

1 [Building Code - Slope Protection Act.]

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3 **Ordinance amending the San Francisco Building Code by adding Sections 106A.4.1.4**
 4 **et seq. to establish the Slope Protection Act and create procedures that require the**
 5 **Structural Advisory Committee to review and make recommendations on specified**
 6 **permit applications for all property within the City that exceeds an average slope of**
 7 **25% grade, and to require mandatory denial of the permit by the Building Official under**
 8 **specified circumstances; amending Section 105A.6.2 to specify the composition of the**
 9 **Structural Advisory Committee for permit applications subject to the Slope Protection**
 10 **Act; amending Building Code Section 106A.3.2 to require that the applicant for certain**
 11 **permit applications subject to the Slope Protection Act provide substantial**
 12 **documentation that there exists sufficient infrastructure to support the proposed**
 13 **residential development and that the proposed emergency access routes meet**
 14 **standards in effect at the time of the application; amending Building Code Section**
 15 **1701A.5 to require special inspections throughout the construction process for sites**
 16 **subject to the Slope Protection Act.**

17 Note: Additions are single-underline italics Times New Roman;
 18 deletions are ~~strikethrough italics Times New Roman~~.
 19 Board amendment additions are double underlined.
 Board amendment deletions are ~~strikethrough normal~~.

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

21 Section 1. The San Francisco Building Code is hereby amended by adding Sections
22 106A.4.1.4 et seq. to read as follows:

23 106A.4.1.4. The Slope Protection Act. This Section of the San Francisco Building Code shall
 24 be known as the Slope Protection Act.

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1 106A.4.1.4.1 Creation. The Slope Protection Act shall apply to all property within San
2 Francisco that exceeds an average slope of 25% grade, except those properties already subject to the
3 Edgehill Mountain Slope Protection Area or the Northwest Mt. Sutro Slope Protection Area. For
4 purposes of this Section "property" shall mean a legal lot of record. Heightened review of certain
5 permit applications, as provided in this section, shall be given to all property subject to this Act.

6 106A.4.1.4.2 Purpose. Because landslides, earth movement, ground shaking and subsidence
7 are likely to occur on or near steeply sloped properties, causing severe damage and destruction to
8 public and private improvements, the Board of Supervisors finds that the public health, safety and
9 welfare is best protected if the Building Official causes permit applications for the construction of new
10 buildings or structures on property subject to the Slope Protection Act to be peer reviewed for
11 structural integrity and effect on hillside stability. The requirements for projects subject to the Slope
12 Protection Act are in addition to all other applicable laws and regulations, including any and all
13 requirements for environmental review under the California Environmental Quality Act; compliance
14 with the requirements contained herein does not excuse a project sponsor from compliance with any
15 other applicable laws and regulations.

16 106A.4.1.4.3 Mandatory review by Structural Advisory Committee and other City officials. All
17 permit applications submitted to the Central Permit Bureau for construction of new buildings or
18 structures subject to the Slope Protection Act shall be submitted to and reviewed by the Structural
19 Advisory Committee, as defined by Building Code Section 105A.6. No permits as specified above for
20 properties subject to the Slope Protection Act shall be issued unless and until the Building Official has
21 consulted with and received a written communication from representatives of the Department of
22 Planning, Department of Public Works and Fire Department, each of whom has made a visit to the site
23 for which the project is proposed, and the Building Official has received a written report from the
24 Structural Advisory Committee concerning the safety and integrity of the proposed design and
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1 construction. As part of its review, the Structural Advisory Committee shall consider the effect that
2 construction activity related to the proposed project will have on the safety and stability of the property
3 subject to the Slope Protection Act and properties within the vicinity of such property.

4 106A.4.1.4.4 Mandatory denial by Building Official. In the event that the Structural Advisory
5 Committee determines that there is a reasonable likelihood that the proposed design and construction
6 would result in unsafe conditions or would increase the likelihood of hillside instability, and such
7 unsafe conditions or instability cannot be mitigated to the satisfaction of the Structural Advisory
8 Committee, the Building Official shall deny the permit. The Building Official's decision to deny the
9 permit is appealable only to the Board of Appeals.

