

1 [Amending the Building Code regarding plans prepared by land surveyors, final use or
2 occupancy of structures, definitions of building height, regulation of structural projections,
3 exterior backings of solid wood or plywood, location of storm or casual water drains, and
4 pressure treatment of solid wood and plywood sheathing.]

5 **Ordinance amending Sections 106.3.2, 109, 209, 419, 1403, 1506, 2312.3 of the Building**
6 **Code to allow land surveyors to prepare submittal documents; to prohibit use or**
7 **occupancy of structures until a certificate of final completion and occupancy or other**
8 **approval by the Department of Building Inspection has been issued; to remove the**
9 **definition of building height; to regulate the depth of structural projections; to delete**
10 **requirements for exterior backings constructed of solid wood and plywood; to allow for**
11 **approved alternate locations for storm or casual water drains; to remove requirement**
12 **that solid wood or plywood wall sheathing used as backing for plaster be pressure-**
13 **treated, and to make findings in accordance with California Health and Safety Code**
14 **Section 17958.5 as to the local climatic, topological and geological reasons for**
15 **amending the State Building Code.**

16 Note: Additions are single-underline italics Times New Roman;
17 deletions are ~~strikethrough italics Times New Roman~~.
18 Board amendment additions are double underlined.
19 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 Board of Supervisors hereby finds, as required by California Code of
22 Health and Safety Code Section 17958.5, that the following amendments to the Building Code
23 are necessary for the specific climatic, topological, and geological reasons listed below:

24 Additional fire, structural and other protection is required due to high building density
25 and crowded occupancy: Section 419.2.

1 All rain water in San Francisco drains to the building drains and sewers; unusual
2 geology, occasional extremely high local rainfalls amounts, and the configuration of the City
3 as a peninsula restrict the installation of separate storm water and sewer systems: Section
4 1506.1.

5 Moist, corrosive atmosphere of salt-laden fog in San Francisco necessitates additional
6 requirements: Section 1403.5.1 and Section 1403.6.1.

7 Not a building standard; no local findings required: Section 106.3.2, Section 109, and
8 Section 209.

9 Section 2. The San Francisco Building Code is hereby amended by amending Section
10 106.3.2 to read as follows:

11 SECTION 106.3.2. Revise this section as follows:

12 106.3.2 Submittal documents. [Amended 10-7-2003 by Ord. No. 245-03] Plans,
13 specifications, engineering calculations, diagrams, soil investigation reports, special
14 inspection and structural observation programs and other data shall constitute the submittal
15 documents for a permit. When such plans are not prepared by an architect, land surveyor, or
16 an engineer, the Director may require the applicant submitting such plans or other data to
17 demonstrate that state law does not require that the plans be prepared by a licensed architect,
18 land surveyor, or engineer. The Director may require plans, computations and specifications to
19 be prepared and designed by an engineer or architect licensed by the state to practice as
20 such even if not required by State law. Materials submitted by a licensed architect, land
21 surveyor, or engineer must be signed and sealed with an original signature on the first sheet of
22 each set of documents, and facsimile stamps plus the required registration seal of the
23 architect, land surveyor, or engineer on the balance of the sheets.

1 Two complete sets of plans and specifications and three copies of the soil investigation
2 report (when required) shall be submitted. Additional complete sets of plans and specifications
3 may be required for special permit processing services that may be offered by the City and
4 County of San Francisco.

5 EXCEPTIONS:

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

9 2. In addition to all other requirements of this Section 106.3.2, the following
10 requirements shall apply to applications for construction of new buildings or structures, and to
11 alterations that involve a substantial increase in the building envelope of an existing building
12 or structure, within the Edgehill Mountain Slope Protection Area, created by Building Code
13 Section 106.4.1.2:

14 The Director may not waive the requirements for submittal documents set forth in this
15 Section 106.3.2.

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

18 Submittal documents shall include (1) plans prepared by a State-licensed architect,
19 land surveyor, or engineer and (2) a construction/staging plan establishing that the proposed
20 construction will not compromise the health, safety or welfare of neighboring property owners.
21 Submittal documents shall demonstrate to the satisfaction of the Director, based on
22 consultation with and written communications from appropriate City officials, including the
23 Director of the Department of Public Works, that there is sufficient infrastructure (including
24 utilities and streets) to support the proposed residential development and that the proposed
25

1 emergency vehicle access routes comply with the standards in use by the Fire Department or
2 similar agency in effect at the time the application is submitted.

