

**BOARD of SUPERVISORS**



**City Hall  
1 Dr. Carlton B. Goodlett Place  
Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227**

November 30, 2022

SENT CERTIFIED MAIL (Return Receipt Requested)

California Building Standards Commission  
State of California  
2525 Natomas Park Drive, Suite 130  
Sacramento, CA 95833

**SUBJECT: Repeal of Existing 2019 Code and Enactment of 2022 Code**

To Whom It May Concern:

Pursuant to California Health & Safety Code, Section 17958.7, enclosed please find a certified copy of the following legislation, which was finally passed by the Board of Supervisors of the City and County of San Francisco, and approved by the Mayor, on the dates specified below:


- **Ordinance No. 225-22 (File No. 220940)** – Ordinance repealing the 2019 Building Code in its entirety and enacting a 2022 Building Code consisting of the 2022 California Building Code and the 2022 California Residential Code, as 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, 2023; and directing the Clerk of the Board to forward the Ordinance to the California Building Standards Commission, as required by State law.  
*(Board of Supervisors - Finally Passed on November 1, 2022) (Mayor - Approved on November 10, 2022)*
- **Ordinance No. 226-22 (File No. 220941)** – Ordinance repealing the 2019 Existing Building Code in its entirety and enacting a 2022 Existing Building Code consisting of the 2022 California Existing Building Code, as 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, 2023; and directing the Clerk of the Board to forward the Ordinance to the California Building Standards Commission, as required by State law.  
*(Board of Supervisors - Finally Passed on November 1, 2022) (Mayor - Approved on November 10, 2022)*
- **Ordinance No. 227-22 (File No. 220942)** – Ordinance repealing the 2019 Green Building Code in its entirety and enacting a 2022 Green Building Code consisting of the 2022 California Green Building Standards Code, as 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, 2023; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission, as required by State law.  
*(Board of Supervisors - Finally Passed on November 1, 2022) (Mayor - Approved on November 10, 2022)*



- **Ordinance No. 228-22 (File No. 220943)** – Ordinance repealing the 2019 Mechanical Code in its entirety and enacting a 2022 Mechanical Code consisting of the 2022 California Mechanical Code, as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2023; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission, as required by State law.  
*(Board of Supervisors - Finally Passed on November 1, 2022) (Mayor - Approved on November 10, 2022)*
  
- **Ordinance No. 229-22 (File No. 220944)** – Ordinance repealing the 2019 Electrical Code in its entirety and enacting a 2022 Electrical Code consisting of the 2022 California Electrical Code, as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2023; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission, as required by State law.  
*(Board of Supervisors - Finally Passed on November 1, 2022) (Mayor - Approved on November 10, 2022)*
  
- **Ordinance No. 230-22 (File No. 220945)** – Ordinance repealing the 2019 Plumbing Code in its entirety and enacting a 2022 Plumbing Code consisting of the 2022 California Plumbing Code, as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2023; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission, as required by State law.  
*(Board of Supervisors - Finally Passed on November 1, 2022) (Mayor - Approved on November 10, 2022)*

If you have any questions or require additional information, please contact Erica Major, Assistant Clerk, at (415) 554-4441 or email [Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org).

Sincerely,

  
f Angela Calvillo  
Clerk of the Board

EM:JEC

1 [Building Code - Repeal of Existing 2019 Code and Enactment of 2022 Code]

2  
3 **Ordinance repealing the 2019 Building Code in its entirety and enacting a 2022 Building**  
4 **Code consisting of the 2022 California Building Code and the 2022 California**  
5 **Residential Code, as amended by San Francisco; adopting environmental findings and**  
6 **findings of local conditions under the California Health and Safety Code; providing for**  
7 **an operative date of January 1, 2023; and directing the Clerk of the Board to forward**  
8 **the Ordinance to the California Building Standards Commission, as required by State**  
9 **law.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
11 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
12 **Deletions to Codes** are in ~~*strikethrough italics Times New Roman font*~~.  
13 **Board amendment additions** are in double-underlined Arial font.  
14 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
15 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
16 subsections or parts of tables.

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

18 Section 1. Environmental Findings. The Planning Department has determined that the  
19 actions contemplated in this ordinance comply with the California Environmental Quality Act  
20 (California Public Resources Code Sections 21000 et seq.). Said determination is on file with  
21 the Clerk of the Board of Supervisors in File No. 220940 and is incorporated herein by  
22 reference. The Board affirms this determination.

23 Section 2. General Findings.

24 (a) The California Building Standards Code is contained in Title 24 of the California  
25 Code of Regulations. It consists of 12 Parts, which are based upon model codes that are

1 amended by the State agencies with jurisdiction over the subject matter. The California  
2 Building Code is Part 2 of Title 24 of the California Code of Regulations; the California  
3 Residential Code is Part 2.5. The 2022 California Building Code and 2022 California  
4 Residential Code will go into effect throughout California on January 1, 2023.

5 (b) The State of California adopts a new California Building Standards Code every  
6 three years ("triennial CBSC") with supplemental amendments published in intervening years.  
7 The triennial CBSC goes into effect throughout the State of California 180 days after its  
8 publication by the California Building Standards Commission or at a later date established by  
9 the Commission. The 2022 triennial CBSC will go into effect on January 1, 2023.

10 (c) Local jurisdictions must enforce the California Building Standards Code but they  
11 may also enact more restrictive building standards that are reasonably necessary because of  
12 local climate, geologic, or topographical conditions. Local amendments may be made both to  
13 a triennial CBSC and also to its individual Parts during the intervening years; however, local  
14 amendments previously adopted are not automatically applicable to a triennial CBSC. Rather,  
15 they must be re-enacted with the required findings of local climate, geologic, or topographical  
16 conditions, expressly made applicable to the new triennial CBSC, and with an operative date  
17 no earlier than the effective date of the new State Code.

18 (d) As in past triennial CBSC adoption cycles, by this ordinance the Board of  
19 Supervisors repeals the 2019 San Francisco Building Code in its entirety, enacts the 2022  
20 San Francisco Building Code, and re-enacts the existing local amendments to make them  
21 applicable to the 2022 California Building and Residential Codes.

22 (e) Pursuant to Charter Section D3.750-5, the Building Inspection Commission  
23 considered and approved San Francisco's amendments to the 2022 California Building Code  
24 at a duly noticed public hearing that was held on August 17, 2022.  
25

1           Section 3. Findings Regarding Local Conditions.

2           (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that  
3 before making any changes or modifications to the California Building Code and any other  
4 applicable provisions published by the California Building Standards Commission, the local  
5 governing body must make an express finding that each such change or modification is  
6 reasonably necessary because of specified local conditions. The local amendments together  
7 with the required findings must be filed with the California Building Standards Commission  
8 before the local changes or modifications can go into effect.

