

BOARD of SUPERVISORS



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MEMORANDUM

Date: October 23, 2025
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 250975
Housing Code - 2025 Triennial Code Update

- ☒ California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - ☒ Ordinance / Resolution
 - ☐ Ballot Measure
- ☐ Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - ☐ General Plan ☐ Planning Code, Section 101.1 ☐ Planning Code, Section 302
- ☐ Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- ☐ General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☐ Historic Preservation Commission
 - ☐ Landmark (*Planning Code, Section 1004.3*)
 - ☐ Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
 - ☐ Mills Act Contract (*Government Code, Section 50280*)
 - ☐ Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

[Housing Code - 2025 Triennial Code Update]

Ordinance amending the Housing Code to update references to provisions of the 2025 Building Inspection Codes; providing an operative date of January 1, 2026; and affirming the Planning Department's determination under the California Environmental Quality Act.

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

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

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

Section 2. General Findings.

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

(b) The State of California adopts a new California Building Standards Code every three years ("triennial CBSC") with supplemental amendments published in intervening years.

1 The triennial CBSC goes into effect throughout the State of California 180 days after its
2 publication by the California Building Standards Commission or at a later date established by
3 the Commission. The 2025 triennial CBSC will go into effect on January 1, 2026.

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

12 (d) As in past triennial CBSC adoption cycles, the Board of Supervisors repeals the
13 2022 San Francisco Building Inspection Codes (consisting of the Building, Electrical, Existing
14 Building, Green Building, Mechanical, and Plumbing Codes) in their entirety, enacts the 2025
15 San Francisco Building Inspection Codes, and re-enacts the existing local amendments to
16 make them applicable to the 2025 California Building Standards Code. This Ordinance
17 amends the San Francisco Housing Code, where necessary, to update references to
18 provisions of the 2025 San Francisco Building Inspection Codes

19 (e) On October 16, 2025, the Building Inspection Commission considered this
20 ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building
21 Code Section 104A.2.11.2. A copy of a letter from the Secretary of the Building Inspection
22 Commission regarding the Commission's recommendation is on file with the Clerk of the
23 Board of Supervisors in File No. 250975.

Section 2. Chapters 1, 4, 5, 6, 7, 8, 9, 12, 12A, and 13 of the Housing Code are hereby amended by revising Sections 101, 105, 401, 502, 504(c), 505(j), 603(c), 704, 801(a), 802(d), 803, 805, 808, 908, 909, 911, 1212(a), 12A10, 1304, and 1305, to read as follows:

SEC. 101. TITLE.

This Code, known as the ~~2007~~2025 Housing Code, is a portion of the San Francisco Municipal Code, and is referred to herein as "this Code."

SEC. 105. ALTERNATE MATERIALS.

See Section ~~104A.11~~104A.2.8 of the Building Code.

SEC. 401. DEFINITIONS.

* * * *

Exit. ~~See Section 1002~~ As defined in Section 202 of the Building Code.

* * * *

SEC. 502. YARDS AND COURTS.

See Chapter 1 of this Code, ~~and~~ Section ~~1206~~1205 of the Building Code, and the City Planning Code.

Yards, courts, vent shafts, and required unoccupied space for buildings constructed, converted or altered prior to July 26, 1958, need not be provided or increased in size if the habitable rooms and required windows opening thereon were installed under permit, or would have been permitted under the codes in effect at the time installed.

SEC. 504. LIGHT AND VENTILATION.

* * * *

(c) Mechanical Ventilation. An approved system of mechanical ventilation or air conditioning may be used in lieu of openable exterior windows. Such system shall provide not less than two air changes per hour, except that in bathrooms, containing a bathtub, shower or combination thereof, laundry rooms and similar rooms such system shall provide five air

changes per hour. A minimum of 15 cubic feet per occupant of the air supply shall be taken from the outside or as required per Section ~~1202.5~~402.3 of the ~~Building~~Mechanical Code. The point of discharge of exhaust air shall be at least three feet from any opening into the building.

