

REVISED LEGISLATIVE DIGEST
(Substituted, 1/27/2026)

[Fire Code - Repealing 2022 Code, Adopting 2025 Code]

Ordinance repealing the existing San Francisco Fire Code in its entirety and enacting a new San Francisco Fire Code consisting of the 2025 California Fire Code and portions of the 2024 International Fire Code, together with amendments specific to San Francisco, including provisions for fees for permits, inspections, and various City services, with an operative date of January 1, 2026; adopting findings of local conditions pursuant to California Health and Safety Code, Section 17958.7; directing the Clerk of the Board of Supervisors to forward San Francisco’s amendments to the California Building Standards Commission and State Fire Marshal; and making environmental findings.

Existing Law

The San Francisco Fire Code is designed to safeguard life and property from fire and explosions hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises; and to provide for the issuance of permits, inspections and other Fire Department services, and the assessment and collection of fees for those permits, inspections and services. The current San Francisco Fire Code (the “2022 San Francisco Fire Code”) incorporates by reference the 2022 California Fire Code (Title 24, California Code of Regulations, Part 9), those portions of the 2018 International Fire Code not incorporated in the 2022 California Fire Code, and local amendments adopted by San Francisco.

Amendments to Current Law

The 2025 San Francisco Fire Code enacted by this ordinance (the “2025 San Francisco Fire Code”) incorporates by reference the 2025 California Fire Code (Title 24, California Code of Regulations, Part 9) (the “2025 California Fire Code”), including appendices adopted by the State, except as expressly deleted, modified, or amended. In addition, the 2025 San Francisco Fire Code incorporates by reference those portions of the 2024 International Fire Code that were not adopted by the California Building Standards Commission in the 2025 California Fire Code. It also includes local provisions specific to San Francisco. In general, the 2025 San Francisco Fire Code carries forward the 2022 San Francisco Fire Code with some modifications. Significant changes and new requirements are described below.

Many sections of the 2025 San Francisco Fire Code revise only the section numbers referenced.

Section 108.4 of the 2025 San Francisco Fire Code changes the fee for reviewing revisions to any previously approved plans submitted with building permit applications for compliance with fire safety regulations from \$149 to \$153.

Section 108.5 of the 2025 San Francisco Fire Code changes the inspection service fee from \$149 per hour to \$153 per hour.

Section 108.6 of the 2025 San Francisco Fire Code changes the fee for pre-application plan review from \$596 to \$612 and additional fee for excessive hours from \$149 per hour to \$153 per hour.

Section 108.7 of the 2025 San Francisco Fire Code changes the fee collected for re-inspections from \$299 to \$306 and additional fee for excessive hours from \$149 per hour to \$153 per hour.

Section 108.8 of the 2025 San Francisco Fire Code changes the high-rise inspection fee from \$15.25 per 1000 square feet to \$15.67 per 1000 square feet.

Section 108.9 of the 2025 San Francisco Fire Code changes the service fee for the on-site inspections and consultations from \$149 per hour to \$153 per hour.

Section 108.10 of the 2025 San Francisco Fire Code changes the employee overtime fee from \$160 per hour to \$164 per hour.

Section 108.12 of the 2025 San Francisco Fire Code changes the water flow fee from \$149 to \$153 and on-site water flow test fee from \$299 to \$459.

Section 108.14 of the 2025 San Francisco Fire Code changes the residential apartment/hotel inspection fee from \$183 to \$188.

Table 108-A of the 2025 San Francisco Fire Code increases the operational permit fees for most permits from \$424 to \$436.

Table 108-B of the 2025 San Francisco Fire Code increases all existing plan review fees.

Table 108-C of the 2025 San Francisco Fire Code increases all existing field inspection fees.

Section 113.4.3.1 of the 2025 San Francisco Fire Code changes the administrative hearing referral fee from \$149 to \$153.

Section 113.4.3.3 of the 2025 San Francisco Fire Code changes the administrative hearing re-inspection fee from \$149 to \$153.

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The 2025 San Francisco Fire Code removes reference to the deletion of Section 503.4.1 of the International Fire Code.