9           (b) The City and County of San Francisco is unique among California communities  
10 with respect to local climate, geologic, topographical, and other conditions. A specific list of  
11 findings that support San Francisco's modifications to the 2022 California Building Code and  
12 the 2022 California Residential Code, with a section-by-section correlation of each  
13 modification with a specific numbered finding, are contained in Exhibit A entitled "Standard  
14 Findings for San Francisco Building Standards Code Amendments."

15           (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,  
16 the Board of Supervisors finds and determines that the local conditions described in Exhibit A  
17 constitute a general summary of the most significant local conditions giving rise to the need  
18 for modification of the 2022 California Building Code and 2022 California Residential Code  
19 provisions published by the California Building Standards Commission. The Board of  
20 Supervisors further finds and determines that the proposed modifications are reasonably  
21 necessary based upon the local conditions set forth in Exhibit A.  
22

23           Section 4. Repeal of the 2019 San Francisco Building Code and Enactment of the  
24 2022 San Francisco Building Code.  
25

1 (a) The 2019 San Francisco Building Code is hereby repealed in its entirety. The  
2 San Francisco Building Code being repealed was enacted on November 21, 2019, by  
3 Ordinance No. 264-19, with an operative date of January 1, 2020. It was amended by  
4 Ordinance Nos. 60-20, 92-20, 237-20, 31-21, 40-21, 204-21, and 71-22. These ordinances  
5 are available on the Board of Supervisors website and in the Office of the Clerk of the Board  
6 of Supervisors.

7 (b) The 2022 San Francisco Building Code is hereby enacted. It consists of (1) the  
8 2022 California Building Code, (2) the 2022 California Residential Code, and (3) San  
9 Francisco's existing local amendments to those 2022 California Codes, which are re-enacted  
10 and expressly made applicable to said codes. Copies of the 2022 California Building Code,  
11 the 2022 California Residential Code, and the stand-alone San Francisco amendments to  
12 those 2022 California Codes are declared to be part of Board File No. 220940 and are  
13 incorporated into this ordinance by reference as though fully set forth. Existing San Francisco  
14 amendments that are being made applicable to those 2022 California Codes are shown in  
15 unformatted ("plain") text and may include bold and/or italicized type; new San Francisco  
16 amendments are underlined; and deleted San Francisco amendments are in strikeout text.  
17

18 Section 5. Continuance of Actions Under Prior Code. Nothing contained in this  
19 ordinance shall be construed as abating any action now pending under or by virtue of any  
20 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance  
21 be construed as discontinuing, abating, modifying, or altering any penalties accruing, or to  
22 accrue, or as waiving any right of the City under any such ordinance.  
23

24 Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this  
25 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the

1 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would  
2 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this  
3 ordinance, irrespective of the fact that any one or more sections, subsections, sentences,  
4 clauses, or phrases be declared invalid.

5  
6 Section 7. Effective and Operative Dates. This ordinance shall become effective 30  
7 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor  
8 returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it,  
9 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall  
10 take effect and be in full force on and after either January 1, 2023 or its effective date if the  
11 effective date is later.

12  
13 Section 8. Directions to Clerk. Upon enactment of this ordinance, the Clerk of the  
14 Board of Supervisors is hereby directed to transmit to the California Building Standards  
15 Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit  
16 A attachment, and 3) the San Francisco modifications to the 2022 California Building Code  
17 and the 2022 California Residential Code.

18  
19  
20 APPROVED AS TO FORM:  
21 DAVID CHIU, City Attorney

22 By: /s/ Robb Kapla  
23 ROBB KAPLA  
24 Deputy City Attorney

25 n:\leganas2022\2300006\01625839.docx



**City and County of San Francisco**

**Tails  
Ordinance**

City Hall  
1 Dr Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 220940

**Date Passed:** November 01, 2022

Ordinance repealing the 2019 Building Code in its entirety and enacting a 2022 Building Code consisting of the 2022 California Building Code and the 2022 California Residential Code, as 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, 2023; and directing the Clerk of the Board to forward the Ordinance to the California Building Standards Commission, as required by State law.

October 17, 2022 Land Use and Transportation Committee - RECOMMENDED

October 25, 2022 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

November 01, 2022 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 220940

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 11/1/2022 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo  
Clerk of the Board

London N. Breed  
Mayor

11/10/22

Date Approved





**City and County of San Francisco**  
**Certified Copy**  
**Ordinance**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

220940 [ **Building Code - Repeal of Existing 2019 Code and Enactment of 2022 Code** ]

Ordinance repealing the 2019 Building Code in its entirety and enacting a 2022 Building Code consisting of the 2022 California Building Code and the 2022 California Residential Code, as 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, 2023; and directing the Clerk of the Board to forward the Ordinance to the California Building Standards Commission, as required by State law. (Building Inspection Commission)

10/25/2022 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

11/1/2022 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

11/10/2022 Mayor - APPROVED

STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO

CLERK'S CERTIFICATE

I do hereby certify that the foregoing Ordinance is a full, true, and correct copy of the original thereof on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco.

December 01, 2022  
Date

  
f Angela Calvillo  
Clerk of the Board

1 [Existing Building Code - Repeal of Existing 2019 Code and Enactment of 2022 Code]

2  
3 **Ordinance repealing the 2019 Existing Building Code in its entirety and enacting a 2022**  
4 **Existing Building Code consisting of the 2022 California Existing Building Code as**  
5 **amended by San Francisco; adopting environmental findings and findings of local**  
6 **conditions under the California Health and Safety Code; providing for an operative date**  
7 **of January 1, 2023; and directing the Clerk of the Board to forward the Ordinance to the**  
8 **California Building Standards Commission as required by State law.**

9 **NOTE: Unchanged Code text and uncodified text are in plain Arial font.**  
10 **Additions to Codes are in single-underline italics Times New Roman font.**  
11 **Deletions to Codes are in ~~striketrough italics Times New Roman font.~~**  
12 **Board amendment additions are in double-underlined Arial font.**  
13 **Board amendment deletions are in ~~striketrough Arial font.~~**  
14 **Asterisks (\* \* \* \*) indicate the omission of unchanged Code**  
15 **subsections or parts of tables.**

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

17 Section 1. Environmental Findings. The Planning Department has determined that the  
18 actions contemplated in this ordinance comply with the California Environmental Quality Act  
19 (California Public Resources Code Sections 21000 et seq.). Said determination is on file with  
20 the Clerk of the Board of Supervisors in File No. 220941 and is incorporated herein by  
21 reference. The Board affirms this determination.

22 Section 2. General Findings.

23 (a) The California Building Standards Code is contained in Title 24 of the California  
24 Code of Regulations. It consists of 12 Parts, which are based upon model codes that are  
25 amended by the State agencies with jurisdiction over the subject matter. The California  
Existing Building Code is Part 10 of Title 24 of the California Code of Regulations.