Bathrooms that contain only a water closet, lavatory or combination thereof and similar rooms may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

In single-family dwellings, separate switches for the light and ventilation are permissible.

Any person in charge of a building in which an exhaust fan system of ventilation is installed and used pursuant to this chapter, who fails, neglects or refuses to operate and maintain the system in good order and repair so that the air in each for which it is provided is not completely changed within the specie intervals, is guilty of a misdemeanor.

* * * *

SEC. 505. SANITATION.

* * * *

(j) Grab Bars. The water-closet, lavatory, and bathing facilities provided for guest rooms situated on the same floor and used in common are required to have grab bars that comply with Chapter 11B of the California Building Code; except that limitations within existing floor and room configurations will be taken into consideration regarding grab bar location and configuration. Building permits are required for installation, ~~however all Department of Building Inspection fees required by Section 110A of the San Francisco Building Code will be waived for the facilities identified in the application if the applicant obtains the building permit within 60 days from the date this subsection (j) becomes effective.~~

SEC. 603. GARAGES.

1 * * * *

2 (c) **Separation.** See Section ~~406.1~~406.3.2 of the Building Code. When approved,
3 existing separations in existing buildings may be acceptable.

4
5 **SEC. 704. ROOF DECKS ~~AND DRYING PLATFORMS.~~**

6 The floors of roof decks ~~and drying platforms on roofs~~ of existing apartment houses or
7 hotels shall conform to the applicable provisions of ~~Section 1509.6~~Chapter 15 of the Building
8 Code.

9
10 **SEC. 801. EXITS, STAIRS AND OCCUPANT LOAD.**

11 (a) See Chapters 1A, 3 and 10 of the Building Code.

12 Exit facilities for buildings constructed, altered or converted after July 26, 1958 shall
13 comply with the codes in effect at the time of construction, alteration or conversion, or the
14 provisions of Chapter 10 of the Building Code, whichever is the less restrictive, as is
15 applicable to that occupancy.

16 Exit facilities for buildings constructed, altered or converted prior to July 26, 1958
17 shall meet the following minimum requirements listed below, or where less than two exits are
18 required shall comply with the provisions of Chapter 10 of the Building Code, including all
19 requirements of the current Building Code for fire resistance and exits, whichever is the less
20 restrictive:

21 Each of the following buildings now in existence shall be provided with access for
22 each dwelling unit or guest room to two exits which shall be accessible either directly or
23 through a public hallway and shall be so located that if access to one be denied, the other
24 shall be available:

25 (1) In apartment houses, hotels (and two-family dwellings per Section 310.4 of the

Building Code).

Where exits are arranged so that one exit must be passed to get to the other, intervening doorways between any exit doorway on a dead-end corridor more than 20 feet in depth and the main exit corridor shall be provided with a three-quarter-hour opening protector or a sprinkler head located on the room side of the doorways as well as in the dead-end corridor.

(2) Every single-family dwelling having more than two stories in which there are rental units shall have not less than two exits from the uppermost stories to a floor of occupancy below which has two exits to the exterior of the building.

(3) Every building or usable portion thereof shall have at least one exit and shall have not less than two exits where the occupant load exceeds the number set forth in Table 10A. In all occupancies floors above the first story having an occupant load of more than 10 shall have not less than two exits.

(4) In all buildings, in basements, dwelling units, and sleeping units below the fourth story, said sleeping rooms shall have an emergency egress of 5.7 square feet with minimum of 20-inch width and 24-inch height and a finished height sill not more than 44 inches above the floor. See Building Code Section ~~1026~~1031.

(5) Sleeping rooms below the fourth story shall have at least one operable window or exterior door approved for emergency escape or rescue. The units shall be operable from the inside to provide a full clear opening without the use of separate tools. Buildings with additional stories shall provide egress per Chapter 10 of the Building Code.