10 106A.4.1.4.5 Regulations to implement the Slope Protection Act. The Building Official is
11 hereby authorized to adopt rules, regulations, administrative bulletins, or other written guidelines to
12 assist the Department in implementing this Section, including, but not limited to, requirements for
13 applicants to demonstrate that a project site is not subject to the Slope Protection Act.

14 Section 2. The San Francisco Building Code is hereby amended by amending Section
15 105A.6.2, to read as follows:

16 105A.6.2 Members. For consideration of each building with such special features, the
17 Structural Advisory Committee shall consist of members who are knowledgeable in the
18 structural engineering and construction issues presented by those special features. Members
19 shall be selected from a list of qualified engineers submitted by the Structural Engineers
20 Association of Northern California and approved by the Building Official. One member shall be
21 selected by the Building Official, one member shall be selected by the owner, and the third
22 member shall be selected jointly. Compensation of the Structural Advisory Committee
23 members shall be by the owner. However, when the project for which Committee review is
24 required is located in the Edgehill Mountain Slope Protection Area as defined by Building
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1 Code Section 106A.4.1.2 or the Northwest Mt. Sutro Slope Protection Area as defined by
2 Building Code Section 106A.4.1.3 or is located in the Slope Protection Area as defined in Building
3 Code Section 106A.4.1.4, (a) the Committee shall consist of a structural engineer, a geologist
4 and a geotechnical engineer; (b) the Committee shall consult with an architect, who shall be a
5 voting member of the Committee; (c) the selection of the Committee members shall be as
6 follows: one member shall be selected jointly by the Building Official and the Director of Public
7 Works, one member shall be selected solely by the Building Official and one member and the
8 consulting architect shall be selected jointly by the Building Official 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 Section 3. The San Francisco Building Code is hereby amended by amending Section
14 106A.3.2, to read as follows:

15 106A.3.2 Submittal documents. Plans, specifications, engineering calculations,
16 diagrams, soil investigation reports, special inspection and structural observation programs
17 and other data shall constitute the submittal documents for a permit. When such plans are not
18 prepared by an architect or an engineer, the Building Official may require the applicant
19 submitting such plans or other data to demonstrate that state law does not require that the
20 plans be prepared by a licensed architect or engineer. The Building Official may require plans,
21 computations and specifications to be prepared and designed by an engineer or architect
22 licensed by the state to practice as such even if not required by State law. Materials submitted
23 by a licensed architect or engineer must be signed and sealed with an original signature on
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1 the first sheet of each set of documents, and facsimile stamps plus the required registration
2 seal of the 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 specifications
5 may be required for special permit processing services that may be offered by the City and
6 County of San Francisco.

7 EXCEPTIONS:

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

11 2. In addition to all other requirements of this Section 106A.3.2, the following
12 requirements shall apply to: (a) applications for construction of new buildings or structures,
13 and to alterations that involve a substantial increase in the building envelope of an existing
14 building or structure, within the Edgehill Mountain Slope Protection Area, created by Building
15 Code Section 106A.4.1.2, and within the Northwest Mt. Sutro Slope Protection Area, created
16 by Section 106A.4.1.3 and (b) application for construction of new buildings or structures on property
17 subject to the Slope Protection Act created by Building Code Section 106A.4.1.4:

18 The Building Official may not waive the requirements for submittal documents set forth
19 in this Section 106A.3.2.

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

22 Submittal documents shall include (1) plans prepared by a State-licensed architect or
23 engineer and (2) a construction/staging plan establishing that the proposed construction will
24 not compromise the health, safety or welfare of neighboring property owners. Submittal
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1 documents shall demonstrate to the satisfaction of the Building Official, based on consultation
2 with and written communications from appropriate City officials, including the Director of the
3 Department of Public Works, that there is sufficient infrastructure (including utilities and
4 streets) to support the proposed residential development and that the proposed emergency
5 vehicle access routes comply with the standards in use by the Fire Department or similar
6 agency in effect at the time the application is submitted.