3
4 Section 3. The San Francisco Building Code is hereby amended by amending Section
5 109.1 to read as follows:

6 SECTION 109 — CERTIFICATE OF OCCUPANCY

7 Section 109.1. Revise this section as follows to delete the exception and add a
8 sentence:

9 109.1 Use and Occupancy. No building or structure shall be used or occupied, and no
10 change in the existing occupancy classification of a building or structure or portion thereof
11 shall be made until the building official has issued a certificate of final completion and
12 occupancy therefore as provided herein, or otherwise has been approved for use by the Department
13 of Building Inspection.

14 Issuance of a certificate of final completion and occupancy shall not be construed as an
15 approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.
16 Certificates presuming to give authority to violate or cancel the provisions of this code or other
17 ordinances of the jurisdiction shall not be valid. It shall be the duty of the Police Department,
18 when called upon by the Director, to enforce this provision.

19
20 Section 4. The San Francisco Building Code is hereby amended deleting Section 209
21 to read as follows:

22 *SECTION 209 — H*

23 *Add the following definition:*
24
25

1 ~~HAZARDOUS WASTE is any substance that meets the definition of hazardous waste in Section~~
2 ~~1210(f) of the San Francisco Health Code.~~

3 ~~Replace this definition as follows:~~

4 ~~HEIGHT OF BUILDING is the vertical distance above a reference datum measured to the~~
5 ~~highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height~~
6 ~~of the highest gable of a pitched or hipped roof. The referenced datum shall be determined by one of~~
7 ~~the following:~~

8 ~~The height of buildings situated on lots that are level with the sidewalk curb shall be measured~~
9 ~~from the top of curb level at the center of the building, in the case of inside lots, and either front at the~~
10 ~~option of the applicant in the case of corner lots, except as otherwise regulated and except that, when~~
11 ~~buildings are stepped along the street front, the height shall be measured for each step separately from~~
12 ~~the center of each step.~~

13 ~~1. — For lots sloping down from the curb, the height of a building shall be based on the~~
14 ~~following criteria:~~

15 ~~1.1. — The height shall be measured as set forth above for the building portion located on the~~
16 ~~front property line.~~

17 ~~1.2. — At any cross section taken at right angles to the center line, the height shall be measured~~
18 ~~as the actual height at either side of the building to ground, provided the height shall in no case exceed~~
19 ~~that allowed by type of construction in Table 5-B. The ground referred to shall be the existing ground~~
20 ~~or the ground determined by general area configuration on grade changes having resulted from~~
21 ~~grading operations encompassing an entire block.~~

22 ~~2. — For lots sloping upward from the curb, the height of a building shall be based on the~~
23 ~~following criteria:~~

1 2.1.— ~~The height shall be measured from the curb elevation at the center line of the building~~
2 ~~projected to the closest part of the building within 10 feet (3048 mm) on the front property line.~~

3 2.2.— ~~At any other cross section taken at right angles to the center line, excluding courts,~~
4 ~~overhangs and minor irregularities of the building, the height shall be measured as the average of the~~
5 ~~ground elevations at either side of the building. The ground referred to shall be the existing ground or~~
6 ~~the ground determined by general area configuration if grade changes have resulted from grading~~
7 ~~operations encompassing an entire block.~~

8 3.— ~~For buildings located on sloping streets, each stepped portion of that building may be~~
9 ~~measured independently as though it were a separate building.~~

10 4.— ~~For a lot on which one building line is uphill and the other downhill, the center line~~
11 ~~slope shall determine whether it is measured as an uphill or downhill lot.~~

12
13 Section 5. The San Francisco Building Code is hereby amended by amending Section
14 419 to read as follows:

15 Section 419. Add the following section:

16 SECTION 419 — BAYS, PORCHES, BALCONIES AND DECKS

17 419.1 Bay and Oriel Windows. Provisions shall be made at the outer edge of all
18 projections and appendages to control rainwater backflow under the projection. Ventilation
19 shall be provided for all enclosed spaces of exposed soffits, bays and other projections in
20 wood framed construction.

21 419.2 ~~Balconies, Decks and Porches.~~ Structural Projections

22 419.2.1 Depth. The depth of ~~a balcony, deck or porch~~ all structural projections, including
23 balconies, decks, porches, rooms or roofs, shall not exceed 7 feet (2.134 m) when extending over
24 areas required for light and ventilation.

1 419.2.2 Height. The height of a balcony, deck or porch shall not be less than 7 feet
2 (2.134 m) measured from the floor to the lowest projection above.

3 419.2.3 Construction. Exterior balconies, decks or porches attached to or supported by
4 walls required to be of noncombustible construction shall have brackets or beams constructed
5 of noncombustible materials.

