

1 [Building Code - Building Façade Inspection and Maintenance and Establishing Fee]

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3 **Ordinance amending the Building Code to require that 1) the façades of certain**  
 4 **buildings having five or more stories be inspected periodically by a qualified licensed**  
 5 **architect or engineer; 2) inspection reports be submitted to the owner and the**  
 6 **Department of Building Inspection according to an inspection and reporting schedule;**  
 7 **3) maintenance of the façades be conducted in accordance with an Administrative**  
 8 **Bulletin that is based on a national standard; 4) establishing a fee to compensate the**  
 9 **Department for review and related evaluation processing; 5) making findings, including**  
 10 **environmental findings, and findings under the California Health and Safety Code; and**  
 11 **6) directing the Clerk of the Board of Supervisors to forward this Ordinance to the**  
 12 **California Building Standards Commission upon final passage.**

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

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

21 Section 1. General Findings.

22 (a) The Planning Department has determined that the actions contemplated in this  
 23 ordinance comply with the California Environmental Quality Act (California Public Resources  
 24 Code Sections 21000 et seq.). The Board of Supervisors hereby affirms this determination.  
 25 Said determination is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and  
 is incorporated herein by reference.

1 (b) The Building Inspection Commission considered this ordinance on \_\_\_\_\_,  
2 2014 at a duly noticed public hearing, pursuant to Charter Section D3.750-5.

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4 Section 2. Findings under the California Health and Safety Code Sections 17958.7 and  
5 18941.5. The Board of Supervisors hereby finds that the following local conditions apply:

6 (a) In Section 19160 of the California Health and Safety Code, the Legislature  
7 declared that because of the generally acknowledged fact that California will experience  
8 moderate to severe earthquakes in the foreseeable future, increased efforts to reduce  
9 earthquake hazards should be encouraged and supported.

10 (b) Section 19161 of the California Health and Safety Code authorizes each city, city  
11 and county, or county to assess the earthquake hazard in its jurisdiction and identify buildings  
12 that may be potentially hazardous to life in the event of an earthquake. Section 19161 states  
13 that potentially hazardous buildings include those with “exterior parapets or ornamentation  
14 that may fall.”

15 (c) The purpose of this ordinance is to promote public safety and welfare by reducing  
16 the risk of death or injury that may result from the effects of deterioration on exterior façades  
17 of buildings. The inspections required by this ordinance will reduce building damage in  
18 earthquakes, contributing to the City’s resiliency goals.

19  
20 Section 3. The Building Code is hereby amended by adding Chapter 16E, to read as  
21 follows:

22 **Chapter 16E**

23 **BUILDING FACADE INSPECTION AND MAINTENANCE - RETROACTIVE**

24 **PROVISIONS**

25 **SECTION 1601E – GENERAL REQUIREMENTS AND SCOPE**

1 All façades of buildings of Construction Type I, II, III, or IV which are five or more  
2 stories are required to be inspected periodically by a qualified licensed architect or engineer retained  
3 by the property owner and the façades maintained in accordance with the criteria and procedures of  
4 this Chapter 16E. The requirements of this Chapter are retroactive and shall apply to and include  
5 buildings erected prior to the adoption of this Code. Qualifications of the architect or engineer and  
6 other inspection details are as defined in ASTM E2270 and ASTM E2841.

7 **SECTION 1602E – DEFINITIONS**

8 In addition to the definitions in Chapter 2 of this Code, the following definition and those  
9 contained in ASTM E2270 shall apply for purposes of this Chapter. Where there is a conflict between  
10 definitions, the definitions in the San Francisco Building Code shall govern.

11 **Façade.** All areas on the exterior of the building except for horizontal roof areas. The façade  
12 includes all exterior walls, windows, balconies, cornices, parapets, and appurtenances. The façade also  
13 includes walls supported at the roof level, such as penthouse walls, chimneys, chimneys, and so forth. A  
14 façade shall include walls and appurtenances in the interior of a building where such area has been  
15 converted from exterior areas by enclosing the area under a roof, skylight, or other covering.

16 **SECTION 1603E – INSPECTION SCHEDULE**

17 **1603E.1 Initial Inspection.** Each building within the scope of this Chapter 16E shall be subject to an  
18 initial façade inspection pursuant to Section 1604E. Inspection reports are subject to the requirements  
19 of Section 1605E.

20 **Exceptions:**

21 1. Buildings constructed after January 1, 2002 are exempt from requirement for an initial  
22 inspection.

23 2. Buildings for which comprehensive façade inspection and maintenance, restoration, or  
24 replacement has been performed during the 10 (ten) years preceding the date of the required initial  
25 inspection may apply to the Building Official for a waiver of the initial inspection.