1 (b) The State of California adopts a new California Building Standards Code every  
2 three years ("triennial CBSC") with supplemental amendments published in intervening years.  
3 The triennial CBSC goes into effect throughout the State of California 180 days after its  
4 publication by the California Building Standards Commission or at a later date established by  
5 the Commission. The 2022 triennial CBSC will go into effect on January 1, 2023.

6 (c) Local jurisdictions must enforce the California Building Standards Code but they  
7 may also enact more restrictive building standards that are reasonably necessary because of  
8 local climate, geologic, or topographical conditions. Local amendments may be made both to  
9 a triennial CBSC and to its individual Parts during the intervening years; however, local  
10 amendments previously adopted are not automatically applicable to a triennial CBSC. Rather,  
11 they must be re-enacted with the required findings of local climate, geologic, or topographical  
12 conditions, expressly made applicable to the new triennial CBSC, and with an operative date  
13 no earlier than the effective date of the new State Code.

14 (d) As in past triennial CBSC adoption cycles, by this ordinance the Board of  
15 Supervisors repeals the 2019 San Francisco Existing Building Code in its entirety, enacts the  
16 2022 San Francisco Existing Building Code, and re-enacts the existing local amendments to  
17 make them applicable to the 2022 California Existing Building Code.

18 (e) Pursuant to Charter Section D3.750-5, the Building Inspection Commission  
19 considered and approved San Francisco's amendments to the 2022 California Existing  
20 Building Code at a duly noticed public hearing that was held on August 17, 2022.

21  
22 **Section 3. Findings Regarding Local Conditions.**

23 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that  
24 before making any changes or modifications to the California Existing Building Code and any  
25 other applicable provisions published by the California Building Standards Commission, the

1 local governing body must make an express finding that each such change or modification is  
2 reasonably necessary because of specified local conditions. The local amendments together  
3 with the required findings must be filed with the California Building Standards Commission  
4 before the local changes or modifications can go into effect.

5 (b) The City and County of San Francisco is unique among California communities  
6 with respect to local climate, geologic, topographical, and other conditions. A specific list of  
7 findings that support San Francisco's modifications to the 2022 California Existing Building  
8 Code, with a section-by-section correlation of each modification with a specific numbered  
9 finding, are contained in Exhibit A entitled "Standard Findings for San Francisco Building  
10 Standards Code Amendments."

11 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,  
12 the Board of Supervisors finds and determines that the local conditions described in Exhibit A  
13 constitute a general summary of the most significant local conditions giving rise to the need  
14 for modification of the 2022 California Existing Building Code provisions published by the  
15 California Building Standards Commission. The Board of Supervisors further finds and  
16 determines that the proposed modifications are reasonably necessary based upon the local  
17 conditions set forth in Exhibit A.  
18

19 Section 4. Repeal of the 2019 San Francisco Existing Building Code and Enactment of  
20 the 2022 San Francisco Existing Building Code.

21 (a) The 2019 San Francisco Existing Building Code is hereby repealed in its  
22 entirety. The San Francisco Existing Building Code being repealed was enacted by Ordinance  
23 No. 265-19 on November 21, 2019, with an operative date of January 1, 2020. It was  
24 amended by Ordinance Nos. 183-20 and 77-21. These ordinances are available on the Board  
25 of Supervisors' website and in the Office of the Clerk of the Board of Supervisors.

1 (b) The 2022 San Francisco Existing Building Code is hereby enacted. It consists of  
2 the 2022 California Existing Building Code and San Francisco's existing local amendments,  
3 which are re-enacted and expressly made applicable to the 2022 California Existing Building  
4 Code. Copies of the 2022 California Existing Building Code and the stand-alone San  
5 Francisco amendments are declared to be part of Board File No. 220941 and are incorporated  
6 into this ordinance by reference as though fully set forth. Existing San Francisco amendments  
7 that are being made applicable to the 2022 California Existing Building Code are shown in  
8 unformatted ("plain") text and may include bold and/or italicized formatting; new San  
9 Francisco amendments are underlined; and deleted San Francisco amendments are in  
10 ~~strikeout~~ text.

11  
12 Section 5. Continuance of Actions Under Prior Code. Nothing contained in this  
13 ordinance shall be construed as abating any action now pending under or by virtue of any  
14 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance  
15 be construed as discontinuing, abating, modifying or altering any penalties accruing, or to  
16 accrue, or as waiving any right of the City under any such ordinance.

17  
18 Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this  
19 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the  
20 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would  
21 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this  
22 Ordinance, irrespective of the fact that any one or more sections, subsections, sentences,  
23 clauses, or phrases be declared invalid.

1           Section 7. Effective and Operative Dates. This ordinance shall become effective 30  
2 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor  
3 returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it,  
4 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall  
5 take effect and be in full force on and after either January 1, 2023 or its effective date if the  
6 effective date is later.

7  
8           Section 8. Directions to Clerk. Upon enactment of this ordinance, the Clerk of the  
9 Board of Supervisors is hereby directed to transmit to the California Building Standards  
10 Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit  
11 A attachment, and 3) the San Francisco amendments to the 2022 California Existing Building  
12 Code.

13  
14 APPROVED AS TO FORM:  
15 DAVID CHIU, City Attorney

16 By: /s/ Robb Kapla  
17       ROBB KAPLA  
18       Deputy City Attorney

19  
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**City and County of San Francisco**

**Tails  
Ordinance**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 220941

**Date Passed:** November 01, 2022

Ordinance repealing the 2019 Existing Building Code in its entirety and enacting a 2022 Existing Building Code consisting of the 2022 California Existing Building Code, as 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, 2023; and directing the Clerk of the Board to forward the Ordinance to the California Building Standards Commission, as required by State law.

October 17, 2022 Land Use and Transportation Committee - RECOMMENDED

October 25, 2022 Board of Supervisors - PASSED ON FIRST READING


Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton


November 01, 2022 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 220941

**I hereby certify that the foregoing Ordinance was FINALLY PASSED on 11/1/2022 by the Board of Supervisors of the City and County of San Francisco.**

  
\_\_\_\_\_  
**Angela Calvillo  
Clerk of the Board**

  
\_\_\_\_\_  
**London N. Breed  
Mayor**

11/10/22  
\_\_\_\_\_  
**Date Approved**



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Certified Copy

Ordinance

220941

[ Existing Building Code - Repeal of Existing 2019 Code and Enactment of 2022 Code ]

Ordinance repealing the 2019 Existing Building Code in its entirety and enacting a 2022 Existing Building Code consisting of the 2022 California Existing Building Code, as 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, 2023; and directing the Clerk of the Board to forward the Ordinance to the California Building Standards Commission, as required by State law. (Building Inspection Commission)

10/25/2022 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

11/1/2022 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

11/10/2022 Mayor - APPROVED

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

CLERK'S CERTIFICATE

I do hereby certify that the foregoing Ordinance is a full, true, and correct copy of the original thereof on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco.

