



## BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection

Voice (628) 652 -3510

49 South Van Ness Avenue, 5<sup>th</sup> Floor San Francisco, California 94103

July 18, 2025

Daniel Lurie  
Mayor

### COMMISSION

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Alexander-Tut  
President

Catherine Meng  
Vice-President

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Evita Chavez  
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Sonya Harris  
Secretary

Monique Mustapha  
Asst. Secretary

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. 250702-2**

**Ordinance amending the Building Code to require buildings undergoing major renovations to remain or convert to All-Electric Buildings with exceptions for physical and technical infeasibility, commercial food establishments, non-residential-to-residential conversions, buildings with recent major system replacements, and 100% Affordable Housing; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.**

The Code Advisory Committee (CAC) met on July 7, 2025 to consider adoption of File No. 250702-2 to require buildings undergoing major renovations to remain or convert to All-Electric buildings with exceptions. The committee voted 6 to 3 to recommend that the Building Inspection Commission (BIC) approve File No. 250702-2 including a suggested change to add F-1 occupancies to the list of eligible commercial food service establishments exempted from the requirements

The Building Inspection Commission met and held a public hearing on July 16, 2025 regarding the proposed amendment to the Building Code contained in Board File No. 250702-2. The Commissioners recommended approving the ordinance with the following amendments: 1) Extend the effective date from January 1, 2026 to January 1, 2027, 2) Allow an exception for voluntary seismic retrofits, and 3) Remove the sunset for 100% affordable housing projects to show financial infeasibility as a justification for exemption from the requirements.

The Commissioners voted 4 to 1 to **recommend approval of the Ordinance**, With Commissioner Williams dissenting.

President Alexander-Tut	Excused
Vice-President Meng	Yes
Commissioner Calamuci	Yes
Commissioner Chavez	Yes
Commissioner Neumann	Yes
Commissioner Williams	No

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

Sincerely,



Sonya Harris  
Commission Secretary

cc: Patrick O'Riordan, Director  
Mayor Daniel Lurie  
Supervisor Rafael Mandelman  
Supervisor Bilal Mahmood  
Supervisor Jackie Fielder  
Supervisor Myrna Melgar  
Board of Supervisors