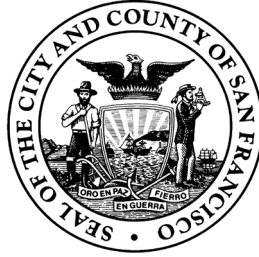


BOARD of SUPERVISORS



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## MEMORANDUM

TO: Patrick O'Riordan, Director, Department of Building Inspection  
Sonya Harris, Secretary, Building Inspection Commission

FROM: John Carroll, Assistant Clerk  
Land Use and Transportation Committee

DATE: October 9, 2025

SUBJECT: LEGISLATION INTRODUCED

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The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by the Department of Building Inspection on September 30, 2025:

**File No. 250956**

Ordinance repealing the 2022 Mechanical Code in its entirety and enacting a 2025 Mechanical Code consisting of the 2025 California Mechanical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law.

The proposed ordinance is being transmitted pursuant to Charter, Section D3.750-5, for public hearing and recommendation. It is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Please forward me the Commission's recommendation and reports at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org).

c:  
Office of Chair Melgar  
Tate Hanna, Department of Building Inspection  
Patty Lee, Department of Building Inspection

[Mechanical Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

**Ordinance repealing the 2022 Mechanical Code in its entirety and enacting a 2025 Mechanical Code consisting of the 2025 California Mechanical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law.**

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. The California Mechanical Code is Part 4 of Title 24 of the California Code of Regulations.

1 (b) The State of California adopts a new California Building Standards Code every  
2 three years (the “triennial CBSC”) with supplemental amendments published in intervening  
3 years. The triennial CBSC goes into effect throughout the State of California 180 days after its  
4 publication by the California Building Standards Commission or at a later date established by  
5 the Commission. The 2025 triennial CBSC will go into effect on January 1, 2026.

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

14 (d) As in past triennial CBSC adoption cycles, by this ordinance the Board of  
15 Supervisors repeals the 2022 San Francisco Mechanical Code in its entirety, enacts the 2025  
16 San Francisco Mechanical Code, and re-enacts the existing local amendments to make them  
17 applicable to the 2025 California Mechanical Code.

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

24 Section 3. Findings Regarding Local Conditions.  
25

1 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that  
2 before making any changes or modifications to the California Mechanical Code and any other  
3 applicable provisions published by the California Building Standards Commission, the local  
4 governing body must make an express finding that each such change or modification is  
5 reasonably necessary because of specified local conditions. The local amendments together  
6 with the required findings must be filed with the California Building Standards Commission  
7 before the local changes or modifications can go into effect.

8 (b) The City and County of San Francisco is unique among California communities  
9 with respect to local climate, geologic, topographical, and other conditions. A specific list of  
10 findings that support San Francisco's modifications to the 2025 California Mechanical Code,  
11 with a section-by-section correlation of each modification with a specific numbered finding, are  
12 contained in Exhibit A entitled "Standard Findings for San Francisco Building Standards Code  
13 Amendments."

14 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,  
15 the Board of Supervisors finds and determines that the local conditions described in Exhibit A  
16 constitute a general summary of the most significant local conditions giving rise to the need  
17 for modification of the 2025 California Mechanical Code provisions published by the California  
18 Building Standards Commission. The Board of Supervisors further finds and determines that  
19 the proposed modifications are reasonably necessary based upon the local conditions set  
20 forth in Exhibit A.

21  
22 Section 4. Repeal of the 2022 San Francisco Mechanical Code and Enactment of the  
23 2025 San Francisco Mechanical Code.

24 (a) The 2022 San Francisco Mechanical Code is hereby repealed in its entirety. The  
25 San Francisco Mechanical Code being repealed was enacted on November 10, 2022, by

1 Ordinance No. 228-22, with an operative date of January 1, 2023. This ordinance is available  
2 on the Board of Supervisors' website and in the Office of the Clerk of the Board of  
3 Supervisors.

4 (b) The 2025 San Francisco Mechanical Code is hereby enacted. It consists of the  
5 2025 California Mechanical Code and San Francisco's existing local amendments, which are  
6 re-enacted and expressly made applicable to the 2025 California Mechanical Code. Copies of  
7 the 2025 California Mechanical Code and the stand-alone San Francisco amendments are  
8 declared to be part of Board File No. 250956 and are incorporated into this ordinance by  
9 reference as though fully set forth. Existing San Francisco amendments that are being made  
10 applicable to the 2025 California Mechanical Code are shown in unformatted ("plain") text and  
11 may include bold and/or italicized formatting; new San Francisco amendments are underlined;  
12 and deleted San Francisco amendments are in strikeout text.

13  
14 Section 5. Continuance of Actions Under Prior Code. Nothing contained in this  
15 ordinance shall be construed as abating any action now pending under or by virtue of any  
16 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance  
17 be construed as discontinuing, abating, modifying or altering any penalties accruing, or to  
18 accrue, or as waiving any right of the City under any such ordinance.

19  
20 Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this  
21 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the  
22 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would  
23 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this  
24 ordinance, irrespective of the fact that any one or more sections, subsections, sentences,  
25 clauses, or phrases be declared invalid.

1  
2           Section 7. Effective and Operative Dates. This ordinance shall become effective 30  
3 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor  
4 returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it,  
5 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall  
6 be operative on and after either January 1, 2026 or its effective date if the effective date is  
7 later.

8  
9           Section 8. Directions to Clerk. Upon enactment of this ordinance, the Clerk of the  
10 Board of Supervisors is hereby directed to transmit to the California Building Standards  
11 Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit  
12 A attachment, and 3) the San Francisco amendments to the 2025 California Mechanical  
13 Code.

14  
15 APPROVED AS TO FORM:  
16 DAVID CHIU, City Attorney

17 By: /s/ Robb Kapla  
18       ROBB KAPLA  
19       Deputy City Attorney

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## **LEGISLATIVE DIGEST**

[Mechanical Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

**Ordinance repealing the 2022 Mechanical Code in its entirety and enacting a 2025 Mechanical Code consisting of the 2025 California Mechanical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law.**

### **Existing Law**

The Mechanical Code regulates heating, ventilating, air-conditioning, exhaust and duct systems, refrigeration, and miscellaneous heat-producing and energy-utilizing equipment. The current San Francisco Mechanical Code consists of the 2022 California Mechanical Code (which incorporates the 2021 Uniform Mechanical Code) and San Francisco's local amendments to the 2022 California Mechanical Code ("San Francisco Amendments").

### **Amendments to Current Law**

Every three years the State of California adopts a new California Building Standards Code ("triennial CBSC"), which amends the California Mechanical Code and the other state codes that constitute the CBSC. 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 its existing Mechanical Code in its entirety and adopt a new Mechanical Code that applies San Francisco's existing local amendments to the new California Mechanical Code. Except for non-substantive or technical modifications required by amendments to the state code, there are no changes to the existing San Francisco Mechanical Code amendments being carried forward.

### **Background Information**

Local jurisdictions are required to enforce the California Building Standards Code but they may also enact more restrictive building standards that are reasonably necessary because of local climate, geology, or topography. Local amendments may be made to a triennial CBSC and also throughout the intervening years. However, local amendments previously adopted are not automatically transferred to a new triennial CBSC. Rather, they must be re-enacted with the required findings of local climate, geologic, or topographical conditions, expressly made applicable to the new triennial CBSC, and with an operative date no earlier than the effective date of the new State Code.