

1 [Edgehill Way Controls]

2 ORDINANCE AMENDING PART II, CHAPTER I OF THE SAN FRANCISCO MUNICIPAL
3 CODE (BUILDING CODE) BY ADDING SECTION 106.4.1.2 TO REQUIRE THE
4 STRUCTURAL ADVISORY COMMITTEE TO REVIEW AND MAKE RECOMMENDATIONS
5 ON SPECIFIED PERMIT APPLICATIONS WITHIN THE EDGEHILL MOUNTAIN SLOPE
6 PROTECTION AREA, WHICH IS GENERALLY BOUNDED BY GARCIA AVENUE,
7 VASQUEZ AVENUE, KENSINGTON WAY, AND ULLOA STREET AND TRAVERSED BY
8 EDGEHILL WAY, AND TO REQUIRE MANDATORY DENIAL BY THE DIRECTOR OF
9 BUILDING INSPECTION UNDER SPECIFIED CIRCUMSTANCES; AMENDING BUILDING
10 CODE SECTION 105.6.2 TO SPECIFY THE COMPOSITION OF THE STRUCTURAL
11 ADVISORY COMMITTEE FOR PERMIT APPLICATIONS LOCATED WITHIN THE
12 EDGEHILL MOUNTAIN SLOPE PROTECTION AREA; AMENDING BUILDING CODE
13 SECTION 106.3.2 TO REQUIRE THAT THE APPLICANT FOR CERTAIN PERMIT
14 APPLICATIONS LOCATED WITHIN THE EDGEHILL MOUNTAIN SLOPE PROTECTION
15 AREA PROVIDE SUBSTANTIAL DOCUMENTATION THAT THERE EXISTS SUFFICIENT
16 INFRASTRUCTURE TO SUPPORT THE PROPOSED RESIDENTIAL DEVELOPMENT AND
17 THAT THE PROPOSED EMERGENCY ACCESS ROUTES MEET STANDARDS IN EFFECT
18 AT THE TIME OF THE APPLICATION; AMENDING BUILDING CODE SECTION 1701.5 TO
19 REQUIRE SPECIAL INSPECTIONS THROUGHOUT THE CONSTRUCTION PROCESS
20 FOR SITES LOCATED WITHIN THE EDGEHILL MOUNTAIN SLOPE PROTECTION AREA.

21
22 Note: Additions are underlined; deletions are in ((double parentheses)).

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

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SUPERVISORS, TENG, BIERMAN, BECERRIL, BROWN, NEWSOM
BOARD OF SUPERVISORS

1 Section 1. Chapter 1 of the San Francisco Building Code is hereby amended by
2 adding Section 106.4.1.2, to read as follows:

3 106.4.1.2: EDGEHILL MOUNTAIN SLOPE PROTECTION AREA.

4 106.4.1.2.1: CREATION: There is hereby created the Edgehill Mountain Slope Protection
5 Area, which is generally bounded by Garcia Avenue, Vasquez Avenue, Kensington Way, and
6 Ulloa Street and traversed by Edgehill Way. The Edgehill Mountain Slope Protection Area is
7 comprised of the following Assessor's Block Numbers: 2875, 2876, 2923, 2933, 2934, 2935,
8 2936A, and 2936B. Heightened review of certain permit applications, as provided in this
9 ordinance, shall be made in this area.

10 106.4.1.2.2: PURPOSE: Because landslides, earth movement, ground shaking and
11 subsidence are likely to occur on or near the Edgehill Mountain Slope Protection Area,
12 causing severe damage and destruction to public and private improvements, the Board of
13 Supervisors finds that the public health, safety and welfare is best protected if the Director of
14 Building Inspection causes permit applications within the Edgehill Mountain Slope Protection
15 Area for either (1) construction of new buildings or structures or (2) alterations that involve a
16 substantial increase in the envelope of an existing building or structure, to be peer reviewed
17 for structural integrity and effect on hillside stability. The requirements herein for projects in
18 the Edgehill Mountain Slope Protection Area are in addition to all other applicable laws and
19 regulations, including any and all requirements for environmental review under the California
20 Environmental Quality Act; compliance with the requirements contained herein does not
21 excuse a project sponsor from compliance with any other applicable laws and regulations.

22 106.4.1.2.3: MANDATORY REVIEW BY STRUCTURAL ADVISORY COMMITTEE AND
23 OTHER CITY OFFICIALS: All permit applications submitted to the Central Permit Bureau for
24 construction of new buildings or structures or alterations that involve a substantial increase in
25 the envelope of an existing building or structure (as determined by the Director) within the

1 Edgehill Mountain Slope Protection Area shall be submitted to and reviewed by the Structural
2 Advisory Committee, as defined by Building Code Section 105.6. No permits for such
3 properties located within the Edgehill Mountain Slope Protection Area shall be issued unless
4 and until the Director has consulted with and received a written communication from
5 representatives of the Department of Planning, Department of Public Works, and Fire
6 Department, each of whom has made a visit to the site for which the project is proposed, and
7 the Director has received a written report from the Structural Advisory Committee concerning
8 the safety and integrity of the proposed design and construction. As part of its review, the
9 Structural Advisory Committee shall consider the effect that construction activity related to the
10 proposed project will have on the safety and stability of the Edgehill Mountain Slope
11 Protection Area.

