

1 [Building, Green Building, Mechanical, and Plumbing Codes - Amending Findings Supporting  
2 Enactment of 2022 Codes]

3 **Ordinance amending the local findings included by reference in the following**  
4 **Ordinances: 1) 2022 San Francisco Building Code (Ordinance No. 225-22); 2) 2022 San**  
5 **Francisco Green Building Code (Ordinance No. 227-22); 3) 2022 San Francisco**  
6 **Mechanical Code (Ordinance No. 228-22); 4) San Francisco Plumbing Code (Ordinance**  
7 **No. 230-22); and directing the Clerk of the Board to forward the Ordinance to the**  
8 **California Building Standards Commission as required by State law.**

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

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

17 Section 1. Environmental Findings. The Planning Department has determined that the  
18 actions contemplated in this ordinance comply with the California Environmental Quality Act  
19 (California Public Resources Code Sections 21000 et seq.). Said determination is on file with  
20 the Clerk of the Board of Supervisors in File No. 231125 and is incorporated herein by  
21 reference. The Board affirms this determination.

22 Section 2. General Findings.

23 (a) The California Building Standards Code is contained in Title 24 of the California  
24 Code of Regulations. It consists of 12 Parts, which are based upon model codes that are  
25 amended by the State agencies with jurisdiction over the subject matter. The State of

1 California adopts a new California Building Standards Code every three years (“triennial  
2 CBSC”) with supplemental amendments published in intervening years. Local jurisdictions  
3 must enforce the California Building Standards Code but they may also enact more restrictive  
4 building standards that are reasonably necessary because of local climate, geologic, or  
5 topographical conditions. Local amendments may be made both to a triennial CBSC and also  
6 to its individual Parts during the intervening years; however, local amendments previously  
7 adopted are not automatically applicable to a triennial CBSC. Rather, they must be re-enacted  
8 with the required findings of local climate, geologic, or topographical conditions, expressly  
9 made applicable to the new triennial CBSC, and with an operative date no earlier than the  
10 effective date of the new State Code.

11 (d) Consistent with the triennial CBSC, the Board of Supervisors: repealed the 2019  
12 San Francisco Building and enacted the 2022 San Francisco Building Code by the enactment  
13 of Ordinance Number 225-22, in Board File No. 220940; repealed the 2019 San Francisco  
14 Green Building Code and enacted the 2022 San Francisco Green Building Code by the  
15 enactment of Ordinance Number 227-22, in Board File No. 220942; repealed the 2019 San  
16 Francisco Mechanical Code and enacted the 2022 San Francisco Mechanical Code by the  
17 enactment of Ordinance Number 228-22, in Board File No. 220943; and repealed the 2019  
18 San Francisco Plumbing Code and enacted the 2022 San Francisco Plumbing Code by the  
19 enactment of Ordinance Number 230-22, in Board File No. 220945 (hereinafter, collectively,  
20 “2022 Building Code Ordinances”).

21 (e) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,  
22 the Board of Supervisors made express findings, section-by-section, that each local  
23 amendment to the California Building Standards Codes was reasonably necessary because of  
24 local conditions. The findings are contained in Exhibit A to each of the 2022 Building Code  
25 Ordinances, and are on file with the Clerk of the Board in the respective Board Files.

1 (f) Upon enactment of the 2022 Building Code Ordinances, the Clerk of the Board  
2 of Supervisors forwarded the ordinances to the California Building Standards Commission.  
3 The California Building Standards discovered technical omissions in Exhibit A to these 2022  
4 Building Code Ordinances and requested correction to the respective files. This Ordinance  
5 makes the technical corrections requested by the California Building Standards Commission  
6 by updating the local findings incorporated by reference in each of the Building Code  
7 Ordinances.

8 (g) On October 18, 2023, at a duly noticed public hearing, the Building Inspection  
9 Commission considered this ordinance in accordance with Charter Section D3.750-5 and  
10 Building Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building  
11 Inspection Commission regarding the Commission's recommendation is on file with the Clerk  
12 of the Board of Supervisors in File No. 231125.

13  
14 Section 3. Findings Regarding Local Conditions. Pursuant to California Health and  
15 Safety Code Sections 17958.7 and 18941.5, the Board of Supervisors finds and determines  
16 that the local conditions described in: Corrected Exhibit A to the 2022 San Francisco Building  
17 Code; Corrected Exhibit A to the 2022 San Francisco Green Building Code; Corrected Exhibit  
18 A to the 2022 San Francisco Mechanical Code; and Corrected Exhibit A to the 2022 San  
19 Francisco Plumbing Code constitute a general summary of the most significant local  
20 conditions giving rise to the need for modification of the respective 2022 California Building  
21 Standards Codes and are reasonably necessary based upon these local conditions. Each  
22 Corrected Exhibit A is on file with the Clerk of the Board of Supervisors in Board File  
23 No. 231125.

1 Section 4. The 2022 San Francisco Building Code Ordinances are amended as  
2 follows:

3 (a) Ordinance Number 225-22, File No. 220940 is amended by replacing Exhibit A  
4 with the Corrected Exhibit A to the 2022 San Francisco Building Code in Board File  
5 No. 231125. The corrections are tracked in italicized and underlined type and deletions are in  
6 ~~strikeout~~ text.

7 (b) Ordinance Number 227-22, File No. 220942 is amended by replacing Exhibit A  
8 with the Corrected Exhibit A to the 2022 San Francisco Green Building Code in Board File  
9 No. 231125. The corrections are tracked in italicized and underlined type and deletions are in  
10 ~~strikeout~~ text.

11 (c) Ordinance Number 228-22, File No. 220943 is amended by replacing Exhibit A  
12 with the Corrected Exhibit A to the 2022 San Francisco Mechanical Code in Board File  
13 No. 231125. The corrections are tracked in italicized and underlined type and deletions are in  
14 ~~strikeout~~ text.

15 (d) Ordinance Number 230-22, File No. 220945 is amended by replacing Exhibit A  
16 with the Corrected Exhibit A to the 2022 San Francisco Plumbing Code in Board File  
17 No. 231125. The corrections are tracked in italicized and underlined type and deletions are in  
18 ~~strikeout~~ text.

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1           Section 8. Directions to Clerk. Upon enactment of this ordinance, the Clerk of the  
2 Board of Supervisors is hereby directed to transmit this ordinance to the California Building  
3 Standards Commission pursuant to the applicable provisions of State law and to update the  
4 Board files of the 2022 Building Code Ordinances to add the ordinance in Board File  
5 No. 231125 and a copy of the applicable Corrected Exhibit A.

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8 APPROVED AS TO FORM:  
9 DAVID CHIU, City Attorney

10 By:     /s/ Robb Kapla      
11       ROBB KAPLA  
12       Deputy City Attorney

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