

File No. 160945

Committee Item No. 2

Board Item No. 13

# COMMITTEE/BOARD OF SUPERVISORS

## AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date October 31, 2016

Board of Supervisors Meeting

Date November 15, 2016

### Cmte Board

- |                                     |                                     |                                              |
|-------------------------------------|-------------------------------------|----------------------------------------------|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Memorandum of Understanding (MOU)            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 - Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 700                                     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Vacancy Notice                               |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Information Sheet                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

### OTHER (Use back side if additional space is needed)

- |                                     |                                     |                           |
|-------------------------------------|-------------------------------------|---------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CEQA Determination</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Findings</u>           |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Corrections List</u>   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                     |
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| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                     |

Completed by: Alisa Somera Date October 27, 2016

Completed by: Alisa Somera 3373 Date November 1, 2016

1 [Building Code - Residential Building Requirements]

2  
3 **Ordinance adding the provisions of the 2016 California Residential Code with local**  
4 **amendments into various chapters of the 2016 San Francisco Building Code, and**  
5 **adding Chapter 36 to the Building Code to serve as a directory of where such**  
6 **provisions may be found; adopting environmental findings and findings of local**  
7 **conditions under the California Health and Safety Code; providing for an operative date**  
8 **of January 1, 2017; and directing the Clerk of the Board to forward the legislation to the**  
9 **California Building Standards Commission as required by State law.**

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

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

18 Section 1. Environmental Findings. The Planning Department has determined that the  
19 actions contemplated in this ordinance comply with the California Environmental Quality Act  
20 (California Public Resources Code Sections 21000 et seq.). Said determination is on file with  
21 the Clerk of the Board of Supervisors in File No. 160945 and is incorporated herein by  
22 reference. The Board affirms this determination.

23 Section 2. General Findings.

24 (a) The State of California adopts a new California Building Standards Code every  
25 three years (the "triennial State Code") with supplements published in intervening years. The  
triennial State Code goes into effect throughout the State of California 180 days after its

1 publication by the California Building Standards Commission or at a later date established by  
2 the Commission.

3 (b) The California Building Standards Code is contained in Title 24 of the California  
4 Code of Regulations. It consists of 12 Parts based upon model codes that are amended by  
5 the State agencies with jurisdiction over the subject matter. The California Residential Code is  
6 Part 2.5. The 2016 California Residential Code will go into effect throughout California on  
7 January 1, 2017.

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

16 (d) San Francisco's residential building standards are contained in the San  
17 Francisco Building Code. Chapter 36 serves as a directory of where the provisions of the  
18 California Residential Code may be found in the San Francisco Building Code.

19 (e) Pursuant to Charter Section D3.750-5, the Building Inspection Commission  
20 considered and approved San Francisco's amendments to the 2016 California Residential  
21 Code at a duly noticed public hearing that was held on August 17, 2016.

22  
23 Section 3. Findings regarding Local Conditions.

24 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that  
25 before making any changes or modifications to the California Building Code and any other

1 applicable provisions published by the California Building Standards Commission, the  
2 governing body must make an express finding that each such change or modification is  
3 reasonably necessary because of specified local conditions. The local amendments together  
4 with the required findings must be filed with the California Building Standards Commission  
5 before the local changes or modifications can go into effect.

6 (b) The City and County of San Francisco is unique among California communities  
7 with respect to local climatic, geological, topographical, and other conditions. A specific list of  
8 findings that support San Francisco's modifications to the 2016 California Residential Code,  
9 with a section-by-section correlation of each modification with a specific numbered finding, are  
10 contained in Exhibit A entitled "Standard Findings for San Francisco Amendments" to the  
11 companion ordinance enacting the 2016 San Francisco Building Code.

12 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,  
13 the Board of Supervisors finds and determines that the local conditions described in Exhibit A  
14 to the ordinance enacting the 2016 San Francisco Building Code constitute a general  
15 summary of the most significant local conditions giving rise to the need for modification of the  
16 2016 California Residential Code provisions published by the California Building Standards  
17 Commission. The Board of Supervisors further finds and determines that the proposed  
18 modifications are reasonably necessary based upon the local conditions set forth in said  
19 Exhibit A.

20  
21 Section 4. Incorporation of Residential Building Requirements into the Building Code.  
22 The Board of Supervisors hereby incorporates the provisions of the 2016 California  
23 Residential Code, with local amendments, into various chapters of the 2016 San Francisco  
24  
25

1 Building Code. Chapter 36 of the Building Code is added to the Building Code to serve as a  
2 directory of where the provisions of the 2016 California Residential Code may be found in the  
3 Building Code. Copies of the 2016 California Building Code and the stand-alone San  
4 Francisco amendments to the 2016 California Building Code and 2016 California Residential  
5 Code are declared to be part of Board File No. 160944 and are incorporated into this  
6 ordinance by reference as though fully set forth.