**Table 1603E**

**Initial Inspection Schedule**

<b><u>Compliance Tier</u></b>	<b><u>Building Construction Completion Date<sup>1</sup></u></b>	<b><u>Inspection Report Due Date</u></b>
<u>1</u>	<u>Building was constructed prior to 1910</u>	<u>December 31, 2018</u>
<u>2</u>	<u>Building was constructed between 1911 and 1925</u>	<u>December 31, 2020</u>
<u>3</u>	<u>Building was constructed between 1926 and 1970</u>	<u>December 31, 2022</u>
<u>4</u>	<u>Building was constructed after 1970</u>	<u>December 31, 2024</u>

<sup>1</sup>Building construction date refers to the date the Department issued the Certificate of Completion for the original building or other Department documentation showing the date of completion of the original construction, regardless of the dates of any additions or alterations.

**1603E.2 Periodic inspection.** Each building within the scope of this Chapter 16E shall be subject to a periodic inspection at a frequency of 10 years after the required submittal date of an initial inspection report as outlined in Table 1603E. Buildings exempt from initial inspection pursuant to the Exceptions in Section 1603E.1 shall begin periodic inspections either 30 years from the original construction date or 20 years from the date of waiver of the initial inspection, whichever shall apply.

**1603E.3 Inspection in response to damage or failure.** Notwithstanding the Initial Inspection Schedule set forth in Table 1603E or the Exceptions to the initial inspection requirements provided in Section 1603E.1, the Department shall require an inspection of building façades to be performed in the following circumstances:

1            1. If façade elements required to be inspected under this Chapter 16E exhibit significant  
2 damage or failure, either during the normal passage of time or due to an earthquake or other event,  
3 then the property owner is required to obtain an inspection of the areas of damaged or failed elements  
4 and related building elements within 30 days.

5            2. The Department shall provide notices to property owners of required inspection of façade  
6 elements when the 0.3-second spectral acceleration at the building site, as estimated by the United  
7 States Geological Survey, exceeds 0.25 g.

8            **SECTION 1604E – FACADE INSPECTION AND MAINTENANCE CRITERIA AND**  
9 **PROCEDURES**

10           **1604E.1 Inspection and maintenance procedures.** Inspections and maintenance shall be conducted in  
11 accordance with procedures to be detailed in an Administrative Bulletin adopted by the Department  
12 based on ASTM E 2270 Standard Practice for Periodic Inspection of Building Façades for Unsafe  
13 Conditions and ASTM E2841 Standard Guide for Periodic Inspection of Building Facades for Unsafe  
14 Conditions.

15           **1604E.2 Method of inspection.** Inspections may include both general inspection and detailed  
16 inspection as detailed in the Administrative Bulletin.

17           **1604E.3 Elements to be included in inspections.** Inspections shall include the façade elements listed  
18 in ASTM E 2270 and the following additional elements:

19            1. Attached equipment such as communications equipment, pipes and ductwork;

20            2. Decorative elements such as urns, friezes, balustrades, and attached artwork;

21            3. Signs;

22            4. Fire escapes;

23            5. Flagpoles;

24            6. Vertical extensions such as vents;

25            7. Lights and other fixtures;

1           8. Hanging air conditioners and other devices;

2           9. Other elements that could pose a safety hazard if dislodged.

3           **1604E.4 Elements exempt from inspections.** Inspection is not required for the following conditions:

4           1. Walls with 36 inches of adjacent walls on the same or adjoining properties unless the space  
5           between the walls is accessible by means of a door;

6           2. Walls and appurtenances within exterior courts and yards enclosed by walls on all sides and  
7           where the bottom of the court is on grade, unless there is direct access to the court by means of a door.

8           **1605E. INSPECTION REPORTS**

9           The licensed architect or engineer performing any inspection required by this Chapter 16E  
10          shall prepare an inspection report in conformity with Section 1604E and the Administrative Bulletin  
11          adopted by the Department. The architect or engineer shall submit a copy of the inspection report to  
12          both the property owner and the Department within the time required by Table 1603E, provided,  
13          however, that the architect or engineer shall report any unsafe conditions to the Department  
14          immediately notwithstanding the deadline in Table 1603E.

15          Within 60 days of receipt of an inspection report, the Department shall confirm receipt of the  
16          report, provide review comments, if any, and confirm timelines and other requirements for maintenance  
17          actions and subsequent inspections.

18          **1606E. FEES**

19          The Standard Hourly Rates set forth in Table 1A-D shall be charged to compensate the  
20          Department for inspection report review, evaluation, and processing related to implementation and  
21          enforcement of this Chapter 16E.

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23          Section 4. Effective Date. This ordinance shall become effective 30 days after  
24          enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
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1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
2 of Supervisors overrides the Mayor's veto of the ordinance.

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4 Section 5. Directions to the Clerk. The Clerk of the Board of Supervisors is hereby  
5 directed to forward a copy of this ordinance to the California Building Standards Commission  
6 upon final passage.

7  
8 APPROVED AS TO FORM:  
9 DENNIS J. HERRERA, City Attorney

10 By: JUDITH A. BOYAJIAN  
11 Deputy City Attorney

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