December 01, 2022

Date

[Handwritten signature of Angela Calvillo]

f Angela Calvillo

Clerk of the Board



1 [Green Building Code - Repeal of Existing 2019 Code and Enactment of 2022 Code]

2  
3 **Ordinance repealing the 2019 Green Building Code in its entirety and enacting a 2022**  
4 **Green Building Code consisting of the 2022 California Green Building Standards Code**  
5 **as amended by San Francisco; adopting environmental findings and findings of local**  
6 **conditions under the California Health and Safety Code; providing for an operative date**  
7 **of January 1, 2023; and directing the Clerk of the Board of Supervisors to forward the**  
8 **Ordinance to the California Building Standards Commission, as required by State law.**

9 **NOTE: Unchanged Code text and uncodified text are in plain Arial font.**  
10 **Additions to Codes are in single-underline italics Times New Roman font.**  
11 **Deletions to Codes are in ~~strikethrough italics Times New Roman font.~~**  
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14 **Asterisks (\* \* \* \*) indicate the omission of unchanged Code**  
15 **subsections or parts of tables.**

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

17 Section 1. Environmental Findings. The Planning Department has determined that the  
18 actions contemplated in this ordinance comply with the California Environmental Quality Act  
19 (California Public Resources Code Sections 21000 et seq.). Said determination is on file with  
20 the Clerk of the Board of Supervisors in File No. 220942 and is incorporated herein by  
21 reference. The Board affirms this determination.

22 Section 2. General Findings.

23 (a) The California Building Standards Code is contained in Title 24 of the California  
24 Code of Regulations. It consists of 12 Parts, which are based upon model codes that are  
25 amended by the State agencies with jurisdiction over the subject matter. The California Green  
Building Standards Code is Part 11 of Title 24 of the California Code of Regulations.

1 (b) The State of California adopts a new California Building Standards Code every  
2 three years (“triennial CBSC”) with supplemental amendments published in intervening years.  
3 The triennial CBSC goes into effect throughout the State of California 180 days after its  
4 publication by the California Building Standards Commission or at a later date established by  
5 the Commission. The 2022 triennial CBSC will go into effect on January 1, 2023.

6 (c) Local jurisdictions must enforce the California Building Standards Code but they  
7 may also enact more restrictive building standards that are reasonably necessary because of  
8 local climate, geologic, or topographical conditions. Local amendments may be made both to  
9 a triennial CBSC and also to its individual Parts during the intervening years; however, local  
10 amendments previously adopted are not automatically applicable to a triennial CBSC. Rather,  
11 they must be re-enacted with the required findings of local climate, geologic, or topographical  
12 conditions, expressly made applicable to the new triennial CBSC, and with an operative date  
13 no earlier than the effective date of the new State Code.

14 (d) As in past triennial CBSC adoption cycles, by this ordinance the Board of  
15 Supervisors repeals the 2019 San Francisco Green Building Code in its entirety, enacts the  
16 2022 San Francisco Green Building Code, and re-enacts the existing local amendments to  
17 make them applicable to the 2022 California Green Building Standards Code.

18 (e) Pursuant to Charter Section D3.750-5, the Building Inspection Commission  
19 considered and approved San Francisco’s amendments to the 2022 California Green Building  
20 Standards Code at a duly noticed public hearing that was held on August 17, 2022.

21  
22 Section 3. Findings Regarding Local Conditions.

23 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that  
24 before making any changes or modifications to the California Green Building Code and any  
25 other applicable provisions published by the California Building Standards Commission, the

1 local governing body must make an express finding that each such change or modification is  
2 reasonably necessary because of specified local conditions. The local amendments together  
3 with the required findings must be filed with the California Building Standards Commission  
4 before the local changes or modifications can go into effect.

5 (b) The City and County of San Francisco is unique among California communities  
6 with respect to local climate, geologic, topographical, and other conditions. A specific list of  
7 findings that support San Francisco's modifications to the 2022 California Green Building  
8 Standards Code, with a section-by-section correlation of each modification with a specific  
9 numbered finding, are contained in Exhibit A entitled "Standard Findings for San Francisco  
10 Building Standards Code Amendments."

11 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,  
12 the Board of Supervisors finds and determines that the local conditions described in Exhibit A  
13 constitute a general summary of the most significant local conditions giving rise to the need  
14 for modification of the 2022 California Green Building Standards Code provisions published by  
15 the California Building Standards Commission. The Board of Supervisors further finds and  
16 determines that the proposed modifications are reasonably necessary based upon the local  
17 conditions set forth in Exhibit A.  
18

19 Section 4. Findings Required by California Public Resources Code and Title 24 of the  
20 California Code of Regulations.

21 (a) Public Resources Code Section 25402.1(h)(2) and Section 10-106 of the  
22 California Code of Regulations, Title 24, Part 1, Locally Adopted Energy Standards, authorize  
23 a local jurisdiction to adopt and enforce more restrictive local energy standards, provided that  
24 the local jurisdiction makes a determination that the local standards are cost effective and will  
25 save more energy than the current Statewide standards and provided further that the local

1 jurisdiction files an application for approval with the California Energy Commission together  
2 with documentation supporting the cost-effectiveness determination. Local energy standards  
3 may take effect only after the California Energy Commission has reviewed and formally  
4 approved them.

5 (b) Local energy standards previously adopted are not automatically applicable to a  
6 triennial CBSC. Rather, they must be re-enacted with a new cost-effectiveness study and  
7 determination based on the new State standards, and be re-approved by the California  
8 Energy Commission.

9 (c) Based upon the findings of a cost-effectiveness study performed on the more  
10 restrictive local standards contained in the City's proposed 2022 San Francisco Green  
11 Building Code, the Board of Supervisors hereby determines that these local energy standards  
12 are cost effective and will save more energy than the standards contained in the 2022  
13 California Green Building Standards Code. A copy of the cost-effectiveness study is on file  
14 with the Clerk of the Board of Supervisors in File No. 220942 .  
15

16 Section 5. Repeal of the 2019 San Francisco Green Building Code and Enactment of  
17 the 2022 San Francisco Green Building Code.

18 (a) The 2019 San Francisco Green Building Code is hereby repealed in its entirety.  
19 The San Francisco Green Building Code being repealed was enacted on November 15, 2019,  
20 by Ordinance No. 262-19, with an operative date of January 1, 2020. It was amended by  
21 Ordinance No. 3-20. These ordinances are available on the Board of Supervisors' website  
22 and in the Office of the Clerk of the Board of Supervisors.

