

EXHIBIT A
STANDARD FINDINGS FOR
2025 SAN FRANCISCO FIRE CODE AMENDMENTS:

1. Certain buildings/occupancies in San Francisco are at increased risk for earthquake-induced structural failure and consequent fire due to local hazardous microzones, slide areas, and local liquefaction hazards. (Geology)
2. Certain buildings/occupancies in San Francisco are at increased risk of fire due to high density of buildings on very small lots, with many buildings built up to the property lines. (Topography)
3. Topography of San Francisco has led to development of a high density of buildings on small lots, necessitating special provisions for exiting, fire separation, or fire-resistive construction. (Topography)
4. Many buildings are built on steep hills and narrow streets, requiring special safety considerations. (Topography)
5. Additional fire, structural and other protection is required due to high building density and crowded occupancy. (Topography)
6. The City is experiencing a surge in high-rise and super-high-rise development, requiring special safety considerations. (Topography)
7. Not a building standard; no local findings required.
8. In addition to carrying over amendments from former cycles, this ordinance adjusts certain preliminary milestone deadlines for the installation of automatic sprinkler systems in existing high-rise residential buildings while keeping the final completion deadline and overall timeframe (12 years) the same. This ordinance also adds a definition for the term “undue hardship” for use in the Fire Marshal’s evaluation of waiver or extension requests to the sprinkler requirement.
 - a. These changes are not subject to Assembly Bill 130 (Health & Safety Code §§ 17958(b) et seq.) because they do not impose any new requirements or substantive changes to any building standard during the period of October 1, 2025 through June 1, 2031. The adjustments to certain milestone deadlines do not alter the technical requirements for sprinkler installation; they merely adjust preliminary deadlines for compliance. The new definition of the term “undue hardship” is not a change to a building standard. The definition is intended to codify an existing administrative interpretation and provide clarity and consistency when the Fire Marshal evaluates waiver requests from the sprinkler installation requirement. Accordingly, this is an administrative clarification permitted under Assembly Bill 130.
 - b. To the extent the changes fall within the scope of AB 130, they are exempt under Health & Safety Code section 17958.5(b)(2)(A), which allows “[a] modification to the application of a building standard . . . that is substantially the same as a modification . . . effective on or before September 30, 2025.”
 - c. Finally, these amendments are consistent with state and local efforts to address the housing crisis by reducing the significant financial burden that the current sprinkler requirement imposes on building owners and tenants.

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