

LEGISLATIVE DIGEST

[Building Code – Residential Building Requirements]

Ordinance incorporating the provisions of the 2013 California Residential Code into various chapters of the San Francisco Building Code with local amendments, and adding Chapter 36 to serve as a directory of where such provisions may be found in the San Francisco Building Code; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2014; and directing the Clerk of the Board to forward the legislation to the State Building Standards Commission as required by State law.

Existing Law

The San Francisco Building Code regulates and controls the design, construction, quality of materials, use and occupancy, location, maintenance and demolition of all buildings and structures, and quarrying, grading, excavation and filling of land in the City and County of San Francisco. The current Code consists of the 2009 International Building Code, as amended by the 2010 California Building Code, and as further amended by San Francisco. San Francisco's residential construction requirements are contained in the Building Code.

Amendments to Current Law

On January 1, 2014, a new California Residential Code will go into effect throughout the State. San Francisco's local amendments to the 2010 California Residential Code will not be carried forward unless re-enacted and made applicable to the 2013 California Residential Code. Therefore, as in past State code adoption cycles, San Francisco will repeal its existing Building Code in its entirety and adopt a new Building Code that consists of the new model code, as amended by the State of California, and as further amended by San Francisco. San Francisco's local amendments to the 2013 California Residential Code will be carried forward and incorporated into the 2013 San Francisco Building Code with only minor technical changes.

The San Francisco amendments are not integrated into the text of the California Building Code but rather are separately printed in a stand-alone document. Therefore, the user must consult both texts in order to determine the complete code requirement. In the San Francisco amendments, additions to the 2013 California Residential Code are shown in bold type; deletions are shown with strikethrough.

Background Information

Generally, the State of California adopts a new California Building Standards Code every three years that goes into effect throughout the State 180 days after publication. In this Code cycle, the California Building Standards Code will go into effect on January 1, 2014. The

California Building Standards Code is contained in Title 24 of the California Code of Regulations, and consists of several parts that are based upon model codes with amendments made by various State agencies. The California Residential Code is Part 2.5 of Title 24 of the California Code of Regulations.

Local jurisdictions are required to enforce the California Residential Code. Local jurisdictions may also enact more stringent requirements than those contained in the State Code where more stringent requirements are reasonably necessary because of local conditions caused by climate, geology, or topography. The local amendments are not effective until findings supporting any amendments, additions, or deletions to the State Code are adopted and sent to the State Building Standards Commission.

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