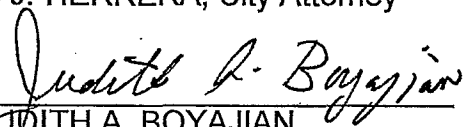
7  
8 Section 5. Severability. If any section, subsection, sentence, clause, or phrase of this  
9 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the  
10 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would  
11 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this  
12 ordinance, irrespective of the fact that any one or more sections, subsections, sentences,  
13 clauses, or phrases be declared invalid.

14  
15 Section 6. Effective and Operative Dates. This ordinance shall become effective 30  
16 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor  
17 returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it,  
18 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall  
19 take effect and be in full force on and after either January 1, 2017 or its effective date if the  
20 effective date is later.

21  
22 Section 7. Directions to Clerk. Upon final passage of this ordinance, the Clerk of the  
23  
24  
25

1 Board of Supervisors is hereby directed to transmit this ordinance to the California Building  
2 Standards Commission pursuant to the applicable provisions of State law.

3 APPROVED AS TO FORM:  
4 DENNIS J. HERRERA, City Attorney

5 By:   
6 JUDITH A. BOYAJIAN  
7 Deputy City Attorney  
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**LEGISLATIVE DIGEST**

[Building Code - Repeal of Existing 2013 Code and Enactment of 2016 Edition]

**Ordinance repealing the 2013 Building Code in its entirety and enacting a 2016 Building Code consisting of the 2016 California Building Code and the 2016 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, 2017; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.**

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 2013 California Building Code (which incorporates the 2012 International Building Code), the 2013 California Residential Code (which incorporates the 2012 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, 2017, a 2016 California Building Code and 2016 California Residential Code ("California Codes") will go into effect throughout the State. The San Francisco Amendments to the 2013 editions of these California Codes must be re-enacted and made applicable to the 2016 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 2013 California Codes will be carried forward and made applicable to the 2016 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, additions to the 2016 California Codes are shown in bold type; 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, 2017. 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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BOARD of SUPERVISORS



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San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

October 6, 2016

Lisa Gibson  
Acting Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Ms. Gibson:

On September 6, 2016, Building Inspection Commission introduced the following proposed legislations:

**File No. 160944**

Ordinance repealing the 2013 Building Code in its entirety and enacting a 2016 Building Code consisting of the 2016 California Building Code and the 2016 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, 2017; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

**File No. 160945**

Ordinance adding the provisions of the 2016 California Residential Code with local amendments into various chapters of the 2016 San Francisco Building Code, and adding Chapter 36 to the Building Code to serve as a directory of where such provisions may be found; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2017; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

**File No. 160946**

Ordinance repealing the 2013 Electrical Code in its entirety and enacting a 2016 Electrical Code consisting of the 2016 California Electrical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2017; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

**File No. 160947**

Ordinance enacting a 2016 San Francisco Existing Building Code consisting of the 2016 California Existing Building Code with San Francisco amendments; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2017; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

**File No. 160948**

Ordinance repealing the 2013 Green Building Code in its entirety and enacting a 2016 Green Building Code consisting of the 2016 California Green Building Standards 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, 2017; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

**File No. 160949**

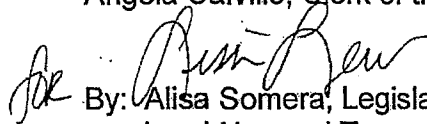
Ordinance repealing the 2013 Mechanical Code in its entirety and enacting a 2016 Mechanical Code consisting of the 2016 California Mechanical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2017; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

**File No. 160950**

Ordinance repealing the 2013 Plumbing Code in its entirety and enacting a 2016 Plumbing Code consisting of the 2016 California Plumbing Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2017; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board



By: Alisa Somera, Legislative Deputy Director  
Land Use and Transportation Committee

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because they do not result in a physical change in the environment.