EXCEPTIONS:

(i) Except as provided in ~~Table No. 10A~~Section 1006.3.4 of the Building Code, only one exit shall be required from the second floor within an individual unit.

(ii) Two or more dwelling units on the second story may have access to only one

common exit when the total occupant load does not exceed 10.

* * * *

SEC. 802. STAIRWAYS AND EXIT CORRIDORS.

* * * *

(d) **Closets and Storage Areas Under Stairs.** Closets and storage areas under stairs in Group R, Divisions 1 and 2 Occupancies shall conform to Section ~~1009.5.3~~1011.7.3 of the Building Code.

SEC. 803. BASEMENT STAIRWAYS.

See Section ~~1020.1.5~~1011.7.3 except as follows:

Every stairway to a basement in existing apartment houses and hotels three or more stories in height shall be enclosed.

Unrated doors on existing enclosures may be covered in an approved manner with 24 gauge galvanized iron and be made self-closing in lieu of the required opening protectors.

Basements having direct access to a street need only be provided with an enclosure at the top of the stairs.

SEC. 805. STAIRWAY TO ROOF.

See Section ~~1009.11~~1011.12 of the Building Code, except as otherwise approved.

Stairway Penthouse Doors. See Section ~~1008~~1010 of the Building Code for installation of new doors and their construction requirements. The door to the roof from the penthouse or roof structure shall be self-closing, shall open outward, and shall be clad on the roof side and edges with approved sheet metal or constructed of other approved material. ~~covered on the roof side and edges with tin or other approved metal.~~ No stair penthouse door in any hotel or apartment house shall at any time be locked with a key, but may be fastened on the inside by

1 a movable bolt or lock.

3 **SEC. 808. ELEVATOR ENCLOSURES.**

4 In existing apartment houses and hotels, all elevator shafts shall be completely
5 enclosed by walls and partitions of incombustible surface construction with doors constructed
6 of one-and-three-eighths-inch solid-core wood, wire-glass set in steel frames, steel-clad
7 hollow-core wood or similar approved materials. Elevator shafts shall be ventilated as set forth
8 in ~~Section 3004~~ Chapter 30 of the Building Code.

10 **SEC. 908. MAINTENANCE AND REPAIR.**

11 All safety systems, devices, or equipment provided for in this Chapter 9 or in the Fire
12 Code shall be maintained in good repair at all times.

13 (a) **Fire Escapes.** Fire escapes shall be kept clear and unobstructed and be readily
14 accessible at all times. Upon inspection, the property owner, or authorized agent, shall
15 demonstrate to the Director or designated personnel, that all existing fire escapes are fully
16 operational and properly maintained. Upon completion of the inspection, all existing fire
17 escapes shall be secured, and maintained free of obstruction pursuant to Section ~~1030.2~~ 1032
18 of the Fire Code and in compliance with any successor provisions in the Fire Code pertaining
19 to the operation and/or maintenance of fire escapes.

20 (b) **Fire and Life Safety Systems.** The building owner shall maintain the fire and
21 life safety systems required by this Code, the Building Code, or the Fire Code in an operable
22 condition at all times. The building owner must meet the requirements of Section ~~907.8.5~~ 907.8
23 of the Fire Code and have the system tested and inspected every year by service personnel
24 that meet the qualification requirements of NFPA 72 for maintaining, inspecting, and testing of
25 the systems. The building owner shall maintain written records of inspection and testing, as

1 specified in NFPA 72, until the next test and for one year thereafter.