23 (b) The 2022 San Francisco Green Building Code is hereby enacted. It consists of  
24 the 2022 California Green Building Standards Code and San Francisco's existing local  
25 amendments, which are re-enacted and expressly made applicable to the 2022 California

1 Green Building Standards Code. Copies of the 2022 California Green Building Standards  
2 Code and the stand-alone San Francisco amendments are declared to be part of Board File  
3 No. 220942 and are incorporated into this ordinance by reference as though fully set forth.  
4 Existing San Francisco amendments that are being made applicable to the 2022 California  
5 Green Building Standards Code are shown in unformatted ("plain") text and may include bold  
6 and/or italicized type; new San Francisco amendments are underlined; and deleted San  
7 Francisco amendments are in ~~strikeout~~ text.

8  
9 Section 6. Continuation of Actions Under Prior Code. Nothing contained in this  
10 ordinance shall be construed as abating any action now pending under or by virtue of any  
11 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance  
12 be construed as discontinuing, abating, modifying or altering any penalties accruing, or to  
13 accrue, or as waiving any right of the City under any such ordinance.

14  
15 Section 7. Severability. If any section, subsection, sentence, clause, or phrase of this  
16 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the  
17 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would  
18 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this  
19 Ordinance, irrespective of the fact that any one or more sections, subsections, sentences,  
20 clauses, or phrases be declared invalid.

21  
22 Section 8. Effective and Operative Dates. This ordinance shall become effective 30  
23 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor  
24 returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it,  
25 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall

1 take effect and be in full force on and after either January 1, 2023 or its effective date if the  
2 effective date is later.

3  
4 Section 9. Directions to Clerk. Upon enactment of this ordinance, the Clerk of the  
5 Board of Supervisors is hereby directed to transmit to the California Building Standards  
6 Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit  
7 A attachment, and 3) the San Francisco modifications to the 2022 California Green Building  
8 Standards Code.

9  
10 APPROVED AS TO FORM:  
11 DAVID CHIU, City Attorney

12 By: /s/ Robb Kapla  
13 ROBB KAPLA  
Deputy City Attorney

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**City and County of San Francisco**

**Tails  
Ordinance**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 220942

**Date Passed:** November 01, 2022

Ordinance repealing the 2019 Green Building Code in its entirety and enacting a 2022 Green Building Code consisting of the 2022 California Green Building Standards Code, as 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, 2023; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission, as required by State law.

October 17, 2022 Land Use and Transportation Committee - RECOMMENDED

October 25, 2022 Board of Supervisors - PASSED ON FIRST READING


Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton


November 01, 2022 Board of Supervisors - FINALLY PASSED

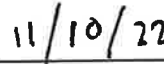
Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 220942

**I hereby certify that the foregoing Ordinance was FINALLY PASSED on 11/1/2022 by the Board of Supervisors of the City and County of San Francisco.**

  
\_\_\_\_\_  
**Angela Calvillo  
Clerk of the Board**

  
\_\_\_\_\_  
**London N. Breed  
Mayor**

  
\_\_\_\_\_  
**Date Approved**



City and County of San Francisco

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

Certified Copy

Ordinance

220942 [ Green Building Code - Repeal of Existing 2019 Code and Enactment of 2022 Code ]

Ordinance repealing the 2019 Green Building Code in its entirety and enacting a 2022 Green Building Code consisting of the 2022 California Green Building Standards Code, as 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, 2023; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission, as required by State law. (Building Inspection Commission)

10/25/2022 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

11/1/2022 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

11/10/2022 Mayor - APPROVED

STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO

CLERK'S CERTIFICATE

I do hereby certify that the foregoing Ordinance is a full, true, and correct copy of the original thereof on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco.

December 01, 2022

Date

Angela Calvillo

Clerk of the Board



1 [Mechanical Code - Repeal of Existing 2019 Code and Enactment of 2022 Code]

2  
3 **Ordinance repealing the 2019 Mechanical Code in its entirety and enacting a 2022**  
4 **Mechanical Code consisting of the 2022 California Mechanical Code as amended by**  
5 **San Francisco; adopting environmental findings and findings of local conditions under**  
6 **the California Health and Safety Code; providing an operative date of January 1, 2023;**  
7 **and directing the Clerk of the Board of Supervisors to forward the Ordinance to the**  
8 **California Building Standards Commission, as required by State law.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
11 **Deletions to Codes** are in ~~italics Times New Roman font~~.  
12 **Board amendment additions** are in double-underlined Arial font.  
13 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
14 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
15 subsections or parts of tables.

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

17 Section 1. Environmental Findings. The Planning Department has determined that the  
18 actions contemplated in this ordinance comply with the California Environmental Quality Act  
19 (California Public Resources Code Sections 21000 et seq.). Said determination is on file with  
20 the Clerk of the Board of Supervisors in File No. 220943 and is incorporated herein by  
21 reference. The Board affirms this determination.

22 Section 2. General Findings.

23 (a) The California Building Standards Code is contained in Title 24 of the California  
24 Code of Regulations. It consists of 12 Parts, which are based upon model codes that are  
25 amended by the State agencies with jurisdiction over the subject matter. The California  
Mechanical Code is Part 4 of Title 24 of the California Code of Regulations.

1 (b) The State of California adopts a new California Building Standards Code every  
2 three years (the "triennial CBSC") with supplemental amendments published in intervening  
3 years. The triennial CBSC goes into effect throughout the State of California 180 days after its  
4 publication by the California Building Standards Commission or at a later date established by  
5 the Commission. The 2022 triennial CBSC will go into effect on January 1, 2023.

6 (c) Local jurisdictions must enforce the California Building Standards Code but they  
7 may also enact more restrictive building standards that are reasonably necessary because of  
8 local climate, geologic, or topographical conditions. Local amendments may be made both to  
9 a triennial CBSC and to its individual Parts during the intervening years; however, local  
10 amendments previously adopted are not automatically applicable to a triennial CBSC. Rather,  
11 they must be re-enacted with the required findings of local climate, geologic, or topographical  
12 conditions, expressly made applicable to the new triennial CBSC, and with an operative date  
13 no earlier than the effective date of the triennial CBSC.

14 (d) As in past triennial CBSC adoption cycles, by this ordinance the Board of  
15 Supervisors repeals the 2019 San Francisco Mechanical Code in its entirety, enacts the 2022  
16 San Francisco Mechanical Code, and re-enacts the existing local amendments to make them  
17 applicable to the 2022 California Mechanical Code.

18 (e) Pursuant to Charter Section D3.750-5, the Building Inspection Commission  
19 considered and approved San Francisco's amendments to the 2022 California Mechanical  
20 Code at a duly noticed public hearing that was held on August 17, 2022.