Attachment

c: Joy Navarrete, Environmental Planning  
Jeanie Poling, Environmental Planning

Joy  
Navarrete

Digitally signed by Joy Navarrete  
DN: cn=Joy Navarrete, o=Planning,  
ou=Environmental Planning,  
email=joy.navarrete@sfgov.org,  
c=US  
Date: 2016.10.20 15:03:12 -0700

## 2016 San Francisco Building Code Findings Including Building and Residential Standards

## Chapter 1A

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101A.4.1	9	105A.1.3	9	106A.3.8	9
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101A.5	9	105A.1.5	9	106A.4	9
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101A.7	9	105A.1.5.2	9	106A.4.1.1	9
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101A.9	Reserved	105A.1.8	9	106A.4.1.2.4	9
101A.10	Reserved	105A.1.9	9	106A.4.1.3	9
101A.11	Reserved	105A.1.10	9	106A.4.1.3.1	9
101A.12	Reserved	105A.1.11	9	106A.4.1.3.2	9
101A.13	Reserved	105A.1.12	9	106A.4.1.3.3	9
101A.14	Reserved	105A.2	9	106A.4.1.3.4	9
101A.15	Reserved	105A.2.1	9	106A.4.1.4	9
101A.16	Reserved	105A.2.2	9	106A.4.1.4.1	9
101A.17	Reserved	105A.2.3	9	106A.4.1.4.2	9
101A.18	Reserved	105A.2.4	9	106A.4.1.4.3	9
101A.19	Reserved	105A.2.5	9	106A.4.1.4.4	9
101A.20	9	105A.2.6	9	106A.4.1.4.5	9
101A.21	9	105A.2.7	9	106A.4.1.4.6	9
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102A.11	9	105A.3.3	9	107A.1	9
102A.11.1	9	105A.3.4	9	107A.1.2	9
102A.11.2	9	105A.3.4.1	9	107A.2	9
102A.11.3	9	105A.3.5	9	107A.3	9
102A.12	9	105A.3.6	9	107A.3.1	9
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103A.2	9	105A.6.3	9	107A.11	9
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103A.2.2	9	106A	9	107A.11.2	9
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103A.3.3	9	106A.1.3	9	107A.13.2	9

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Section #	Finding #	Section #	Finding #	Section #	Finding #
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103A.4.1	9	106A.1.4.2	9	107A.13.3.2	9
103A.4.2	9	106A.1.5	9	107A.13.4	9
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103A.4.5.3	9	106A.1.9.1	9	107A.13.9.1	9
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104A.2.4	9	106A.2	9	108A.5.1	9
104A.2.5	9	106A.3.1	9	108A.5.2	9
104A.2.6	9	106A.3.1.1	9	108A.5.3	9
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104A.2.8.1	9	106A.3.2.1	9	108A.5.7	9
104A.2.8.3	9	106A.3.2.2	9	108A.5.8	9
104A.2.9	9	106A.3.2.2.1	9	108A.5.9	9
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Section #	Finding #	Section #	Finding #	Section #	Finding #
104A.3.2	9	106A.3.2.4.2	9	109A	9
104A.4	9	106A.3.2.4.3	9	109A.1	9
104A.4.1	9	106A.3.2.4.4	9	109A.2	9
104A.4.2	9	106A.3.2.5	9	109A.3	9
104A.5	9	106A.3.2.5.1	9	109A.4	9
104A.6	9	106A.3.2.5.2	9	109A.5	9
104A.6.1	9	106A.3.2.5.3	9	109A.6	9
104A.6.2	9	106A.3.2.5.4	9	109A.7	9
104A.6.3	9	106A.3.2.6	9	109A.8	9
105A	9	106A.3.2.6.1	9	110A.	9
105A.1	9	106A.3.2.6.2	9		
		106A.3.2.6.3	9		
		106A.3.2.6.4	9		
		106A.3.2.6.5	9		
		106A.3.2.6.6	9		
		106A.3.2.6.7	9		
		106A.3.2.6.8	9		
		106A.3.3	9		

CHAPTER 2

Section #	Finding #	Section #	Finding #	Section #	Finding #
202	9				

**CHAPTER 3  
NO S.F. AMENDMENTS**

**CHAPTER 4**

Section #	Finding #	Section #	Finding #	Section #	Finding #
406.3	5	435.3.5	5		
406.3.7	5	456.1	5		

**CHAPTER 5  
NO S.F. AMENDMENTS**

**CHAPTER 6  
NO S.F. AMENDMENTS**

**CHAPTER 7**

Section #	Finding #	Section #	Finding #	Section #	Finding #
707.1	5,9				

**CHAPTER 7A  
NO S.F. AMENDMENTS**

**CHAPTER 8  
NO S.F. AMENDMENTS**

**CHAPTER 9**

Section #	Finding #	Section #	Finding #	Section #	Finding #
901.4	1,2,5	907.2.9.1	2,5		
903.2.8	2,5	907.2.9.5	2,5		
Table 903.2.11.6	2,5	907.2.11.6	2,5		