2 (c) **Annual Statement of Compliance with the Testing and Inspection**

3 **Requirement.** With regard to fire alarm systems in Apartment Houses, as defined in this
4 Code, the building owner shall file a Statement of Compliance with this annual testing and
5 inspection requirement with the Fire Department, on a form provided by the Fire Department,
6 in accordance with the following schedule: (1) for buildings with nine or more units, on or
7 before January 31, 2017, and thereafter on or before January 31 of each odd-numbered year,
8 and (2) for buildings with less than nine units, on or before January 31, 2018, and thereafter
9 on or before January 31 of each even-numbered year. The Fire Department shall consult with
10 the Department of Building Inspection in developing the Statement of Compliance form. For
11 purposes of enforcement of this subsection (c), the Fire Department and/or the Department of
12 Building Inspection shall respond to any complaint received by the respective department
13 pertaining to compliance with this subsection in the case of the Department of Building
14 Inspection, or compliance with Section ~~907.8.5~~907.8 of the Fire Code in the case of the Fire
15 Department. The Departments may also enforce these requirements pursuant to periodic
16 health and safety inspections required by code.

17 (d) The building owner shall place, or shall cause service personnel to place, a
18 sticker on the exterior of the fire alarm control panel cover that includes the company name,
19 phone number, and the date of the last inspection or testing.

20 **SEC. 909. SMOKE DETECTION AND ALARM SYSTEMS.**

21 (a) All occupancies in buildings which are three or more stories in height or in
22 buildings having five or more dwelling units, or six or more guest rooms, or a combination of
23 dwelling units and guest rooms six or more in number, shall be provided with a smoke
24 detection and alarm system as provided herein.

25 **EXCEPTIONS:**

1 (1) Buildings of Type I (I-A) or Type II (I-B, II-A, II-B) construction.

2 (2) Buildings having a sprinkler system conforming as a minimum with the
3 requirements of Section ~~807~~907 of the San Francisco Housing Code.

4 (3) Existing buildings having smoke detectors in all individual dwelling units which
5 are installed prior to March 1, 1977, in conformity with the requirements for fire-warning
6 systems in effect on that date, and maintained in conformity with applicable provisions of the
7 Fire Code.

8 (4) Buildings in which all individual dwelling units and guest rooms have access to
9 the exterior at ground level without use of any interior public hallway or any interior public
10 stairway. Access to a fire escape shall not qualify for this exception.

11 (b) All required smoke detection and alarm systems shall be installed and
12 maintained in conformity with the following requirements:

13 (1) All smoke detectors shall be located in accordance with an approved plan in all
14 public corridors and public stairways. Such detectors shall be located not more than 30 feet
15 apart and shall be located within 15 feet of a corridor wall or the end of the corridor. There
16 shall be one detector at the top of each public stairway and an additional detector in such
17 stairway at every third floor below the top of such stairway. All required smoke detector and
18 alarm systems shall be approved by the Director and the Fire Department.

19 All required smoke detector and alarm systems installed prior to January 1, 1989,
20 shall conform to applicable requirements of the National Fire Protection Association
21 Standards 72-A, 1981 Edition and 72-E, 1981 Edition, except that where there is a conflict
22 between the provisions and this Section, the provisions of this Section shall prevail. As an
23 alternate, smoke detector and alarm systems may comply with the 1988 San Francisco
24 Building and Electrical Codes.

25 (2) All audible devices activated by the operation of any required smoke detector

1 shall be installed in an approved location and shall emit a loud continuous alarm clearly
2 audible in all occupied areas of the building.

3 All required heat detectors shall be connected to the audible devices of all
4 required smoke detection and alarm systems located and supervised as required under this
5 Code, and such heat detectors shall be operationally interconnected to such systems.

6 **EXCEPTION:** Heat detectors are not required in:

7 (i) Buildings of Type I or Type II construction;

8 (ii) Buildings having a sprinkler system conforming as a minimum with the
9 requirements of Section ~~807~~907 of the Housing Code;

10 (iii) Existing buildings having smoke detectors in all individual dwelling units
11 which were installed prior to March 1, 1977, in conformity with the requirements for smoke
12 detectors in effect on that date, and maintained in conformity with applicable provisions of the
13 Fire Code;

14 (iv) Buildings in which all individual dwelling units and guest rooms have access
15 to the exterior at ground level without use of any interior public hallway or any interior public
16 stairway access to a fire escape which shall not qualify for this exception;

17 (v) Buildings having three-quarter-hour opening protectors in each inner court or
18 having a sprinkler head at each window of such inner court.