12 106.4.1.2.4: MANDATORY DENIAL BY DIRECTOR: In the event that the Structural Advisory
13 Committee determines that there is a reasonable possibility that the proposed design and
14 construction might result in unsafe conditions or might increase the likelihood of hillside
15 instability, the Director shall deny the permit. The Director's decision to deny the permit is
16 appealable only to the Board of Appeals.

17
18 Section 2. Chapter 1 of the San Francisco Building Code is hereby amended by
19 amending Section 105.6.2, to read as follows:

20 **105.6.2: MEMBERS.** For consideration of each building with special features, the Structural
21 Advisory Committee shall consist of members who are knowledgeable in the structural
22 engineering and construction issues presented by those special features. Members shall be
23 selected from a list of qualified engineers submitted by the Structural Engineers Association of
24 Northern California and approved by the Director. One member shall be selected by the
25 Director, one member shall be selected by the owner, and the third member shall be selected

1 jointly. Compensation of the Committee members shall be by the owner. However, when the
2 project for which Committee review is required is located in the Edgehill Mountain Slope
3 Protection Area, as defined by Building Code Section 106.4.1.2, (a) the Committee shall
4 consist of a structural engineer, a geologist and a geotechnical engineer, (b) the Committee
5 shall consult with an architect, who shall be a non-voting member of the Committee, (c) the
6 selection of the Committee members shall be as follows: one member shall be selected
7 jointly by the Director and the Director of Public Works; one member shall be selected solely
8 by the Director; and one member shall be selected jointly by the Director and the owner from
9 recommendations made by interested persons, including but not limited to residents of the
10 neighborhood surrounding the project location, and (d) to the extent feasible, the Committee
11 members should be selected from a list submitted by the Structural Engineers Association of
12 Northern California.

13
14 Section 3. Chapter 1 of the San Francisco Building Code is hereby amended by
15 amending Section 106.3.2, to read as follows:

16 **Section 106.3.2. Revise this section as follows:**

17 106.3.2 Submittal documents. Plans, specifications, engineering calculations, diagrams, soil
18 investigation reports, special inspection and structural observation programs and other data
19 shall constitute the submittal documents for a permit. When such plans are not prepared by
20 an architect or an engineer, the Director may require the applicant submitting such plans or
21 other data to demonstrate that state law does not require that the plans be prepared by a
22 licensed architect or engineer. The Director may require plans, computations and
23 specifications to be prepared and designed by an engineer or architect licensed by the state
24 to practice as such even if not required by State law. Materials submitted by a licensed
25 architect or engineer must be signed and sealed with an original signature on the first sheet of

1 each set of documents, and facsimile stamps plus the required registration seal of the
2 architect or engineer on the balance of the sheets.

3 Two complete sets of plans and specifications and three copies of the soil investigation
4 report (when required) shall be submitted. Additional complete sets of plans and
5 specifications may be required for special permit processing services that may be offered by
6 the City and County of San Francisco.

7 EXCEPTIONS:

8 1. The requirements for plans or specifications may be waived by the Director, provided
9 that the nature and extent of the proposed construction can be clearly described in writing,
10 and such a description is filed with the application.

11 2. In addition to all other requirements of this Section 106.3.2, the following requirements
12 shall apply to applications for construction of new buildings or structures, and to alterations
13 that involve a substantial increase in the building envelope of an existing building or structure,
14 within the Edgehill Mountain Slope Protection Area, created by Building Code Section
15 106.4.1.2:

16 The Director may not waive the requirements for submittal documents set forth in this Section
17 106.3.2.

18 Submittal documents shall substantiate that the building or structure will comply with
19 applicable codes and regulations.

20 Submittal documents shall include (1) plans prepared by a State-licensed architect or
21 engineer and (2) a construction/staging plan establishing that the proposed construction will
22 not compromise the health, safety or welfare of neighboring property owners.

23 Submittal documents shall demonstrate to the satisfaction of the Director, based on
24 consultation with and written communications from appropriate City officials, including the
25 Director of the Department of Public Works, that there is sufficient infrastructure (including

1 utilities and streets) to support the proposed residential development and that the proposed
2 emergency vehicle access routes comply with the standards in use by the Fire Department or
3 similar agency in effect at the time the application is submitted.
4

5 Section 4. Chapter 17 of the San Francisco Building Code is hereby amended by
6 amending Section 1701.5, to read as follows:

7 **Section 1701.5. Add the following items:**

8 16. Exterior facing. During fastening of all exterior veneer and ornamentation facing
9 units constructed of concrete, masonry, stone or similar materials, and all curtain walls
10 weighing more than 15 pounds per square foot (73.39 kg/m²) of wall.