160944 & 160945

905.3.4	1,2,5	912.7	2,5		
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**CHAPTER 10**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1010.1.2	3	1011.12.3	3	1015.4	3
1011.5.5	3	1012.2	3	1016.2	3
1011.5.5.1	3	1013.1	3,5	1016.3	3
1011.12	3				

**CHAPTER 10A**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1001A.	9	1003A.6	5	1005A.5	5
1001A.1	9	1003A.7	5	1005A.6	5
1001A.2	9	1003A.8	5	1005A.7	5
1001A.3	9	1004A.	5	1005A.8	5
1002A.	9	1004A.1	5	1005A.8.1	5
1003A.	5	1004A.2	5	1005A.8.2	5
1003A.1	5	1004A.3	5	1005A.8.3	5
1003A.2	5	1004A.4	5	1005A.8.4	5
1003A.2.1	5	1005A.	5	1005A.8.5	5
1003A.2.2	5	1005A.1	5	1005A.8.6	5
1003A.3	5	1005A.2	5	1005A.8.7	5
1003A.4	5	1005A.3	5	1005A.8.8	5



160944 & 160945

1003A.5	5	1005A.4	5		
		1005A.4.1	5		

**CHAPTER 11  
[RESERVED]**

**CHAPTER 11A  
NO S.F. AMENDMENTS**

**CHAPTER 11B  
NO S.F. AMENDMENTS**

**CHAPTER 11C  
NO S.F. AMENDMENTS**

**CHAPTER 11D**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1101D	6,9	1105D.1	6,9	1107D	6,9
1101D.1	6,9	1105D.2	6,9	1108D	6,9
1101D.2	6,9	1105D.2.1	6,9	1109D	6,9
1102D	6,9	1105D.3	6,9	1110D	6,9
1103D	6,9	1106D	6,9	1111D	6,9
1104D	6,9	1106D.1	6,9	1112D	6,9
1104D.1	6,9	1106D.1.1	6,9	1113D	6,9
1104D.2	6,9	1106D.2	6,9	1113D.1	6,9
1104D.3	6,9	1106D.3	6,9	1113D.2	6,9
1104D.4	6,9	1106D.4	6,9	1114D	6,9
1105D	6,9	1106D.5	6,9	1115D	6,9

**CHAPTER 12**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1203.5	5	1207.6	9	1207.8	4
1203.6	5	1207.7	4	1207.9	4
1205.1	5	1207.7.1	4	1207.10	4
1205.2.2	5	1207.7.2	4	1208.4	4,9
1205.4	5	1207.7.3	4		

**CHAPTER 13  
NO S.F. AMENDMENTS**

**CHAPTER 13A**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1301A	9	1307A.1	9	1312A.1	9
1302A	9	1308A	9	1312A.2	9
1303A	9	1308A.1	9	1313A	9
1304A	9	1309A	9	1313A.1	9
1304A.1	9	1309A.1	9	1313A.2	9
1304A.2	9	1310A	9	1313A.3	9
1305A	9	1310A.1	9	1313A.4	9
1305A.1	9	1311A	9	1313A.5	9
1306A	9	1311A.1	9	1314A.	9
1306A.1 1306A.1.1	9 9	1311A.2	9	1314A.1	9

160944 & 160945

1306A.2	9	1311A.3	9	1314A.2	9
1306A.2.1	9	1311A.4	9	1314A.3	9
1306A.2.2	9	1311A.4.1	9	1314A.4	9
1306A.3	9	1311A.4.2	9	1314A.5	9
1307A	9	1312A	9	1314A.6	9

**CHAPTER 13B**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1301B.	9	1303B.	9	1305B.	9
1302B.	9	1304B.	9		

**CHAPTER 13C  
RESERVED**

**CHAPTER 13D**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1301D	9	1305D.1	9	1307D	9
1302D	9	1305D.2	9	1308D	9
1303D	9	1306D	12	1309D	9
1304D	9	1306D.1	5,12,15	1310D	9
1305D	9	1306D.2	12	1311D	9

**CHAPTER 14**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1403.8	3,5,7				

**CHAPTER 15**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1501.1	7	1505.1	1,2,3,5	1507.9	1,2,3,5

160944 & 160945

1503.4	7	Table 1505.1	1,2,3,5	1510.2.2	5
		1507.8	1,2,3,5	1510.10	5

**CHAPTER 16**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1604.11	9			Table 1607.1	1,9

**CHAPTER 16A  
NO S.F. AMENDMENTS**

**CHAPTER 17**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1704.2	1,4,5	1705.4.4	1,4,5	1705.21	5
1705.1.1	1	1705.5.4	1,4,5	1705.22	5
1705.4.3	1,4,5	1705.19	1,4,5		
		1705.20	1,4,5		

