

From: [Alcantar, Justice \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [Young, Victor \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [BOS-Operations](#)
Subject: File No. 260216 Fire Code Technical Advisory Council - 10 Letters
Date: Tuesday, April 14, 2026 8:59:38 AM
Attachments: [File No. 260216 - 10 Letters.pdf](#)

Hello Supervisors,

Please see the attached 10 letters from members of the public regarding:

File No. 260216: Ordinance amending the Administrative Code to establish the Fire Code Technical Advisory Council to evaluate and advise the Board of Supervisors, the Mayor, and the Fire Department, on the criteria and types of evidence the Fire Marshal should consider in determining whether to waive, modify, or delay certain compliance requirements under the Fire Code that certain existing high-rise residential buildings have sprinkler systems; and to set forth the membership and duties of the Fire Code Technical Advisory Council.

Sincerely,

Justice Alcantar
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-5184 | Fax: (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

From: [Ammala Block](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: File No. 260216
Date: Monday, April 13, 2026 4:57:50 PM
Attachments: [image001.png](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Whom It May Concern:

We need the TAC to determine how this will impact current residents especially elderly tenants.

Thank you.

Ammala Elizabeth T. | Director of Rental Division
Property Management One
DRE 01475302 | SF Realtors | CCRM | SFFSD
[1808 Wedemeyer Street, Suite B50 | SF, CA 94129](#)
Direct 415.796.3019 | Office 415.674.1595 | ammala@pm1sf.com
www.pm1sf.com

PM

From: [Blueprint SF](#)
To: [Lurie, Daniel \(MYR\)](#); [Chan, Connie \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Wong, Alan \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Smart, Measured Reforms to the Sprinkler Retrofit Mandate
Date: Wednesday, April 15, 2026 2:23:31 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

We respectfully urge the Mayor and Board of Supervisors to adopt a clear and measured approach to San Francisco's high-rise sprinkler retrofit requirement for buildings.

While we support effective, reasonable fire-safety measures, this one-size-fits-all mandate fails to account for critical differences among buildings and has unintended consequences that threaten housing stability and affordability for thousands of San Franciscans. The high financial costs (as high as \$300K per condo) and construction work needed to implement the sprinkler retrofit could un-necessarily displace thousands of residents.

We respectfully request that you:

- Pass the Technical Advisory Committee ordinance.
- Delay implementation and enforcement of the sprinkler retrofit mandate until the Technical Advisory Committee officially releases its findings.

Fire safety and housing affordability must advance together. Without reforms, the sprinkler retrofit mandate risks displacing thousands of residents while imposing costs that far exceed any realistic possibility for many buildings.

Signed

jeane yee

From: [Blueprint SF](#)
To: [Lurie, Daniel \(MYR\)](#); [Chan, Connie \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Wong, Alan \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Smart, Measured Reforms to the Sprinkler Retrofit Mandate
Date: Wednesday, April 15, 2026 1:39:10 AM

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Signed

willie yee

From: [Blueprint SF](#)
To: [Lurie, Daniel \(MYR\)](#); [Chan, Connie \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Wong, Alan \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Smart, Measured Reforms to the Sprinkler Retrofit Mandate
Date: Tuesday, April 14, 2026 11:03:05 PM

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To: [Lurie, Daniel \(MYR\)](#); [Chan, Connie \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Wong, Alan \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Smart, Measured Reforms to the Sprinkler Retrofit Mandate
Date: Tuesday, April 14, 2026 2:45:57 PM

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Signed

John Bohn

From: [Blueprint SF](#)
To: [Lurie, Daniel \(MYR\)](#); [Chan, Connie \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Wong, Alan \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Smart, Measured Reforms to the Sprinkler Retrofit Mandate
Date: Monday, April 13, 2026 12:07:50 PM

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Signed

Angela Cheung

From: [Blueprint SF](#)
To: [Lurie, Daniel \(MYR\)](#); [Chan, Connie \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Wong, Alan \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Smart, Measured Reforms to the Sprinkler Retrofit Mandate
Date: Monday, April 13, 2026 8:17:06 AM

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Signed

willie yee

From: [Blueprint SF](#)
To: [Lurie, Daniel \(MYR\)](#); [Chan, Connie \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Wong, Alan \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Smart, Measured Reforms to the Sprinkler Retrofit Mandate
Date: Sunday, April 12, 2026 5:43:25 PM

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Signed

Arlene Wong

From: [Blueprint SF](#)
To: [Lurie, Daniel \(MYR\)](#); [Chan, Connie \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Wong, Alan \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Smart, Measured Reforms to the Sprinkler Retrofit Mandate
Date: Saturday, April 11, 2026 7:31:11 PM

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Signed

Db Parrish

From: [Blueprint SF](#)
To: [Lurie, Daniel \(MYR\)](#); [Chan, Connie \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Wong, Alan \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Smart, Measured Reforms to the Sprinkler Retrofit Mandate
Date: Saturday, April 11, 2026 4:02:03 PM