11 EXCEPTIONS:

12 1. Veneers weighing less than 5 pounds per square foot (24.46 kg/m²) located less
13 than 15 feet (4.57 m) above grade.

14 2. Anchored veneer located less than 10 feet (3.048 m) above grade.

15 17. Demolition. Demolition of buildings more than two stories or 25 feet (7.62 m) in
16 height. See Section 3303.9 for demolition requirements.

17 EXCEPTION: Type V buildings.

18 18. Retrofit of unreinforced masonry bearing wall buildings.

19 18.1 During the testing of mortar quality and performance of masonry shear tests in
20 accordance with Section 1614C when required by Sections 1606C.3.3 and 1607C.2.

21 18.2 During repointing operations in accordance with Section 1616C when required
22 by Sections 1606C.3.3.7 and 1607C.1.

23 18.3 During the installation of new shear bolts when required by the exception to
24 Section 1607C.4.

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1 18.4 Prior to the placement of the bolt and grout or adhesive for embedded bolts as
2 required by Section 1607C.4.

3 18.5 During the prequalification tests in accordance with Section 1615C.3 as
4 permitted by Footnote 8 to Table 16C-E.

5 19. Bolts installed in existing masonry or concrete. Except for through bolts with
6 plate washers conforming to Table 16C-E, bolts that are newly installed in existing masonry or
7 concrete shall be tested in accordance with Section 1615C. The number and type of tests
8 required shall be the same as required by Section 1607C.

9 20. Shear walls and floor systems used as shear diaphragms. All connections,
10 including nailing, tiedowns, framing clips, bolts and straps, for those parts of a lateral force
11 resisting system utilizing the following components:

12 20.1 Plywood diaphragms, where shear values exceed $2/3$ the values in Tables 23-II-
13 H and 23-II-I-1.

14 20.2 Double sheathed shear walls, in all cases.

15 20.3 Plywood shear walls, wherever nailing or hardware are not visible to the district
16 inspector at the time of cover-up inspection.

17 If nailing is not visible to the inspector at the called inspection, or if the special
18 inspector has not inspected the work prior to the concealment, all work concealing such
19 nailing shall be removed in order to permit a complete inspection.

20 20.4 Gypsum wallboard shearwalls where shear values exceed one-half of the values
21 permitted by Footnote 1 of Table 25A-I.

22 20.5 Fiberboard shearwalls where shear values exceed one-half of the values in
23 Table 23-II-J.

24 20.6 Particle-board diaphragms, where shear values exceed one-half of the values in
25 Table 23-I-I-2.

1 21. Construction of a new building or structure, or alterations that involve a
2 substantial increase in the envelope of an existing building or structure within the Edgehill
3 Mountain Slope Protection Area, created by Building Code Section 106.4.1.2; provided
4 however that, until the special inspection reports required by Building Code Section 1701.3
5 are submitted to and approved by the Department, the phase of construction subsequent to
6 the phase or element for which the report was completed cannot commence.

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8
9 APPROVED AS TO FORM:
10 LOUISE H. RENNE, City Attorney

11
12
13 By: 
14 MIRIAM L. STOMBLER
15 Deputy City Attorney



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails

Ordinance

File Number: 991768

Date Passed:

Ordinance amending Building Code by adding Section 106.4.1.2 to require the structural advisory committee to review and make recommendations on specified permit applications within the Edgehill Mountain Slope Protection Area, which is generally bounded by Garcia Avenue, Vasquez Avenue, Kensington Way, and Ulloa Street and traversed by Edgehill Way, and to require mandatory denial by the Director of Building Inspection under specified circumstances; amending Section 105.6.2 to specify the composition of the structural advisory committee for permit applications located within the Edgehill Mountain Slope Protection Area; amending Section 106.3.2 to require that the applicant for certain permit applications located within the Edgehill Mountain Slope Protection Area provide substantial documentation that there exists sufficient infrastructure to support the proposed residential development and that the proposed emergency access routes meet standards in effect at the time of the application; amending Section 1701.5 to require special inspections throughout the construction process for sites located within the Edgehill Mountain Slope Protection Area.

January 18, 2000 Board of Supervisors — AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

Ayes: 11 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

January 18, 2000 Board of Supervisors — PASSED ON FIRST READING AS AMENDED

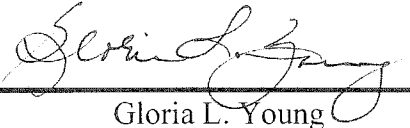
Ayes: 11 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

January 24, 2000 Board of Supervisors — FINALLY PASSED

Ayes: 11 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

File No. 991768

I hereby certify that the foregoing Ordinance
was FINALLY PASSED on January 24, 2000
by the Board of Supervisors of the City and
County of San Francisco.



Gloria L. Young
Clerk of the Board



Date Approved



Mayor Willie L. Brown Jr.