

LEGISLATIVE DIGEST

[San Francisco Building Code – Repealing and Replacing]

Ordinance repealing the 2007 San Francisco Building Code in its entirety and replacing that code with a new 2010 San Francisco Building Code that consists of the 2010 California Building Code and San Francisco amendments thereto; 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. The current Code consists of the 2006 International Building Code, as amended by the 2007 California Building Code, and as further amended by San Francisco.

Amendments to Current Law

On January 1, 2011, the 2010 California Building 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. The 2010 San Francisco Building Code carries forward the amendments made to the 2007 California Building Code and makes no additional substantive changes to the building standards. Some amendments have been made to the local administrative provisions contained in Chapter 1A.

The San Francisco amendments are not integrated into the text of the California Building Code but rather are separately printed in a stand-alone document. Therefore, the user must consult both texts in order to determine the complete code requirement. In the San Francisco amendments, additions to the 2010 California Building Code 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 Building Code is Part 2 of Title 24 of the California Code of Regulations. The 2010 California Building Code will go into effect throughout the State on January 1, 2011.

Local jurisdictions are required to enforce the California Building 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 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. Any amendments that San Francisco made to the 2007 California Building Code will not apply to the 2010 California Building Code unless and until those amendments are readopted and sent to the State Building Standards Commission.