

## LEGISLATIVE DIGEST

[Building Code - Repeal of Existing 2010 Code and Enactment of 2013 Edition]

**Ordinance repealing the 2010 Building Code in its entirety and enacting a 2013 Building Code consisting of the new model code, as amended by the State of California and as further amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2014; and directing the Clerk of the Board to forward the legislation to the State Building Standards Commission as required by State law.**

### 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 2009 International Building Code, as amended by the 2010 California Building Code, and as further amended by San Francisco.

### Amendments to Current Law

On January 1, 2014, a new California Building Code will go into effect throughout the State. San Francisco's local amendments to the 2010 California Building Code will not be carried forward unless re-enacted and made applicable to the 2013 California Building Code. Therefore, as in past State code adoption cycles, San Francisco will repeal its existing Building Code in its entirety and adopt a new Building Code that consists of the new model code, as amended by the State of California, and as further amended by San Francisco. With the exception of the green building requirements, which will be included in the new San Francisco Green Building Standards Code, San Francisco's local amendments to the 2010 California Building Code will be carried forward and made applicable to the 2013 California Building Code with minor technical changes.

Two ordinances that were enacted near the end of the last State code adoption cycle were repealed with the repeal of the 2007 San Francisco Building Code and inadvertently not carried forward into the 2010 San Francisco Building Code. Ordinance 206-10 amended the Code to extend to the entire Hunters Point Shipyard area the special permit processing requirements that applied at Hunters Point Shipyard Parcel A; Ordinance 268-10 required that an agenda and packet of materials for each matter to be decided by the Access Appeals Commission be sent to the Mayor's Office of Disability at the same time and in the same manner as they are sent to the Commission members. The Code amendments made in Ordinances 206-10 and 268-10 have been included in the San Francisco amendments to the 2013 California Building Code.

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 2013 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. In this Code cycle, the California Building Standards Code will go into effect on January 1, 2014. 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. The California Building Code is Part 2 of Title 24 of the California Code of Regulations.

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.

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