19 Notwithstanding the provisions of Section 104, **nothing in this Section is intended**
20 **to authorize heat detectors as an alternative material or method** to any required sprinkler,
21 fire alarm, or other fire safety device.

22 (3) Where there is no fire alarm system as required under Section 907 of the San
23 Francisco Building Code, a manual fire alarm pull box capable of activating audible devices of
24 required smoke detectors shall be installed in an approved location near the main entrance of
25 the building.

1 (4) All required smoke detectors and alarm systems shall receive their power
2 supply from the building electrical system. All such systems shall be electrically supervised
3 locally for system malfunction and power supply interruption. "Supervision" shall consist of the
4 following elements, or those "supervision" provisions provided by standard industry
5 supervision panel boxes as approved by the State Fire Marshal:

6 (i) A green indicator light to indicate that the system is in a functional condition.

7 (ii) A blinking red indicator light and an audible device to provide a warning when
8 there is a malfunction or power supply interruption. Such audible device shall be provided with
9 a silencing switch which shall automatically reset when function of the system or power supply
10 to the system is reestablished.

11 (iii) A sign located in the interior of the building near the main entrance. Such
12 sign shall be readily visible. Indicator lights required under this Subparagraph (b)(4) shall be
13 located in the center of such sign, the top of which shall announce, "FIRE ALARM SYSTEM,"
14 and the bottom of which shall announce, "OPERATING," and "TROUBLE" below the green
15 and red lights, respectively. All letters forming such announcements shall be at least one-half
16 inch in height.

17 (5) Similar supervisory indicating devices existing at the time of adoption of this
18 ordinance shall be deemed in compliance with this Section if approved by the Director and the
19 San Francisco Fire Department.

20 (c) Upon completion of the installation of any system required under this Section,
21 the installer of such system shall provide to the Director, in a form acceptable, a certification
22 that the system is operational and functioning.

23 (d) All required smoke detection and alarm systems shall be maintained as required
24 by the Fire Code.

25 (e) Where an approved fire alarm system is required under Section ~~310.14.12~~ 907 of

1 the San Francisco Building Code, such fire alarm system shall be operationally interconnected
2 with any required smoke detection and alarm system such that the fire alarm bells shall be
3 activated by either system. All audible devices of any approved fire alarm system shall
4 conform to the requirements of this Section.

5 (f) Where a sprinkler alarm bell is required under Chapter 9, the sprinkler shall also
6 be interconnected to both the fire alarm system and the smoke detection and alarm system.

7 (g) Notwithstanding the provisions of Section 104, nothing in this Section is intended
8 to authorize smoke detection and alarm systems as an alternative material or method to any
9 required sprinkler, fire alarm or other fire safety device.

11 **SEC. 911. SINGLE-STATION SMOKE DETECTOR WITH ALARM REQUIRED.**

12 (a) A single-station smoke detector with alarm shall be installed within each dwelling
13 unit and guest room in all Group R, Division 1, 2, and 3 Occupancies within three years of the
14 date of adoption of this ordinance. The detector with alarm shall be furnished and installed as
15 required by Section ~~907.2.10~~ 907.2.11 of the San Francisco Building Code. Buildings which are
16 certified by the Director as having installed the smoke and heat detection and alarm systems
17 required under Section ~~909 and 910~~ 907 of this Code and Section ~~907.2.10~~ 907.2.11 of the San
18 Francisco Building Code, and buildings which are equipped with an approved automatic
19 sprinkler system installed throughout in accordance with Chapter 9 of the San Francisco
20 Building Code are exempt from the requirements of this Section. Except as noted below,
21 battery-operated detectors are not acceptable. Buildings built prior to July 17, 1977, which
22 have an approved smoke detector connected to the dwelling unit or guest room wiring, may
23 be accepted provided that a licensed electrical contractor certifies that such detector and
24 alarm in each unit complies with this Section.