21  
22 **Section 3. Findings Regarding Local Conditions.**

23 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that  
24 before making any changes or modifications to the California Mechanical Code and any other  
25 applicable provisions published by the California Building Standards Commission, the local

1 governing body must make an express finding that each such change or modification is  
2 reasonably necessary because of specified local conditions. The local amendments together  
3 with the required findings must be filed with the California Building Standards Commission  
4 before the local changes or modifications can go into effect.

5 (b) The City and County of San Francisco is unique among California communities  
6 with respect to local climate, geologic, topographical, and other conditions. A specific list of  
7 findings that support San Francisco's modifications to the 2022 California Mechanical Code,  
8 with a section-by-section correlation of each modification with a specific numbered finding, are  
9 contained in Exhibit A entitled "Standard Findings for San Francisco Building Standards Code  
10 Amendments."

11 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,  
12 the Board of Supervisors finds and determines that the local conditions described in Exhibit A  
13 constitute a general summary of the most significant local conditions giving rise to the need  
14 for modification of the 2022 California Mechanical Code provisions published by the California  
15 Building Standards Commission. The Board of Supervisors further finds and determines that  
16 the proposed modifications are reasonably necessary based upon the local conditions set  
17 forth in Exhibit A.

18  
19 Section 4. Repeal of the 2019 San Francisco Mechanical Code and Enactment of the  
20 2022 San Francisco Mechanical Code.

21 (a) The 2019 San Francisco Mechanical Code is hereby repealed in its entirety. The  
22 San Francisco Mechanical Code being repealed was enacted on November 21, 2019, by  
23 Ordinance No. 267-19, with an operative date of January 1, 2020. This ordinance is available  
24 on the Board of Supervisors' website and in the Office of the Clerk of the Board of  
25 Supervisors.

1 (b) The 2022 San Francisco Mechanical Code is hereby enacted. It consists of the  
2 2022 California Mechanical Code and San Francisco's existing local amendments, which are  
3 re-enacted and expressly made applicable to the 2022 California Mechanical Code. Copies of  
4 the 2022 California Mechanical Code and the stand-alone San Francisco amendments are  
5 declared to be part of Board File No. 220943 and are incorporated into this ordinance by  
6 reference as though fully set forth. Existing San Francisco amendments that are being made  
7 applicable to the 2022 California Mechanical Code are shown in unformatted ("plain") text and  
8 may include bold and/or italicized formatting; new San Francisco amendments are underlined;  
9 and deleted San Francisco amendments are in strikeout text.  
10

11 Section 5. Continuation of Actions Under Prior Code. Nothing contained in this  
12 ordinance shall be construed as abating any action now pending under or by virtue of any  
13 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance  
14 be construed as discontinuing, abating, modifying or altering any penalties accruing, or to  
15 accrue, or as waiving any right of the City under any such ordinance.  
16

17 Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this  
18 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the  
19 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would  
20 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this  
21 ordinance, irrespective of the fact that any one or more sections, subsections, sentences,  
22 clauses, or phrases be declared invalid.  
23

24 Section 7. Effective and Operative Dates. This ordinance shall become effective 30  
25 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor

1 returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it,  
2 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall  
3 take effect and be in full force on and after either January 1, 2023 or its effective date if the  
4 effective date is later.  
5

6 Section 8. Directions to Clerk. Upon enactment of this ordinance, the Clerk of the  
7 Board of Supervisors is hereby directed to transmit to the California Building Standards  
8 Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit  
9 A attachment, and 3) the San Francisco amendments to the 2022 California Mechanical  
10 Code.  
11

12 APPROVED AS TO FORM:  
13 DAVID CHIU, City Attorney

14 By: /s/ Robb Kapla  
15 ROBB KAPLA  
16 Deputy City Attorney

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**City and County of San Francisco**  
**Tails**  
**Ordinance**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 220943

**Date Passed:** November 01, 2022

Ordinance repealing the 2019 Mechanical Code in its entirety and enacting a 2022 Mechanical Code consisting of the 2022 California Mechanical Code, as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2023; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission, as required by State law.

October 17, 2022 Land Use and Transportation Committee - RECOMMENDED

October 25, 2022 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

November 01, 2022 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 220943

I hereby certify that the foregoing  
Ordinance was FINALLY PASSED on  
11/1/2022 by the Board of Supervisors of the  
City and County of San Francisco.

Angela Calvillo  
Clerk of the Board

London N. Breed  
Mayor

11/10/22

Date Approved



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Certified Copy
Ordinance

220943 [ Mechanical Code - Repeal of Existing 2019 Code and Enactment of 2022 Code ]

Ordinance repealing the 2019 Mechanical Code in its entirety and enacting a 2022 Mechanical Code consisting of the 2022 California Mechanical Code, as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2023; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission, as required by State law. (Building Inspection Commission)

10/25/2022 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

11/1/2022 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

11/10/2022 Mayor - APPROVED

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

CLERK'S CERTIFICATE

I do hereby certify that the foregoing Ordinance is a full, true, and correct copy of the original thereof on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco.

December 01, 2022

Date

[Handwritten signature of Angela Calvillo]

f Angela Calvillo

Clerk of the Board

1 [Electrical Code - Repeal of Existing 2019 Code and Enactment of 2022 Code]  
2

3 **Ordinance repealing the 2019 Electrical Code in its entirety and enacting a 2022**  
4 **Electrical Code consisting of the 2022 California Electrical Code as amended by San**  
5 **Francisco; adopting environmental findings and findings of local conditions under the**  
6 **California Health and Safety Code; providing an operative date of January 1, 2023; and**  
7 **directing the Clerk of the Board of Supervisors to forward the Ordinance to the**  
8 **California Building Standards Commission, as required by State law.**

9 **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.  
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
11 **Deletions to Codes** are in ~~italics Times New Roman font~~.  
12 **Board amendment additions** are in double-underlined Arial font.  
13 **Board amendment deletions** are in ~~Arial font~~.  
14 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
15 subsections or parts of tables.

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

17 Section 1. Environmental Findings. The Planning Department has determined that the  
18 actions contemplated in this ordinance comply with the California Environmental Quality Act  
19 (California Public Resources Code Sections 21000 et seq.). Said determination is on file with  
20 the Clerk of the Board of Supervisors in File No. 220944 and is incorporated herein by  
21 reference. The Board affirms this determination.

22 Section 2. General Findings.

23 (a) The California Building Standards Code is contained in Title 24 of the California  
24 Code of Regulations. It consists of 12 Parts, which are based upon model codes that are  
25 amended by the State agencies with jurisdiction over the subject matter. The California  
Electrical Code is Part 3 of Title 24 of the California Code of Regulations.



1 (b) The State of California adopts a new California Building Standards Code every  
2 three years ("triennial CBSC") with supplemental amendments published in intervening years.  
3 The triennial CBSC goes into effect throughout the State of California 180 days after its  
4 publication by the California Building Standards Commission or at a later date established by  
5 the Commission. The 2022 triennial CBSC will go into effect on January 1, 2023.