The 2025 San Francisco Fire Code removes Section 319, including reference to the deletion of Sections 319.6 through 319.7.5.2 of the International Fire Code.

Section 508.1.6.1 of the 2025 San Francisco Fire Code, which lists local additional features for fire command center, removes certain requirements and adds requirements and clarifications that can be found in the Bureau of Fire Prevention's Administrative Bulletins (SFFD Administrative Bulletins).

Sections 510, 510.1.1 and 510.6.1.1 of the 2025 San Francisco Fire Code replace the term emergency responder communication coverage with emergency responder communications enhancement systems (ERCES/ERRCS).

Section 510.6.1.2 of the 2025 San Francisco Fire Code replaces the term emergency responder radio coverage with emergency responder communications enhancement systems (ERCES/ERRCS). It also removes certification requirements for existing ERRCS systems that have expired.

Section 905.4.4 adds information to the 2025 San Francisco Fire Code that requirements and clarifications regarding local standpipe requirements can be found in the SFFD Administrative Bulletins.

Section 907.1.7 adds information to the 2025 San Francisco Fire Code that requirements and clarifications regarding the design, installation, inspection, and maintenance requirements for any fire alarm and/or signaling can be found in the SFFD Administrative Bulletins.

Section 907.1.8 adds information to the 2025 San Francisco Fire Code that requirements and clarifications regarding design professional/engineers' stamps and signatures can be found in the SFFD Administrative Bulletins.

Section 907.2.9.4 adds the requirements for automatic smoke detection systems from the 2022 San Francisco Building Code to the 2025 San Francisco Fire Code.

Section 907.6.4.1.1.2 of the 2025 San Francisco Fire Code adds information that additional requirements and clarifications regarding graphic annunciation installation can be found in the SFFD Administrative Bulletins.

Section 909.4.9 of the 2025 San Francisco Fire Code adds information that additional requirements and clarifications regarding the design, installation, inspection, and maintenance requirements for any smoke control system can be found in the SFFD Administrative Bulletins.

Section 912.9 of the 2025 San Francisco Fire Code adds information that additional requirements and clarifications regarding fire sprinkler submittal, protection of standpipe inlets/outlets, design criteria for fire department connections and standpipe outlet valves, and FDC requirements can be found in the SFFD Administrative Bulletins.

Section 913.1.1 adds information to the 2025 San Francisco Fire Code that local fire pump requirements can be found in the SFFD Administrative Bulletins.

Section 1103.5.4 of the 2025 San Francisco Fire Code clarifies that the compliance deadline for installing automatic sprinkler systems in many existing high-rise residential buildings is January 1, 2035.

Sections 1103.5.4.5.1 and 1103.5.4.5.2 of the 2025 San Francisco Fire Code revise the trigger dates governing requirements for building owners to complete specific milestone deadlines.

Section 1103.5.4.4 of the 2025 San Francisco Fire Code adds a definition for the term “undue hardship” for use in the Fire Marshal’s evaluation of waiver requests to the sprinkler requirement.

The 2025 San Francisco Fire Code removes reference to Chapter 80.

The 2025 San Francisco Fire Code removes Appendix D. – Fire Apparatus Access Roads, including reference to the deletion of Section D105.2 of the International Fire Code.

Background Information

The State of California adopts a new California Fire Code every three years. The California Building Standards Commission recently issued the 2025 California Fire Code, which is based on the 2024 International Fire Code, and which will go into effect on January 1, 2026. Local jurisdictions are required to enforce the California Fire Code, but may enact more restrictive building standards than those set in the California Fire Code where those more restrictive standards are reasonably necessary due to local conditions caused by climate, geology, or topography. The Board of Supervisors must make express findings regarding the local conditions to support the adoption of more restrictive building standards. Local amendments to building standards are not effective until the required findings are adopted and sent to the California Building Standards Commission.

As in past three-year code cycles, this ordinance repeals the 2022 San Francisco Fire Code and enacts the 2025 San Francisco Fire Code. The San Francisco amendments are not integrated into the text of the California Fire Code, but rather are separately printed. Therefore, the user must consult both the 2025 California Fire Code and the 2025 San Francisco Fire Code to determine the complete code requirements.

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