25 **EXCEPTIONS:**

1 (1) In single-family dwellings and two-family dwellings, a single-station smoke
2 detector with alarm, energized either by the electrical system of the dwelling unit or by battery
3 power, shall comply with this Section.

4 (2) No smoke detector shall be required in a hotel pursuant to this Section or
5 Section 310.9.1 (or any subsection thereof) of the Building Code with respect to any hotel that
6 is fully sprinklered in accordance with NFPA Recommended Standard No. 101, Life Safety
7 Code. For purposes of this exception, a "fully sprinklered" hotel may include unsprinklered
8 guest room bathrooms which are in excess of 55 square feet in area but which do not contain
9 permanently installed combustible plastic vanity table or bath-shower fixtures.

10 (b) Property owners shall supply proof of compliance by following the procedures
11 set forth in Section ~~907.2.10~~ 907.2.11 of the Building Code.

12 (c) The building owner shall be responsible for the installation, testing and
13 maintenance of the detector after installation. All such testing and maintenance shall be
14 performed in accordance with the manufacturer's recommendations.

15 (d) **Smoke Detector Information Disclosure.**

16 (1) **Annual Smoke Detector Information Notice.** On or before January 31, 2017,
17 and on or before January 31 of each year thereafter, owners of a dwelling unit intended for
18 human occupancy in which one or more units is rented or leased shall provide each tenant
19 with a written notice regarding smoke alarm requirements on a form provided by the Fire
20 Department as described in Section ~~907.2.11.6~~ 907.2.11 of the Fire Code.

21 (2) **Posting Requirement.** For all Apartment Houses as defined in this Code, the
22 building owner shall post the notice referenced in subsection (d)(1) in at least one
23 conspicuous location in a common area of each floor of the building.

24 **SEC. 1212. REQUIRED ENERGY CONSERVATION MEASURES.**

25 The following energy conservation measures are required by this ordinance for a

1 residential building; provided, however, that if the owner proves, pursuant to Section 1213,
2 that the application of any energy conservation measure is not cost-effective, that measure
3 shall not be required.

4 (a) **Building containing one or two dwelling units:**

5 (1) Ceiling insulation to a minimum resistance level of R-19 over the entire
6 accessible attic space, provided that the existing ceiling insulation is less than R-11. Before
7 insulation is installed in a building not meeting this standard, dropped spaces in attic floors,
8 such as those above stairwells, shall be sealed effectively to limit air infiltration. Installation of
9 ceiling insulation shall be required to conform to Section ~~719~~ 720 of the Building Code ~~(Part II,~~
10 ~~Chapter I of the San Francisco Municipal Code).~~

11 * * * *

12 **SEC. 12A10. REQUIRED WATER CONSERVATION MEASURES.**

13 The following water conservation measures are required for residential buildings as
14 defined in Section 1204(i) of this Code, notwithstanding Section 1209 of this Code:

15 (a) Replace all showerheads having a maximum flow rate exceeding ~~2.5~~ 1.8 gallons
16 per minute, with showerheads not exceeding the maximum flow rate established by the
17 California Energy Commission, as set forth in the Appliance Efficiency Regulations, California
18 Code of Regulations, Title 20, Sections 1601 to 1608, as it may be amended. Showers shall
19 have no more than one showerhead per valve. For purposes of this subsection, the term
20 "showerheads" includes rain heads, rain tiles, or any other fitting that transmits water for
21 purposes of showering.

