

1 [Housing Code - Structural Maintenance Inspections]

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3 **Ordinance amending the Housing Code to revise qualifications and deadlines for**
4 **conducting structural maintenance inspections; and affirming the Planning**
5 **Department's determination under the California Environmental Quality Act.**

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

10

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

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13 Section 1. Findings.

14 (a) The Planning Department has determined that the actions contemplated in this
15 ordinance comply with the California Environmental Quality Act (California Public Resources
16 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
17 Supervisors in File No. 260295 and is incorporated herein by reference. The Board affirms
18 this determination.

19 (b) On April 15, 2026, the Building Inspection Commission considered this ordinance
20 at a duly noticed public hearing pursuant to Charter Section 4.121 and Building Code
21 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. 260295.

24 (c) No local findings are required under California Health and Safety Code
25 Section 17958.7 because the amendments to the Housing Code contained in this ordinance

1 do not regulate materials or manner of construction or repair, and instead relate in their
2 entirety to administrative procedures for implementing the code, which are expressly excluded
3 from the definition of a “building standard” by California Health and Safety Code
4 Section 18909(c).

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6 Section 2. Chapter 6 of the Housing Code is hereby amended by revising Section 604,
7 to read as follows:

8 **SEC. 604. STRUCTURAL MAINTENANCE.**

9 (a) **Affidavit Required.** All wood and metal decks, balconies, landings, exit
10 corridors, stairway systems, guardrails, handrails, fire escapes, ~~fire escapes,~~ or any parts
11 thereof in weather-exposed areas of apartment buildings and hotels shall be inspected by (i) a
12 licensed general contractor with a minimum of five years’ experience holding the “A,” “B,” or “C-
13 5” license classifications (or any combination thereof) issued by the Contractors State License Board
14 and a minimum of five years’ experience in constructing multistory wood frame buildings, or (ii) an
15 individual certified as a building inspector or building official from a recognized state, national, or
16 international association, ~~or a structural pest control licensee,~~ or (iii) a licensed professional
17 architect or licensed professional civil or structural engineer, verifying that the exit system,
18 corridor, balcony, deck or any part thereof is in general safe condition, in adequate working
19 order, and free from hazardous dry rot, fungus, deterioration, decay, or improper alteration.
20 Licensed general contractors or any other individuals hired to complete this inspection shall not be
21 employed by the City and County of San Francisco while performing the inspection. Property owners
22 shall provide proof of compliance with this subsection by submitting an affidavit form (provided
23 by the Department) signed by the responsible inspector to the Housing Inspection Services
24 Division every ~~six~~ five years. Properties subject to California Health and Safety Code Section 17973
25 may delay or advance the submittal deadline for the affidavit required by this subsection to align with

1 the timelines required for Section 17973 inspection reports. This alteration of the affidavit timeline
2 may not allow any property to forgo submitting an affidavit for more than seven years, and may only
3 be utilized once per property. For purposes of this subsection, "weather-exposed areas"
4 means those areas which are not interior building areas. The affidavit process shall
5 commence on January 1, 2004.

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7 Section 3. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
8 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
9 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
10 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
11 additions, and Board amendment deletions in accordance with the "Note" that appears under
12 the official title of the ordinance.

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14 Section 4. Effective Date. This ordinance shall become effective at 12:00 a.m. on
15 the 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the
16 Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of
17 receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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19
20 APPROVED AS TO FORM:
21 DAVID CHIU, City Attorney

22 By: /s/ Robb Kapla
23 ROBB KAPLA
24 Deputy City Attorney

25 4901-3783-4147, v. 1