

EXHIBIT A

STANDARD FINDINGS FOR SAN FRANCISCO MECHANICAL 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. 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. Soils 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)

2001 San Francisco Mechanical Code Findings

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Chapter 1

ADMINISTRATION

101 Revise this section as follows:

SECTION 101 — TITLE

These regulations shall be known as the ~~A1998~~ 2001 San Francisco Mechanical Code,” may be cited as such, and will be referred to herein as “this code.”

Section 102 — PURPOSE

102 Revise the first paragraph as follows:

The purpose of this code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances within the City and County of San Francisco.

SECTION 103 — SCOPE

103.1 Revise this section as follows:

103.1 Applicability. The provisions of this code shall apply to the moving, demolition, erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances within this jurisdiction. Work located in a public way, public utility towers and poles, hydraulic flood control structures are exempt from the provisions of this code. The design and testing of equipment regulated by this code shall be subject to the approval of the building official.

Wherever in this code reference is made to the appendix, the provisions of the appendix shall not apply unless specifically adopted.

SECTION 105 — ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION

105.7 Add the following new section:

105.7 Fees. See Building Code Table 1-J – Miscellaneous Fees – for applicable fees.

SECTION 108 — POWERS AND DUTIES OF BUILDING OFFICIAL

108.1 Revise the first paragraph as follows:

108.1 General. The Director is hereby authorized and directed to enforce all provisions of this code. For such purpose the Director shall have the powers of a law enforcement officer. The Director, when necessary, may call upon the Police Department and other city agencies for aid or assistance in carrying out or enforcing any of the provisions of this code.

108.3 Revise the first paragraph as follows:

108.3 Right of entry. When it is necessary to make an inspection to enforce the provisions of this code or other codes or ordinances, or when the Director has reasonable cause to believe that there exists in a building or upon a premises a conditions that is contrary to or in violation of this code or other codes or ordinances that makes the building or premises unsafe, dangerous or hazardous, the building official may enter the building or premises at reasonable times to inspect or to perform the duties imposed by this code or other codes or ordinances, provided that if such building or premises be occupied that credentials be presented to the occupant and entry requested. If such building or premises be unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, the Director shall have recourse to the remedies provided by law to secure entry.

108.5 Revise this section as follows:

108.5 Disconnection of Utilities Due to Serious and Imminent Hazards. The building official or the building official's authorized representative shall have the authority to disconnect fuel-gas utility service, or energy supplies to a building, structure, premises or equipment regulated by this code when it is necessary to abate a serious and imminent hazard to the life, health or safety of the occupant or other persons, or such building, structure or

premises .

For notification procedures see Section 102 of the Building Code.

108.10 Add the following new section:

108.10 Director May Adopt Rules and Regulations. The Director shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this code. Such rules and regulations, commonly referred to as Code Rulings and Administrative Bulletins, supplemental to this code, shall not take effect until approved by the Building Inspection Commission and signed by the Director except in unusual circumstances where the Director has determined there is an immediate need to protect the public health and safety. When the Director finds that such circumstances exist, the Director may order immediate enforcement of a particular rule or regulation. The Director shall arrange for a subscription service to such rules and regulations, the entire cost of which is to be borne by the subscribers.

108.11 Add the following new section:

108.11 Code Revisions. The Director shall transmit to the Building Inspection Commission, at intervals not exceeding three years, recommendations for changes to this code, based on studies of the following:

1. Requests of the Board of Examiners for variances from this code, and for approvals of alternate materials, alternate designs and methods of construction.
2. Code changes recommended by the Board of Examiners.
3. Code changes recommended by the Code Advisory Committee or other bodies subordinate to the Building Inspection Commission
4. Results obtained and problems encountered from legal actions taken to correct code violations.
5. Changes or improvements in materials, methods of construction or design, and changes proposed by interested persons.
6. Investigations of fire and structural damage to buildings, and of complaints of unsatisfactory mechanical system performance.
7. Periodic changes to the California Mechanical Code and other State regulations which may affect this code.

8. Administrative Bulletins and Code Rulings currently in effect.
9. Violations of this code found on inspections or investigations.

110 Replace this section as follows:

SECTION 110 — BOARD OF EXAMINERS

Application may be made to the Board of Examiners for approval of alternate materials, methods and types of construction and for variances from the provisions of this code. See Building Code Section 105.1.

SECTION 111 — VIOLATIONS

111.2 Add the following new section:

111.2 Violations. Any person, the owner or the owner=s authorized agent, who violates, disobeys, omits, neglects, or refuses to comply with, or resists or opposes the execution of any of the provisions of this code, shall be liable for a civil penalty, not to exceed \$500 for each day such violation is committed or permitted to continue, which penalty shall be assessed and recovered in a civil action brought in the name of the people of the City and County of San Francisco by the City Attorney in any court of competent jurisdiction. Any penalty assessed and recovered in an action brought pursuant to this paragraph shall be paid to the City Treasurer and credited to the Department of Building Inspection=s Special Fund.

Any person, the owner or the owner=s authorized agent, who violates, disobeys, omits, neglects, or refuses to comply with, or who resists or opposes the execution of any of the provisions of this code, shall be guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine not exceeding \$500, or by imprisonment not exceeding six months, or by both such fine and imprisonment, unless otherwise provided in this code, and shall be deemed guilty of a separate offense for every day such violation, disobedience, omission, neglect or refusal shall continue. Any person who shall do any work in violation of any of the provisions of this code, and any person having charge of such work who shall permit it to be done, shall be liable for the penalty provided.

It shall be unlawful for any person to interfere with the posting of any notice provided for in this code, or to tear down or mutilate any such notice so posted by the Department of Building Inspection.

