**

**Ordinance amending the Existing Building Code to extend the date for completion of work for the seismic retrofitting of Tier IV wood-frame buildings to September 15, 2021.**

The proposed ordinance is being transmitted pursuant to Charter, Section D3.750-5, for public hearing and recommendation. It is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Please forward me the Commission's recommendation and reports at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: [Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org).

c: John Murray, Department of Building Inspection  
Patty Lee, Department of Building Inspection

1 [Existing Building Code - Mandatory Earthquake Retrofit - Compliance Deadline]

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3 **Ordinance amending the Existing Building Code to extend the date for completion of**  
4 **work for the seismic retrofitting of Tier IV wood-frame buildings to September 15, 2021.**

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6 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
7 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
8 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
9 **Board amendment additions** are in double-underlined Arial font.  
10 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
11 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
12 subsections or parts of tables.

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

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15 Section 1. On \_\_\_\_\_, the Building Inspection Commission conducted a public  
16 hearing on this ordinance pursuant to Charter Section D3.750-5.

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18 Section 2. The Existing Building Code is hereby amended by revising Chapter 5E, to  
19 read as follows:

20 **Chapter 5E**

21 **MANDATORY EARTHQUAKE RETROFIT OF WOOD-FRAME BUILDINGS**

22 \* . \* . \* . \*

23 **SECTION 505E – PROGRAM IMPLEMENTATION AND ADMINISTRATION; FEE**

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1 **505E.2 Compliance Deadlines.**

2 **TABLE 5E-A**  
 3 **Compliance Deadlines (in years<sup>1</sup>)**

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5 6 7 8 9 Tier Compliance	Submission of Screening Form and Optional Evaluation Form	10 11 12 13 14 15 Submittal of Permit Application with Plans for Seismic Retrofit Work	Completion of Work And Issuance of CFC <sup>2</sup>
I	1	2	4
II	1	3	5
III	1	4	6
IV	1	5	<u>7 September</u> <u>15, 2021</u>

16 1 All time periods are in years measured from 90 days after the operative date of  
 17 this Chapter.

18 ~~2 All time limits and extensions of San Francisco Building Code Chapter 1A are~~  
 19 ~~applicable, except that all work is to be completed by December 31, 2020, as recommended in~~  
 20 ~~California Health & Safety Code Section 19160(l).~~

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22 Section 3. Effective Date. This ordinance shall become effective 30 days after  
 23 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
 24 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
 25 of Supervisors overrides the Mayor's veto of the ordinance.

1           Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
2 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
3 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
4 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
5 additions, and Board amendment deletions in accordance with the “Note” that appears under  
6 the official title of the ordinance.

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

10 By: /s/ JUDITH BOYAJIAN  
11 JUDITH BOYAJIAN  
12 Deputy City Attorney

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**LEGISLATIVE DIGEST**

[Existing Building Code - Mandatory Earthquake Retrofit - Compliance Deadline]

**Ordinance amending the Existing Building Code to extend the date for completion of work for the seismic retrofitting of Tier IV wood-frame buildings to September 15, 2021.**

Existing Law

Chapter 5E of the Existing Building Code mandates the earthquake retrofit of wood-frame buildings. Section 505E.2 has a Table with compliance deadlines for four compliance tiers, including a deadline for completion of the work. Tier IV is the last category of buildings to be retrofitted and the work must be completed by September 15, 2020, seven years from the operative date of the mandate.

Amendments to Current Law

This ordinance will extend the deadline for completion of the work for Tier IV buildings until September 15, 2021.

Background Information

Extending the compliance deadline for the final category of wood-frame buildings during the COVID-19 pandemic will allow for greater flexibility of property owners to work with their commercial tenants to complete this retrofitting work during a time when it will have as little impact to those tenants as possible.

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