

LEGISLATIVE DIGEST

[Plumbing Code - Circuit Venting]

Ordinance amending the Plumbing Code to prohibit the use of circuit venting unless approved as an alternative engineered design; affirming the Planning Department's determination under the California Environmental Quality Act; making findings under the California Health and Safety Code; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

Existing Law

Section 911.0 of the 2016 California Plumbing Code allows a maximum of eight fixtures connected to a horizontal branch drain to be circuit-vented, and the Code permits circuit-vented branch drains to be connected. The Code specifies the requirements for vent size and connection, size of multiple circuit vents, relief vents, and additional fixtures.

Amendments to Current Law

As a local amendment to the California Plumbing Code, the current language of Section 911.0 is deleted and replaced by the requirement that was in the 2013 California Plumbing Code.

Background Information

The State of California added the specific requirements for circuit venting in the 2016 California Plumbing Code. In the prior 2013 Code, the required design and sizing of a vent system was determined by accepted engineering practices and approved case-by-case as an alternative design. Due to San Francisco's unique topographical conditions, which has led to the development of a high density of buildings on very small lots with many buildings built to the property lines, San Francisco requires a higher standard for venting.

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