7 Section 4. The San Francisco Building Code is hereby amended by amending Section
8 1701A.5, to read as follows:

9 1701A.5 Types of Work. Except as provided in Section 1701A.1, the types of work
10 listed below shall be inspected by a special inspector.

11 1. Concrete. During the taking of test specimens and placing of reinforced
12 concrete. See Item 12 for shotcrete.

13 EXCEPTIONS:

14 1. Concrete for foundations conforming to minimum requirements of Table
15 18-I-C or for Group R, Division 3, or Group M, Division 1 Occupancies, provided the building
16 official finds that a special hazard does not exist.

17 2. For foundation concrete, other than cast-in-place drilled piles or caissons,
18 where the structural design is based on an $f'c$ no greater than 2,500 pounds per square inch
19 (psi) (17.2 MPa). This exception shall not apply to foundations serving as retaining walls of
20 soil over 5 feet (1829 mm) in height measured from the base of the foundation.

21 Section 1701.5. Revise this item as follows:

22 15. Special cases. Work which, in the opinion of the Building Official, involves
23 unusual hazards or conditions such as underpinning, shoring, removal of hazardous materials
24 and new construction methods not covered by this code.

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1 Section 1701A.5. Add the following items:

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

5 EXCEPTIONS:

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

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

9 18. Demolition. Demolition of buildings more than two stories or 25 feet (7.62
10 m) in height. See Section 3303.9 for demolition requirements.

11 EXCEPTION: Type V buildings.

12 19. Retrofit of unreinforced masonry bearing wall buildings.

13 19.1 During the testing of mortar quality and performance of masonry shear
14 tests in accordance with Section 1614C when required by Sections 1606C.3.3 and 1607C.2.

15 19.2 During repointing operations in accordance with Section 1616C when
16 required by Sections 1606C.3.3.7 and 1607C.1.

17 19.3 During the installation of new shear bolts when required by the exception
18 to Section 1607C.4.

19 19.4 Prior to the placement of the bolt and grout or adhesive for embedded
20 bolts as required by Section 1607C.4.

21 19.5 During the prequalification tests in accordance with Section 1615C.3 as
22 permitted by Footnote 8 to Table 16C-E.

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

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

6 21.1 Plywood diaphragms, where shear values exceed 2/3 the values in
7 Tables 23-II-H and 23-II-I-1.

8 21.2 Double sheathed shear walls, in all cases.

9 21.3 Plywood shear walls, wherever nailing or hardware are not visible to the
10 district inspector at the time of cover-up inspection.

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

14 21.4 Gypsum wallboard shearwalls where shear values exceed one-half of the
15 values permitted by Footnote 1 of Table 25A-I.

16 21.5 Fiberboard shearwalls where shear values exceed one-half of the values
17 in Table 23-II-J.

18 21.6 Particle-board diaphragms, where shear values exceed one-half of the
19 values in Table 23-I-I-2.

20 22. Construction of a new building or structure on property subject to the Slope
21 Protection Act, created by Section 106A.4.1.4; or construction of a new building or structure, or
22 alterations that involve a substantial increase in the envelope of an existing building or
23 structure within the Edgehill Mountain Slope Protection Area, created by Building Code
24 Section 106A.4.1.2, or the Northwest Mt. Sutro Slope Protection Area, created by Building
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1 Code Section 106A.4.1.3; provided, however, that, until the special inspection reports required
2 by Building Code Section 1701A.3 are submitted to and approved by the Department, the
3 phase of construction subsequent to the phase or element for which the report was completed
4 cannot commence.

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

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By: _____
9 JOHN D. MALAMUT
Deputy City Attorney

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