**CHAPTER 17A  
NO S.F. AMENDMENTS**

**CHAPTER 18  
NO S.F. AMENDMENTS**

**CHAPTER 18A  
NO S.F. AMENDMENTS**

**CHAPTER 19  
NO S.F. AMENDMENTS**

**CHAPTER 19A**

**NO S.F. AMENDMENTS**

**CHAPTER 20  
NO S.F. AMENDMENTS**

**CHAPTER 21  
NO S.F. AMENDMENTS**

**CHAPTER 21A  
NO S.F. AMENDMENTS**

**CHAPTER 22  
NO S.F. AMENDMENTS**

**CHAPTER 22A  
NO S.F. AMENDMENTS**

**CHAPTER 23**

Section #	Finding #	Section #	Finding #	Section #	Finding #
2304.12.1.5	8	2304.12.2.3	8		
2304.12.3.2	8				

**CHAPTER 24**

Section #	Finding #	Section #	Finding #	Section #	Finding #
2405.3	[CRC R308.6.6]				

**CHAPTER 25  
NO S.F. AMENDMENTS**

**CHAPTER 26**

Section #	Finding #	Section #	Finding #	Section #	Finding #
2603.3	5	2603.6	5		
2603.4.1.5	5				

**CHAPTER 27  
NO S.F. AMENDMENTS**

**CHAPTER 28  
NO S.F. AMENDMENTS**

**CHAPTER 29  
NO S.F. AMENDMENTS**

**CHAPTER 30**

Section #	Finding #	Section #	Finding #	Section #	Finding #
3010.1	9	3010.2	9		

**CHAPTER 31**

Section #	Finding #	Section #	Finding #	Section #	Finding #
3103.1.1	9	3107.3	4,6	3107.7	9
3107	9	3107.4	1,2,5,8	3112	9
3107.1	9	3107.5	1,2,5,8	3112.1	9
3107.1.1	9	3107.5.1	1,2,5,8	3112.2	9
3107.1.2	9	3107.5.2	1,2,5,8	3112.3	9
3107.1.3	9	3107.5.3	1,2,5,8	3112.4	9
3107.1.4	9	3107.5.4	1,2,5,8	3112.5	9
3107.1.5	9	3107.6	8		
3107.2	9	3107.6.1	8		
		3107.6.2	8		

**CHAPTER 31A RESERVED  
NO S.F. AMENDMENTS**

**CHAPTER 31B  
NO S.F. AMENDMENTS**

**CHAPTER 31C  
NO S.F. AMENDMENTS**

**CHAPTER 31D  
NO S.F. AMENDMENTS**

**CHAPTER 31E RESERVED  
NO S.F. AMENDMENTS**

**CHAPTER 31F  
NO S.F. AMENDMENTS**

**CHAPTER 32**

Section #	Finding #	Section #	Finding #	Section #	Finding #
3201.4	7	3203.2	2,4,5,6	3203.2.5	2,4,5,6
3202.3.1	6,7	3203.2.1	2,4,5,6	3203.3	2,4,5,6
3202.3.2	2,4,6	3203.2.2	2,4,5,6		
3202.3.4	3,5	3203.2.3	2,4,5,6		
3203.1	2,5	3203.2.4	2,4,5,6		

**CHAPTER 33**

Section #	Finding #	Section #	Finding #	Section #	Finding #
3302.4	5,6	3304.1	9	3306.12	5,6
3303.1.1	5,6	3306.10	5,6	3307.1	5,6
3303.1.2	5,6	3306.11	5,6	3311.2	5,6
3303.4	5,6				

160944 & 160945

3303.8	5,6				

**CHAPTER 34  
NO S.F. AMENDMENTS**

**CHAPTER 35  
NO S.F. AMENDMENTS**

**CHAPTER 36  
(Index to California Residential Code Provisions)**

Section #	Finding #	Section #	Finding #	Section #	Finding #
CHAPTER 1	9	CHAPTER 6	1,2,3,4,5,7 ,8,9,10	CHAPTER 44	9
CHAPTER 2	9	CHAPTER 7	1,2,3,4,5,7 ,8,9,10	APPENDIX H	N/A
CHAPTER 3	1,2,3,4,5,7 ,8,9,10	CHAPTER 8	1,2,3,4,5,7 ,8,9,10	APPENDIX R	1,2,3,4,5,7 ,8,9,10
CHAPTER 4	1,2,3,4,5,7 ,8,9,10	CHAPTER 9	1,2,3,4,5,7 ,8,9,10		
CHAPTER 5	1,2,3,4,5,7 ,8,9,10,	CHAPTER 10	1,2,3,4,5,7 ,8,9,10		

