

1 [Building – Ban on Wooden Fixed Utility Ladders in R-1 and R-2 Occupancies.]

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3 **Ordinance amending the San Francisco Housing Code to add Section 605 prohibiting**
4 **wooden fixed utility ladders in R-1 and R-2 Occupancies, and making findings under**
5 **the California Environmental Quality Act.**

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7 Note: Additions are *single-underline italics Times New Roman*;
8 deletions are ~~*strikethrough italics Times New Roman*~~.
9 Board amendment additions are double underlined.
10 Board amendment deletions are ~~strikethrough normal~~.

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10 Be it ordained by the People of the City and County of San Francisco:

11 Section 1. Findings.

12 (a) General Findings.

13 (1) Certain structures and buildings within the City and County of San Francisco
14 ("City") have exterior wooden fixed "utility ladders" not required under state, local, or
15 federal safety regulations.

16 (2) If not properly maintained and secured, wooden utility ladders present health
17 and safety risks to the public due to susceptibility of wood to rotting and deterioration over
18 time.

19 (3) The condition of wooden fixed utility ladders may be difficult to discern except
20 upon close inspection and, in certain instances, wooden utility ladders may outwardly
21 appear safe for use despite their deteriorated and dangerous condition.

22 (4) Many property owners are unaware of the safety issues created by failing to
23 remove wooden fixed utility ladders or replace them with metal utility ladders. A weak or
24 failing ladder puts property owners, building residents, tenants, and guests at risk.

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1 (5) Absent legislative action, property owners may lack regulatory incentives to
2 inspect, maintain, or remove otherwise code-compliant wooden utility ladders.

3 (6) In order to promote general welfare and safety, it is therefore in the public
4 interest to require removal of wooden fixed utility ladders or the replacement of such
5 ladders with safer metal utility ladders.

6 (7) Enforcement of this legislation will occur through the existing routine inspection
7 program for R-1 and R-2 Occupancies (hotels and apartment houses) delineated in
8 Chapter 3 of the Housing Code.

9 (b) Environmental Findings. The Planning Department has determined that the
10 actions contemplated in this Ordinance are in compliance with the California Environmental
11 Quality Act (California Public Resources Code sections 21000 et seq.). Said determination is
12 on file with the Clerk of the Board of Supervisors in File No. _____ and is
13 incorporated herein by reference.

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15 Section 2. The San Francisco Housing Code is hereby amended by adding Section
16 605, to read as follows:

17 SEC. 605. PROHIBITION ON WOODEN FIXED UTILITY LADDERS

18 Wooden Fixed Utility Ladders shall be prohibited on buildings which contain R-1 and R-2
19 Occupancies (hotels and apartment houses), as defined by Chapter 4 of this Code. "Fixed Utility
20 Ladder" shall mean any ladder permanently attached to the exterior of a structure or building, but
21 shall not include ladders required by the California Division of Occupational Safety and Health for
22 workplace safety that have been installed with a proper permit, or ladders expressly authorized by the
23 Department of Building Inspection for Building Code or Fire Code compliance purposes.

24 Wooden Fixed Utility Ladders shall be removed or replaced with metal ladders that comply
25 with applicable Building, Fire, and Housing Code requirements.

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APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: _____
Andrew W. Garth
Deputy City Attorney