

LEGISLATIVE DIGEST

[San Francisco Building Code - Residential Building Requirements]

Ordinance incorporating the provisions of the 2010 California Residential Code into various chapters of the San Francisco Building Code with local amendments, and adding Chapter 36 to serve as a directory of where such provisions may be found in the San Francisco Building Code; adopting findings of local conditions pursuant to California Health & Safety Code Section 17958.7, and directing the Clerk of the Board to forward San Francisco's amendments and findings to the State Building Standards Commission; making environmental findings; and providing for an operative date of January 1, 2011.

Existing Law

The San Francisco Building Code regulates and controls the design, construction, quality of materials, use and occupancy, location, maintenance and demolition of all buildings and structures, and quarrying, grading, excavation and filling of land in the City and County of San Francisco, including residential requirements.

Amendments to Current Law

On January 1, 2011, the 2010 California Residential Code will go into effect throughout the State of California. As in past State code adoption cycles, San Francisco will repeal its existing Building Code in its entirety and adopt a new San Francisco Building Code that consists of the new California Building Code and San Francisco's local amendments thereto. The provisions of the 2010 California Residential Code are incorporated into various chapters of the San Francisco Building Code. Chapter 36 has been added to serve as a directory for where those provisions may be found in the San Francisco Building Code. The additions are shown in bold type; deletions are shown with strikethrough.

Background Information

Generally, the State of California adopts a new California Building Standards Code every three years that goes into effect throughout the State 180 days after publication. The California Building Standards Code is contained in Title 24 of the California Code of Regulations, and consists of several parts that are based upon model codes with amendments made by various State agencies with jurisdiction. The California Residential Code is a new code that has just been adopted by the State Building Standards Commission. It will go into effect throughout the State on January 1, 2011.

Local jurisdictions are required to enforce the new California Residential Code. Local jurisdictions may also enact more stringent requirements than those contained in the State Code where more stringent requirements are reasonably necessary because of local

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conditions caused by climate, geology, or topography. The local amendments are not effective until findings supporting any amendments, additions, or deletions to the State Code are adopted and sent to the State Building Standards Commission.