**APPENDIX J**

Section #	Finding #	Section #	Finding #	Section #	Finding #
J103	9	J104.3	1,4	J109	7
J103.2	9	J106	7	J109.5	7
J104	1,4	J106.1	7	J112	9

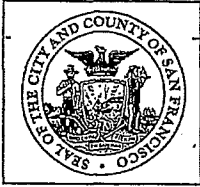


**Proposed 2016 San Francisco Building/Existing  
Building/Electrical/Plumbing/Mechanical/Green Building  
Code Amendment Correction List**

<b>PROPOSED 2016 SAN FRANCISCO BUILDING CODE AMENDMENTS CORRECTIONS</b>	
<b>Section No.</b>	<b>Correction</b>
102A.3.1	Duplicated text and section number have been deleted.
202	Story, First in Section 202 has been deleted.
406.3	Section number of 406.3 and a typo in the text have been corrected
1012.2	Exception number in Section 1012.2 has been corrected.
1016.2	Item number has been corrected.
1207	Section numbers in 1207 has been corrected.
<b>Finding Table Section No.</b>	<b>Correction</b>
102A.4.1	Section 102A.4.1 has been deleted in the Finding Table.
102A.4.2	Section 102A.4.2 has been deleted in the Finding Table.
102A.7.1	Section 102A.7.1 has been deleted in the Finding Table.
102A.7.2	Section 102A.7.2 has been deleted in the Finding Table.
102A.7.3	Section 102A.7.3 has been deleted in the Finding Table.
102A.10	Section 102A.10 has been deleted in the Finding Table.
103A.5	Section 103A.5 has been added to the Finding Table.
106A.1.14	Section 106A.1.14 has been added to the Finding Table.
106A.3.1	Section 106A.3.1 has been added to the Finding Table.
1011.5.5.1	Section 1011A.5.5.1 has been added to the Finding Table.
Chapter 11D	Chapter 11D has been added to the Finding Table.
1207	Section 1207 has been corrected in the Finding Table.
1312A.1	A typo in Section 1312A.1 has been corrected.
1510.10	Section 1510.10 has been corrected.
1705.1.1	Section 1705.1.1 has been added to the Finding Table.
<b>PROPOSED 2016 SAN FRANCISCO EXISTING BUILDING CODE AMENDMENTS CORRECTIONS</b>	
<b>Section No.</b>	<b>Correction</b>
301.2.1	The reference in this section has been corrected to Section 403.
407.4.1	Section 407.4.1 has been corrected.
<b>Finding Table Section No.</b>	<b>Correction</b>
326.4.1	Section 326.4.1 has been added to the Finding Table.
326.4.2	Section 326.4.2 has been added to the Finding Table.
404D.2.1	Section 404D.2.1 has been added to the Finding Table.
Table 4D-A	Table 4D-A has been added to the Finding Table.

Table 403E	Table 403E has been added to the Finding Table.
<b>PROPOSED 2016 SAN FRANCISCO PLUMBING CODE AMENDMENTS CORRECTIONS</b>	
<b>Section No.</b>	<b>Correction</b>
1101.2.3	The reference has been corrected to 1101.2.2
<b>Correction</b>	
<b>Finding Table Section No.</b>	<b>Correction</b>
603.3	Section 603.3 has been added in the Finding Table.
<b>PROPOSED 2016 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS CORRECTIONS</b>	
<b>Section No.</b>	<b>Correction</b>
89.117. (A)	A parenthesis on the left side has been added.
230.43	Section 230.43 has been corrected by deleting the word "general" in the State language
230.71	Section 230.71 has been corrected by deleting the old San Francisco amendment.
330.12	Section 330.12 has been corrected by changing "Revise Item (1)"
411.5	A comma has been added in the text.
700.16	Change to "Revise the first paragraph of this section as follows".
760.46	Editor's Note has been deleted.
<b>Correction</b>	
<b>Finding Table Section No.</b>	<b>Correction</b>
210.5(C)(1)(a)	Section 210.5(C)(1)(a) has been corrected in the Finding Table.
215.12(C)(a)	Section 215.12(C)(a) has been corrected in the Finding Table.
330.12	Section 330.12 has been added in the Finding Table.
355.10(A)	Section 355.10(A) has been corrected in the Finding Table.
<b>PROPOSED 2016 SAN FRANCISCO MECHANICAL CODE AMENDMENTS CORRECTIONS</b>	
<b>Finding Table Section No.</b>	<b>Correction</b>
101.2	Section 101.2 has been deleted in the Finding Table.
<b>PROPOSED 2016 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS CORRECTIONS</b>	
<b>Section No.</b>	<b>Correction</b>
Chapter 4	The title of Chapter 4 has been corrected.
Chapter 5	The title of Chapter 5 has been corrected.
<b>Correction</b>	
<b>Finding Table Section No.</b>	<b>Correction</b>

4.201.1	Section 4.201.1 in the Finding Table has been deleted.
5.101.1	Section 5.101.1 in the Finding Table has been deleted.
5.201.1.2	Section 5.201.1.2 has been added to the Finding Table.



