

LEGISLATIVE DIGEST

[Building Code - Slope Protection, Commercial Lighting Standards, Rooftop Penthouses, and Driveway and Sidewalk Load Limits]

Ordinance amending the Building Code to remove local requirements regarding commercial lighting, rooftop mechanical penthouses, driveway and sidewalk load limits, and the Slope Protection Act; and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

The Building Code contains local standards governing commercial lighting efficiency in Chapter 13D, size limitations on rooftop mechanical penthouses in Section 1511.2.2, load limits for certain driveways and sidewalks in Section 1607.20.3 (collectively, "Local Standards"), and administrative provisions for the Department of Building Inspection's (DBI) processing of applications on steep slopes in Section 106A.4.1.4 ("Slope Protection Act").

Amendments to Current Law

The Proposed Legislation deletes the Local Standards and the Slope Protection Act in their entirety as well as references to these provisions throughout the Building Code.

Background Information

The Proposed Legislation is part of "PermitSF" and is designed to promote fast, predictable and transparent permitting processes to create new jobs, business, and homes, and to facilitate the City's economic recovery from the COVID-19 pandemic.

Deleting the Local Standards removes redundancy and inconsistency between these sections and other local or State regulations pertaining to the same provisions. Specifically, updated commercial lighting efficiency standards are located in the Green Building Code, load limits for sidewalks and driveways are already addressed in Section 1607.8 and/or by the Department of Public Works (for sidewalks), and the local size limitations for rooftop mechanical penthouses are stricter than the California Building Code limitations without notable building or tenant safety benefits.

The administrative provisions of the Slope Protection Act increase DBI processing time and costs for projects subject to its provisions. Specifically, the Slope Protection Act requires expert analysis of underlying geology and soil conditions, and approval by the Structural Advisory Committee, Fire and Public Health Departments before DBI can issue building permits for projects in high slope areas. The Proposed Legislation recommends removing

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these administrative provisions, finding they provide no additional building or public safety benefits beyond the applicable building standards for construction in Building Code.

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