6 (c) Local jurisdictions must enforce the California Building Standards Code but they  
7 may also enact more restrictive building standards that are reasonably necessary because of  
8 local climate, geologic, or topographical conditions. Local amendments may be made both to  
9 a triennial CBSC and to its individual Parts during the intervening years; however, local  
10 amendments previously adopted are not automatically applicable to a triennial CBSC. Rather,  
11 they must be re-enacted with the required findings of local climate, geologic, or topographical  
12 conditions, expressly made applicable to the new triennial CBSC, and with an operative date  
13 no earlier than the effective date of the triennial CBSC.

14 (d) As in past triennial CBSC adoption cycles, by this ordinance the Board of  
15 Supervisors repeals the 2019 San Francisco Electrical Code in its entirety, enacts the 2022  
16 San Francisco Electrical Code, and re-enacts the existing local amendments to make them  
17 applicable to the 2022 California Electrical Code.

18 (e) Pursuant to Charter Section D3.750-5, the Building Inspection Commission  
19 considered and approved San Francisco's amendments to the 2022 California Electrical Code  
20 at a duly noticed public hearing that was held on August 17, 2022.

21  
22 **Section 3. Findings Regarding Local Conditions.**

23 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that  
24 before making any changes or modifications to the California Electrical Code and any other  
25 applicable provisions published by the California Building Standards Commission, the local

1 governing body must make an express finding that each such change or modification is  
2 reasonably necessary because of specified local conditions. The local amendments together  
3 with the required findings must be filed with the California Building Standards Commission  
4 before the local changes or modifications can go into effect.

5 (b) The City and County of San Francisco is unique among California communities  
6 with respect to local climate, geologic, topographical, and other conditions. A specific list of  
7 findings that support San Francisco's modifications to the 2022 California Electrical Code, with  
8 a section-by-section correlation of each modification with a specific numbered finding, are  
9 contained in Exhibit A entitled "Standard Findings for San Francisco Building Standards Code  
10 Amendments."

11 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,  
12 the Board of Supervisors finds and determines that the local conditions described in Exhibit A  
13 constitute a general summary of the most significant local conditions giving rise to the need  
14 for modification of the 2022 California Electrical Code provisions published by the California  
15 Building Standards Commission. The Board of Supervisors further finds and determines that  
16 the proposed modifications are reasonably necessary based upon the local conditions set  
17 forth in Exhibit A.

18  
19 Section 4. Repeal of the 2019 San Francisco Electrical Code and Enactment of the  
20 2022 San Francisco Electrical Code.

21 (a) The 2019 San Francisco Electrical Code is hereby repealed in its entirety. The  
22 San Francisco Electrical Code being repealed was enacted on November 21, 2019, by  
23 Ordinance No. 266-19, with an operative date of January 1, 2020. The ordinance is available  
24 on the Board of Supervisors' website and in the Office of the Clerk of the Board of  
25 Supervisors.

1 (b) The 2022 San Francisco Electrical Code is hereby enacted. It consists of the  
2 2022 California Electrical Code and San Francisco's existing local amendments, which are re-  
3 enacted and expressly made applicable to the 2022 California Electrical Code. Copies of the  
4 2022 California Electrical Code and the stand-alone San Francisco amendments are declared  
5 to be part of Board File No. 220944 and are incorporated into this ordinance by reference as  
6 though fully set forth. Existing San Francisco amendments that are being made applicable to  
7 the 2022 California Electrical Code are shown in unformatted ("plain") text and may include  
8 bold and/or italicized type; new San Francisco amendments are underlined; and deleted San  
9 Francisco amendments are in strikeout text.

10  
11 Section 5. Continuation of Actions Under Prior Code. Nothing contained in this  
12 ordinance shall be construed as abating any action now pending under or by virtue of any  
13 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance  
14 be construed as discontinuing, abating, modifying or altering any penalties accruing, or to  
15 accrue, or as waiving any right of the City under any such ordinance.

16  
17 Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this  
18 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the  
19 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would  
20 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this  
21 ordinance, irrespective of the fact that any one or more sections, subsections, sentences,  
22 clauses, or phrases be declared invalid.

23  
24 Section 7. Effective and Operative Dates. This ordinance shall become effective 30  
25 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor

1 returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it,  
2 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall  
3 take effect and be in full force on and after either January 1, 2023 or its effective date if the  
4 effective date is later.  
5

6 Section 8. Directions to Clerk. Upon enactment of this ordinance, the Clerk of the  
7 Board of Supervisors is hereby directed to transmit to the California Building Standards  
8 Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit  
9 A attachment, and 3) the San Francisco amendments to the 2022 California Electrical Code.  
10

11 APPROVED AS TO FORM:  
12 DAVID CHIU, City Attorney

13 By: /s/ Robb Kapla  
14 ROBB KAPLA  
15 Deputy City Attorney

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**City and County of San Francisco**  
**Tails**  
**Ordinance**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 220944

**Date Passed:** November 01, 2022

Ordinance repealing the 2019 Electrical Code in its entirety and enacting a 2022 Electrical Code consisting of the 2022 California Electrical Code, as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2023; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission, as required by State law.

October 17, 2022 Land Use and Transportation Committee - RECOMMENDED

October 25, 2022 Board of Supervisors - PASSED ON FIRST READING


Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton


November 01, 2022 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 220944

I hereby certify that the foregoing  
Ordinance was FINALLY PASSED on  
11/1/2022 by the Board of Supervisors of the  
City and County of San Francisco.

  
\_\_\_\_\_  
Angela Calvillo  
Clerk of the Board

  
\_\_\_\_\_  
London N. Breed  
Mayor

11/10/22

\_\_\_\_\_  
Date Approved



City and County of San Francisco  
Certified Copy  
Ordinance

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

220944 [ Electrical Code - Repeal of Existing 2019 Code and Enactment of 2022 Code ]

Ordinance repealing the 2019 Electrical Code in its entirety and enacting a 2022 Electrical Code consisting of the 2022 California Electrical Code, as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2023; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission, as required by State law. (Building Inspection Commission)

10/25/2022 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

11/1/2022 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

11/10/2022 Mayor - APPROVED

STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO

CLERK'S CERTIFICATE

I do hereby certify that the foregoing Ordinance is a full, true, and correct copy of the original thereof on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco.

