



BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection

Voice (628) 652 -3510

49 South Van Ness Avenue, 5th Floor San Francisco, California 94103

May 23, 2025

Daniel Lurie
Mayor

COMMISSION

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Alexander-Tut
President

Dan Calamuci
Evita Chavez
Catherine Meng
Bianca Neumann
Kavin Williams

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Secretary

Monique Mustapha
Asst. Secretary

Patrick O'Riordan,
C.B.O., Director

Ms. Angela Calvillo
Clerk of the Board
Board of Supervisors, City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4694

Dear Ms. Calvillo:

RE: File No. 250284

Ordinance amending the Planning Code to allow repair and replacement of noncomplying structures constructed before the year 2003, and allow accessory structures up to 10 feet in height and 120 square feet within required setbacks and usable open space; amending the Building Code to exempt accessory structures up to 120 square feet from building permits; affirming the Planning Department's determination under the California Environmental Quality Act, making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and making findings of necessity, convenience, and welfare under Planning Code, Section 302.

The Code Advisory Committee (CAC) met on May 14, 2025 and a discussion around the differences between the proposed changes to the Planning and Building Codes with respect to exemption of accessory structures up to 120 square feet of floor space from building permits ensued. The CAC members support the alignment of the San Francisco Building Code with the California Building Code as to the size of these structures, their concern is the potential conflict between the San Francisco Building and Planning Code. The CAC voted unanimously **to refer File No. 250284** back to Supervisor Engardio for revisions to make sure the Building Code and Planning Code are consistent while aligning with the California State Building Code.

The Building Inspection Commission met and held a public hearing on May 21, 2025 regarding the proposed amendment to the Building Code contained in Board File No. 250284.

The Commissioners voted unanimously to **recommend approval of the Ordinance.**

President Alexander-Tut
Commissioner Calamuci
Commissioner Chavez
Commissioner Meng
Commissioner Neumann
Commissioner Williams

Excused
Yes
Yes
Yes
Yes
Yes

Should you have any questions, please do not hesitate to call me at (628) 652-3510.

Sincerely,



Sonya Harris
Commission Secretary

cc: Patrick O'Riordan, Director
Mayor Daniel Lurie
Supervisor Joel Engardio
Board of Supervisors