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Signed

Kelly Carter

From: [Blueprint SF](#)
To: [Lurie, Daniel \(MYR\)](#); [Chan, Connie \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Wong, Alan \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Smart, Measured Reforms to the Sprinkler Retrofit Mandate
Date: Friday, April 10, 2026 9:17:12 PM

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Signed

willie yee

From: [Blueprint SF](#)
To: [Lurie, Daniel \(MYR\)](#); [Chan, Connie \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Wong, Alan \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Smart, Measured Reforms to the Sprinkler Retrofit Mandate
Date: Friday, April 10, 2026 7:03:31 AM

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Signed

George Cole

From: [Blueprint SF](#)
To: [Lurie, Daniel \(MYR\)](#); [Chan, Connie \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Wong, Alan \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Smart, Measured Reforms to the Sprinkler Retrofit Mandate
Date: Friday, April 10, 2026 12:23:09 AM

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Signed

Sandra Frykman

From: [Blueprint SF](#)
To: [Lurie, Daniel \(MYR\)](#); [Chan, Connie \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Wong, Alan \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Fielder, Jackie \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Board of Supervisors \(BOS\)](#)
Subject: Smart, Measured Reforms to the Sprinkler Retrofit Mandate
Date: Wednesday, April 15, 2026 10:59:01 AM

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Signed

Lena Lundberg

From: [Stefani Phipps](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Sprinkler mandate
Date: Monday, April 13, 2026 11:09:18 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am a resident of 2190 Washington St. when I first heard of this mandate I thought it was a joke. Rents are already absurdly high in SF. Forcing owners to do overkill safety measures with an already strict rent control law will have them ignoring other quality of life issues in their buildings or abandoning them all together. We have 8 foot ceilings. I can't even imagine what that would look like.

As much as I appreciate the city worrying about my safety I am a grownup who can make my own decisions as to how much is enough to provide comfort. If in fact you are worrying about saving lives why not evacuate the entire Marina and Mission Bay because when an earthquake happens that will be decimated while 2190 Washington will be standing.

Please find something else to worry about and abandon this issue!

Stefani Phipps

Sent from my iPhone

From: luba@lubasf.com
To: [Board of Supervisors \(BOS\)](#)
Cc: [ChanStaff \(BOS\)](#); [Sherrill, Stephen \(BOS\)](#); [Sauter, Danny \(BOS\)](#); [Lurie, Daniel \(MYR\)](#); [Ethics Commission, \(ETH\)](#); [Commission, Fire \(FIR\)](#)
Subject: Sprinkler Retrofit Mandate: Conflict of Interest Concerns & Impact on SF Homeowners
Date: Tuesday, April 14, 2026 3:07:46 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Members of the Board of Supervisors and Mayor Lurie,

I'm a San Francisco real estate professional with 20 years of experience selling homes in this city. I'm writing about the 2022 fire sprinkler retrofit mandate for pre-1975 high-rise residential buildings, and specifically about what I believe is a serious conflict of interest that undermines public trust in this ordinance.

I work with buyers and sellers in the neighborhoods most affected by this mandate... Nob Hill, Russian Hill, Pacific Heights, the Marina. I've seen firsthand what this ordinance has done to my clients. Property values in affected buildings have dropped. Elderly homeowners on fixed incomes are terrified of assessments that could reach \$200,000 to \$300,000 per unit. Some of my clients can't sell because no buyer wants to inherit a six-figure sprinkler bill. Others can't afford to stay.

And now we learn that Kenneth Cofflin, the former SF Fire Marshal who wrote this ordinance, has started a private consulting business called Code 403 that charges condo associations for help navigating the very rules he created.

Let me be clear about what this looks like from the outside: a government official wrote a mandate that affects 9,800+ families and 126 buildings, retired, and then opened a business profiting from the confusion and compliance costs he created. Whether or not this violates any specific ethics law, it stinks. And it makes every affected homeowner wonder whether this ordinance was written to protect residents or to create a market.

The original ordinance was passed without adequate cost studies and without meaningful notice to the people it would affect. The recent delay to 2032 was a step in the right direction, but a delay isn't a solution. My clients don't need more time to figure out how to pay \$300,000. They need the city to go back and do what should have been done in 2022: study the actual costs, explore alternatives to full sprinkler retrofits, and create realistic financial pathways for compliance that don't bankrupt the people this ordinance claims to protect.

I'm asking the Board to:

1. Investigate the Cofflin/Code 403 conflict of interest through the

Ethics Commission

2. Commission an independent cost study for the affected buildings
3. Explore alternative fire safety measures (as the State Fire Marshal's office has suggested are available under existing code)
4. Create a financial assistance program for owners who cannot afford compliance

This is not about opposing fire safety. Nobody wants another tragedy. But good policy doesn't bankrupt the people it's supposed to protect, and good governance doesn't let the author of a mandate profit from its enforcement.

Thank you for your time.

Luba Muzichenko
REALTOR® | CRS® | SRES®
Vanguard Properties
20 Years Selling San Francisco
LubaSF.com | 415-449-8488