22 (b) Replace all faucets and faucet aerators having a maximum flow rate exceeding
23 ~~2.2~~ 1.8 gallons per minute at a water pressure of 60 pounds per square inch, with plumbing
24 fittings not exceeding the maximum flow rate established by the California Energy
25 Commission, as set forth in the Appliance Efficiency Regulations, California Code of

1 Regulations, Title 20, Sections 1601 to 1608, as it may be amended.

2 (c) Replace all water closets that have a rated water consumption exceeding ~~1.6~~
3 1.28 gallons per flush with fixtures not exceeding the maximum rated water consumption
4 established in the San Francisco Plumbing Code, Chapter 4, Section 402.2, as it may be
5 amended. A seller of a residential building may request an exemption from replacing a water
6 closet in the building if the replacement would detract from the historical integrity of the
7 building, as determined by the Director of the Department of Building Inspection pursuant to
8 the California Historical Building Code and Section 12A11(b).

9 * * * *

10 **SEC. 1304. GARBAGE RECEPTACLES.**

11 (a) A sufficient number of receptacles with close-fitting covers for garbage refuse,
12 ashes and rubbish as may be considered necessary by the Director or the Department of
13 Public Health, or an approved garbage chute or shaft, shall be kept in a clean condition by the
14 following persons:

15 (1) In the case of a receptacle in a hotel, by the owner or person in charge of the
16 hotel;

17 (2) In the case of a receptacle in an apartment house or dwelling, by the person in
18 charge of the building, occupants or tenants of the building;

19 (3) In the case of a chute or shaft in any building, by the person in charge of the
20 building.

21 (b) Garbage cans in apartment houses and hotels shall be of noncombustible
22 construction. Plastic garbage cans will be acceptable when the following conditions have been
23 met:

24 (1) The room in which the can(s) are contained is fully sprinklered;

25 (2) The garbage chute, if any, is sprinklered in accordance with the Building Code;

(3) The garbage can storage room is constructed in accordance with Section ~~711.5~~
713.13 of the Building Code.

SEC. 1305. GARBAGE RECEPTACLE COMPARTMENT.

Every closet or compartment in a building used for storing a garbage receptacle shall be lined on all its sides and on the inside of all its doors with galvanized steel, with all joints made tight.

For garbage chute shaft construction, see Section ~~711~~ 713 of the Building Code.

For garbage room construction, see Section 707 of this Code.

Section 3. Continuance of Actions Under Prior Code. Nothing contained in this ordinance shall be construed as abating any action now pending under or by virtue of any ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance be construed as discontinuing, abating, modifying, or altering any penalties accruing, or to accrue, or as waiving any right of the City under any such ordinance.

Section 4. Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this ordinance, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 5. Effective and Operative Dates. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it,

1 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall
2 be operative on and after either January 1, 2026 or its effective date if the effective date is
3 later.

4
5
6 APPROVED AS TO FORM:
7 DAVID CHIU, City Attorney

8 By: /s/ Robb Kapla
9 ROBB KAPLA
10 Deputy City Attorney

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LEGISLATIVE DIGEST

[Housing Code - 2025 Triennial Code Update]

Ordinance amending the Housing Code to update references to provisions of the 2025 Building Inspection Codes; providing an operative date of January 1, 2026; and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

The Housing Code provides minimum requirements for the protection of life, limb, health, property, safety and welfare of the general public and the owners and occupants of residential buildings in San Francisco. The Housing Code contains references to sections and standards in the 2022 Building, Electrical, Existing Building, Green Building, Mechanical, and Plumbing Codes ("Building Inspection Codes").

Amendments to Current Law

Every three years the State of California adopts a new California Building Standards Code ("triennial CBSC"), which amends the California Building, Electrical, Existing Building, Green Building, Mechanical, and Plumbing Codes. The 2025 triennial CBSC will go into effect throughout the State on January 1, 2026. As in past triennial CBSC adoption cycles, San Francisco will repeal the 2022 Building Inspection Codes in their entirety and adopt the new 2025 Building Inspection Codes that apply San Francisco's existing local amendments to the triennial CBSC. This Ordinance updates the Housing Code to align references to section numbers and code changes being made in the 2025 Building Inspection Codes.

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