6 419.2.4 Drainage. Where an uncovered balcony or deck exceeds 200 square feet
7 (18.58 m²) in area, drainage shall be conveyed directly to a building drain or building sewer.

8 419.2.5 Roof decks. See Section 1511.5.

9
10 Section 6. The San Francisco Building Code is hereby amended by deleting Chapter
11 14 to read as follows:

12 Chapter 14

13 ~~EXTERIOR WALL COVERINGS~~

14 No San Francisco Building Code Amendments.

15 SECTION 1403 — VENEER

16 ~~Section 1403.5.1. Add the following sentence at the end of this section:~~

17 ~~Exterior backing, when of solid wood or plywood, shall comply with Section 2312.3.~~

18 ~~Section 1403.6.1. Add the following sentence at the end of this section:~~

19 ~~Exterior backing, when of solid wood or plywood, shall comply with Section 2312.3.~~

20
21 Section 7. The San Francisco Building Code is hereby amended by amending Section
22 1506 to read as follows:

23 SECTION 1506 — ROOF DRAINAGE

24 Section 1506.1. Add the following paragraph at the end of this section:
25

1 All storm- or casual water from roof areas which total more than 200 square feet (18.58
2 m2) shall drain or be conveyed directly to the building drain or storm drain or to an approved
3 alternate location based on approved geotechnical and engineering design. Such drainage shall not
4 be directed to flow onto adjacent property or over public sidewalks. Building projections not
5 exceeding 12 inches (305 mm) in width are exempt from drainage requirements without area
6 limitations.


7
8 Section 8. The San Francisco Building Code is hereby amended by deleting Section
9 2312 to read as follows:

10 ~~SECTION 2312 — SHEATHING~~

11 ~~Section 2312.3. Add the following section:~~

12 ~~2312.3 Wall Sheathing. Solid wood or plywood wall sheathing used as backing for veneer or~~
13 ~~cement plaster shall be pressure treated with an approved preservative.~~

14
15 APPROVED AS TO FORM:
16 DENNIS J. HERRERA, City Attorney

17 By: 
18 Sarah Ellen Owsowitz
19 Deputy City Attorney



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Ordinance

File Number: 050727

Date Passed:

Ordinance amending Sections 106.3.2, 109, 209, 419, 1403, 1506, 2312.3 of the Building Code to allow land surveyors to prepare submittal documents; to prohibit use or occupancy of structures until a certificate of final completion and occupancy or other approval by the Department of Building Inspection has been issued; to remove the definition of building height; to regulate the depth of structural projections; to delete requirements for exterior backings constructed of solid wood and plywood; to allow for approved alternate locations for storm or casual water drains; to remove requirement that solid wood or plywood wall sheathing used as backing for plaster be pressure-treated, and to make findings in accordance with California Health and Safety Code Section 17958.5 as to the local climatic, topological and geological reasons for amending the State Building Code.

June 21, 2005 Board of Supervisors — PASSED ON FIRST READING

Ayes: 10 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, McGoldrick,
Mirkarimi, Peskin, Sandoval
Excused: 1 - Maxwell

June 28, 2005 Board of Supervisors — FINALLY PASSED

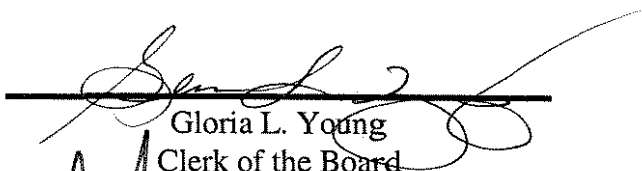
Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell,
McGoldrick, Mirkarimi, Peskin, Sandoval

File No. 050727

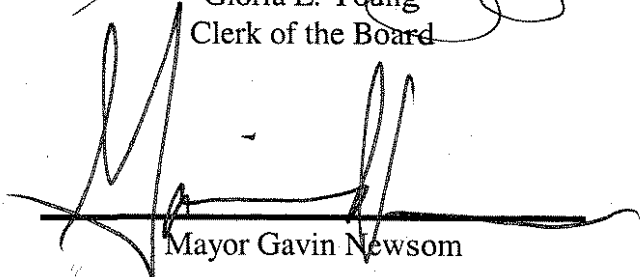
I hereby certify that the foregoing Ordinance
was **FINALLY PASSED** on June 28, 2005 by
the Board of Supervisors of the City and
County of San Francisco.

JUN 30 2005

Date Approved



Gloria L. Young
Clerk of the Board



Mayor Gavin Newsom