**BUILDING INSPECTION COMMISSION (BIC)**

Department of Building Inspection      Voice (415) 558-6164 - Fax (415) 558-6509  
1660 Mission Street, San Francisco, California 94103-2414

August 26, 2016

Edwin M. Lee  
Mayor

COMMISSION  
Angus McCarthy  
President  
Myrna Melgar  
Vice-President

Kevin Clinch  
Gail Gilman  
John Konstin  
Frank Lee  
Debra Walker

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

**RE: Code amendments to the 2016 California Building Standards Code, including the Building, Existing Building, Residential, Mechanical, Plumbing, Electrical, and Green Building Codes and recommend approval to the Board of Supervisors.**

Sonya Harris  
Secretary

Dear Ms. Calvillo:

Tom C. Hui  
Director

On August 17, 2016 the Building Inspection Commission held a public hearing on the proposed Code amendments referenced above.

The Commission voted unanimously (7-0) to recommend that the Board of Supervisors approve the amendments.

The Commissioners voted as follows:

President McCarthy	Aye	Vice-President Melgar	Aye
Commissioner Clinch	Aye	Commissioner Gilman	Aye
Commissioner Konstin	Aye	Commissioner Lee	Aye
Commissioner Walker	Aye		

Enclosed please find the Code Advisory Committee's recommendation to the BIC. Under separate cover, copies of the proposed amendments will follow from the Technical Services Division of the Department of Building Inspection.

Should you have any questions, please do not hesitate to call me at 558-6164.

Sincerely,

  
Sonya Harris  
Commission Secretary

cc: Tom C. Hui, Director  
Mayor Edwin M. Lee  
Supervisor John Avalos  
Supervisor London Breed  
Supervisor David Campos  
Supervisor Malia Cohen  
Supervisor Mark Farrell  
Supervisor Jane Kim  
Supervisor Eric Mar  
Supervisor Aaron Peskin  
Supervisor Katy Tang  
Supervisor Scott Wiener  
Supervisor Norman Yee  
Deputy City Attorney John Malamut

## EXHIBIT A

### STANDARD FINDINGS FOR SAN FRANCISCO BUILDING STANDARDS CODE AMENDMENTS:

1. Certain buildings/occupancies in San Francisco are at increased risk for earthquake-induced 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 consideration. (Topography)
5. Additional fire, structural and other protection is required due to high building density and crowded occupancy. (Topography)
6. San Francisco has narrow, crowded sidewalks due to building and population density and unusual topography. (Topography)
7. All rain water in San Francisco drains to the building drains and sewer; unusual geology, occasional extremely high local rainfall amounts, and the configuration of the City as a peninsula restrict the installation of separate storm water and sewer systems. (Topography, Climate, Geology)
8. Moist, corrosive atmosphere of salt-laden fog in San Francisco necessitates additional requirements. (Climate)
9. Not a building standard; no local findings required.
10. Soil conditions in this region induce adverse reactions with some materials, leading to premature failures and subsequent unsanitary conditions. (Climate)
11. The region is subject to fluctuating rainfall due to changes in climatic conditions.  
(Climate)
12. San Francisco is a peninsula surrounded on three sides by water at sea level;

mitigation of climate change impacts, including sea level rise, is critical to the long term protection of the local built environment and local infrastructure.  
(Topography)

13. Climate and potential climate change impacts San Francisco's water resources, including reservoirs and distribution facilities. (Climate)
14. Organic material in San Francisco's waste breaks down into methane gas which is a significant contributor to climate change. (Climate)
15. San Francisco is topographically constrained and its built environment occupies most available land, requiring minimization of debris and solid waste.  
(Topography)
16. Prevailing winds, coastal mountain ranges, and periodic seasonal high temperatures contribute to photochemical reactions that produce smog and ozone; limiting the emission of smog's chemical precursors - volatile organic chemicals and oxides of nitrogen - is necessary to health and safety. (Climate, Topography)
17. The aquifers underlying San Francisco are small relative to local population, necessitating ongoing water imports and special provisions to ensure efficient use of water in local buildings. (Geology)

BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

October 6, 2016

Lisa Gibson  
Acting Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Ms. Gibson:

On September 6, 2016, Building Inspection Commission introduced the following proposed legislations:

**File No. 160944**

Ordinance repealing the 2013 Building Code in its entirety and enacting a 2016 Building Code consisting of the 2016 California Building Code and the 2016 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, 2017; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

**File No. 160945**

Ordinance adding the provisions of the 2016 California Residential Code with local amendments into various chapters of the 2016 San Francisco Building Code, and adding Chapter 36 to the Building Code to serve as a directory of where such provisions may be found; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2017; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

**File No. 160946**

Ordinance repealing the 2013 Electrical Code in its entirety and enacting a 2016 Electrical Code consisting of the 2016 California Electrical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2017; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.



**File No. 160947**

Ordinance enacting a 2016 San Francisco Existing Building Code consisting of the 2016 California Existing Building Code with San Francisco amendments; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2017; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

**File No. 160948**

Ordinance repealing the 2013 Green Building Code in its entirety and enacting a 2016 Green Building Code consisting of the 2016 California Green Building Standards 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, 2017; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

**File No. 160949**

Ordinance repealing the 2013 Mechanical Code in its entirety and enacting a 2016 Mechanical Code consisting of the 2016 California Mechanical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2017; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

**File No. 160950**

Ordinance repealing the 2013 Plumbing Code in its entirety and enacting a 2016 Plumbing Code consisting of the 2016 California Plumbing Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2017; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

  
By: Alisa Somera, Legislative Deputy Director  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Jeanie Poling, Environmental Planning



August 26, 2016

Angela Calvillo, Clerk of the Board  
Board of Supervisors  
#1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2016 AUG 29 AM 11:12  
BY [Signature]

Dear Ms. Calvillo:

Attached please find an original and two copies (1 electronic CD) of seven proposed ordinances (approved by the Building Inspection Commission on August 17, 2016) for the Board of Supervisors approval, which repeal the San Francisco amendments to the 2013 California Building Standards Codes and adopt replacement amendments to the new 2016 California Building Standards Codes effective January 1, 2017. (One copy of these 2016 California Building Standards Codes are hereby provided for your reference in the form of each California adopted model code and their associated California amendments to them.)

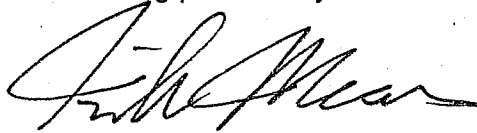
The following is a list of accompanying documents:

- 1) Approval letter from the Building Inspection Commission
- 2) Exhibit A, Standard Findings
- 3) San Francisco Building Code Ordinance, Legislative Digest (Includes Residential Code below), Findings, proposed amendment text (Building)
- 4) San Francisco Building Code; Residential Building Requirements Ordinance, Legislative Digest (included in Building Code above). Findings, proposed amendment text. (Residential)
- 5) San Francisco Existing Building Code Ordinance, Legislative Digest, Findings, proposed amendment text. (Existing Building)
- 6) San Francisco Electrical Code Ordinance, Legislative Digest, Findings, proposed amendment text (Electrical)
- 7) San Francisco Mechanical Code Ordinance, Legislative Digest, Findings, proposed amendment text (Mechanical)
- 8) San Francisco Plumbing Code Ordinance, Legislative Digest, Findings, proposed amendment text (Plumbing)
- 9) San Francisco Green Building Code Ordinance, Legislative Digest, Findings, proposed amendment text (Green), Cost effectiveness study.

In order for the San Francisco code amendments to coordinate with the California codes, which have an effective date of January 1, 2017, the timeline for approval and adoption requires that the codes be submitted to the Board of Supervisors on or before August 29, 2016 for introduction and assignment to the Land Use Committee (on September 6, 2016), a thirty-day review and comment period follows prior to hearing at the Land Use Committee on October 17, 2016. When approved, it is proposed that

the Board of Supervisor agenda Readings on October 25, 2016 and November 1, 2016. Upon their approval, the ordinances will be forwarded to the Mayor for signature within 10 days, followed by a 30-day wait period (ending approximately December 12, 2016) before filing with the California Building Standards Commission to become effective for an implementation date of January 1, 2017.

The following person may be contacted regarding this matter:



Kirk Means, Building Inspector  
Technical Services Division  
Department of Building Inspection  
Phone: (415) 575-6832  
Fax: (415) 558-6401

Attachments: As stated

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