SECTION 112 — PERMITS

112.2 Add the following Item 7 to this section:

112.2 7. Replacement water heaters of not more than 100 gallon capacity are exempt from building permits when a new flue is not installed, but shall require plumbing permits.

SECTION 113 — APPLICATION FOR PERMIT

113.1 Replace this section as follows:

113.1 Application. Applications for permits to perform regulated mechanical work shall conform to the applicable requirements as set forth in Chapter 1 of the Building Code and Chapter 1 of the Plumbing Code.

SECTION 114 — PERMIT ISSUANCE

114.1 Replace this section as follows:

114.1 General. Permit processing and issuance for regulated mechanical work shall conform to the applicable requirements as set forth in Chapter 1 of the Building Code and Chapter 1 of the Plumbing Code.

115 Replace this section as follows:

SECTION 115 — FEES

Fees for regulated mechanical work shall be as set forth in Chapter 1 of the Building Code and in Chapter 1 of the Plumbing Code.

Chapter 2

DEFINITIONS

SECTION 204 — B

Revise these definitions as follows:

BUILDING CODE is the San Francisco Building Code.

BUILDING OFFICIAL is the Director of the Department of Building Inspection or the Director=s duly authorized representative. The Director is the authorized representative of the Building Inspection Commission charged with the administration and enforcement of this code.

SECTION 206 – D

Add the following new definition to this section:

DIRECTOR is the Director of the Department of Building Inspection and is the Building Official.

SECTION 207 — E

Revise this definition as follows:

ELECTRICAL CODE is the **San Francisco** Electrical Code.

SECTION 208 — F

Revise this definition as follows:

FIRE CODE is the Fire Code adopted by the State Fire Marshal and amended as the San Francisco Fire Code.

SECTION 218 — P

Revise this definition as follows:

PLUMBING CODE is the **San Francisco** Plumbing Code.

Chapter 3

GENERAL REQUIREMENTS

No San Francisco Mechanical Amendments.

Chapter 4

VENTILATION AIR SUPPLY

No San Francisco Mechanical Code Amendments.

Chapter 5

EXHAUST SYSTEMS

No San Francisco Mechanical Code Amendments.

Chapter 6

DUCT SYSTEMS

No San Francisco Mechanical Code Amendments.

Chapter 7

COMBUSTION AIR

No San Francisco Mechanical Code Amendments.

Chapter 8

CHIMNEYS AND VENTS

No San Francisco Mechanical Code Amendments.

Chapter 9

SPECIAL FUEL-BURNING EQUIPMENT

SECTION 902 — INCINERATORS, GENERAL

902.1 Add the following sentence at the end of the first paragraph:

The operation and installation of incinerators shall also comply with the regulations of the Bay Area Air Quality Management District.

Chapter 10

BOILER/WATER HEATERS

1026 Revise this section as follows:

SECTION 1026 INSPECTION AND TESTS

An installation for which a permit is required shall not be put into service until it has been certified by a licensed boiler contractor or inspected by an approved insuring company inspector and an operating permit has been issued. It shall be the duty of the owner or the owner's authorized representative to notify the building official that the installation has been certified or inspected.

EXCEPTION: On installations designed and supervised by a registered professional engineer, the building official may permit inspection and testing by such engineer.

1027 Revise this section as follows:

1027 OPERATING PERMIT

It shall be unlawful to operate a boiler or pressure vessel without first obtaining a valid operating permit to do so from the building official. Such permit shall be displayed in a conspicuous place adjacent to the boiler or pressure vessel. The operating permit shall not be issued until the equipment has been certified as complying with State of California Building Safety Orders by a licensed boiler contractor, by employees of an approved insuring company holding commissions from the National Board of Boiler and Pressure Vessel Inspectors, or by a registered professional engineer.

EXCEPTION: The operation only of steam-heating boilers, low-pressure hot-water-heating boilers, hot-water supply boilers and pressure vessels in Group R Occupancies of less than six units and in Group U, Division 3 agricultural occupancies (i.e. horticultural structures). (See UBC Appendix Chapter 3, Division II.)

Section 1028 B MAINTENANCE INSPECTION

1028 Revise the first paragraph as follows:

The building official shall require an inspection of boilers and pressure vessels operated under permit at appropriate intervals as the building official deems necessary but not less frequently than noted below:

1028 Revise the last paragraph as follows:

Inspection of boilers and pressure vessels may be made by licensed C- 4 Boiler Contractors and, when covered by insurance, may be made by employees of the insuring company holding commissions from the National Board of Boiler and Pressure Vessel Inspectors, subject to approval of the building official. Approved inspectors shall make reports on prescribed forms on inspections authorized by the building official. The reports shall be filed in the building official=s office. Inspectors shall notify the building official of suspension of insurance because of dangerous conditions, new insurance in effect, discontinuance of insurance coverage, or any unsafe conditions requiring correction.

Chapter 11

REFRIGERATION

No San Francisco Mechanical Code Amendments.

Chapter 12

HYDRONICS

No San Francisco Mechanical Code Amendments.

Chapter 13

FUEL-GAS PIPING

Section 1311 – MATERIAL FOR GAS PIPING

1311.5 Add the following new section:

1311.5 Exposed. Gas piping in exterior locations, except as otherwise regulated by this code, shall be of galvanized iron or steel, with galvanized fittings.

Chapter 14

SPECIAL PIPING AND STORAGE SYSTEMS

No San Francisco Mechanical Code Amendments.

Chapter 15

SOLAR SYSTEMS

No San Francisco Mechanical Code Amendments.

Chapter 16

**UNIFORM BUILDING CODE, UNIFORM MECHANICAL CODE AND UNIFORM FIRE CODE
STANDARDS.**

No San Francisco Mechanical Code Amendments.