December 01, 2022

Date

f Angela Calvillo

Clerk of the Board



1 [Plumbing Code - Repeal of Existing 2019 Code and Enactment of 2022 Code]

2  
3 **Ordinance repealing the 2019 Plumbing Code in its entirety and enacting a 2022**  
4 **Plumbing Code consisting of the 2022 California Plumbing Code as amended by San**  
5 **Francisco; adopting environmental findings and findings of local conditions under the**  
6 **California Health and Safety Code; providing an operative date of January 1, 2023; and**  
7 **directing the Clerk of the Board of Supervisors to forward the Ordinance to the**  
8 **California Building Standards Commission, as required by State law.**

9 **NOTE: Unchanged Code text and uncodified text are in plain Arial font.**  
10 **Additions to Codes are in single-underline italics Times New Roman font.**  
11 **Deletions to Codes are in ~~strikethrough italics Times New Roman font.~~**  
12 **Board amendment additions are in double-underlined Arial font.**  
13 **Board amendment deletions are in ~~strikethrough Arial font.~~**  
14 **Asterisks (\* \* \* \*) indicate the omission of unchanged Code**  
15 **subsections or parts of tables.**

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

17 Section 1. Environmental Findings. The Planning Department has determined that the  
18 actions contemplated in this ordinance comply with the California Environmental Quality Act  
19 (California Public Resources Code Sections 21000 et seq.). Said determination is on file with  
20 the Clerk of the Board of Supervisors in File No. 220945 and is incorporated herein by  
21 reference. The Board affirms this determination.

22 Section 2. General Findings.

23 (a) The California Building Standards Code is contained in Title 24 of the California  
24 Code of Regulations. It consists of 12 Parts, which are based upon model codes that are  
25



1 amended by the State agencies with jurisdiction over the subject matter. The California  
2 Plumbing Code is Part 5 of Title 24 of the California Code of Regulations.

3 (b) The State of California adopts a new California Building Standards Code every  
4 three years ("triennial CBSC") with supplemental amendments published in intervening years.  
5 The triennial CBSC goes into effect throughout the State of California 180 days after its  
6 publication by the California Building Standards Commission or at a later date established by  
7 the Commission. The 2022 triennial CBSC will go into effect on January 1, 2023.

8 (c) Local jurisdictions must enforce the California Building Standards Code but they  
9 may also enact more restrictive building standards that are reasonably necessary because of  
10 local climate, geologic, or topographical conditions. Local amendments may be made both to  
11 the triennial CBSC and to its individual Parts during the intervening years; however, local  
12 amendments previously adopted are not automatically applicable to a triennial CBSC. Rather,  
13 they must be re-enacted with the required findings of local climate, geologic, or topographical  
14 conditions, expressly made applicable to the new triennial CBSC, and with an operative date  
15 no earlier than the effective date of the triennial CBSC.

16 (d) As in past triennial CBSC adoption cycles, by this ordinance the Board of  
17 Supervisors repeals the 2019 San Francisco Plumbing Code in its entirety, enacts the 2022  
18 San Francisco Plumbing Code, and re-enacts the existing local amendments to make them  
19 applicable to the 2022 California Plumbing Code.

20 (e) Pursuant to Charter Section D3.750-5, the Building Inspection Commission  
21 considered and approved San Francisco's amendments to the 2022 California Plumbing Code  
22 at a duly noticed public hearing that was held on August 17, 2022.

23  
24 Section 3. Findings Regarding Local Conditions.  
25

1 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that  
2 before making any changes or modifications to the California Plumbing Code and any other  
3 applicable provisions published by the California Building Standards Commission, the local  
4 governing body must make an express finding that each such change or modification is  
5 reasonably necessary because of specified local conditions. The local amendments together  
6 with the required findings must be filed with the California Building Standards Commission  
7 before the local changes or modifications can go into effect.

8 (b) The City and County of San Francisco is unique among California communities  
9 with respect to local climate, geologic, topographical, and other conditions. A specific list of  
10 findings that support San Francisco's modifications to the 2022 California Plumbing Code,  
11 with a section-by-section correlation of each modification with a specific numbered finding, are  
12 contained in Exhibit A entitled "Standard Findings for San Francisco Building Standards Code  
13 Amendments."

14 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,  
15 the Board of Supervisors finds and determines that the local conditions described in Exhibit A  
16 constitute a general summary of the most significant local conditions giving rise to the need  
17 for modification of the 2022 California Plumbing Code provisions published by the California  
18 Building Standards Commission. The Board of Supervisors further finds and determines that  
19 the proposed modifications are reasonably necessary based upon the local conditions set  
20 forth in Exhibit A.

21  
22 Section 4. Repeal of the 2019 San Francisco Plumbing Code and Enactment of the  
23 2022 San Francisco Plumbing Code.

24 (a) The 2019 San Francisco Plumbing Code is hereby repealed in its entirety. The  
25 San Francisco Plumbing Code being repealed was enacted on November 21, 2019, by

1 Ordinance No. 268-19, with an operative date of January 1, 2020. It was amended by  
2 Ordinance No. 30-20. These ordinances are available on the Board of Supervisors' website  
3 and in the Office of the Clerk of the Board of Supervisors.

4 (b) The 2022 San Francisco Plumbing Code is hereby enacted. It consists of the  
5 2022 California Plumbing Code and San Francisco's existing local amendments, which are re-  
6 enacted and expressly made applicable to the 2022 California Plumbing Code. Copies of the  
7 2022 California Plumbing Code and the stand-alone San Francisco amendments are declared  
8 to be part of Board File No. 220945 and are incorporated into this ordinance by reference as  
9 though fully set forth. Existing San Francisco amendments that are being made applicable to  
10 the 2022 California Plumbing Code are shown in unformatted ("plain") text and may include  
11 bold and/or italicized formatting; new San Francisco amendments are underlined; and deleted  
12 San Francisco amendments are in strikeout text.

13  
14 Section 5. Continuance of Actions Under Prior Code. Nothing contained in this  
15 ordinance shall be construed as abating any action now pending under or by virtue of any  
16 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance  
17 be construed as discontinuing, abating, modifying or altering any penalties accruing, or to  
18 accrue, or as waiving any right of the City under any such ordinance.

19  
20 Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this  
21 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the  
22 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would  
23 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this  
24 ordinance, irrespective of the fact that any one or more sections, subsections, sentences,  
25 clauses, or phrases be declared invalid.

1  
2           Section 7. Effective and Operative Dates. This ordinance shall become effective 30  
3 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor  
4 returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it,  
5 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall  
6 take effect and be in full force on and after either January 1, 2023 or its effective date if the  
7 effective date is later.

8  
9           Section 8. Directions to Clerk. Upon enactment of this ordinance, the Clerk of the  
10 Board of Supervisors is hereby directed to transmit to to the California Building Standards  
11 Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit  
12 A attachment, and 3) the San Francisco amendments to the 2022 California Plumbing Code.

13  
14 APPROVED AS TO FORM:  
15 DAVID CHIU, City Attorney

16 By: /s/ Robb Kapla  
17       Robb Kapla  
18       Deputy City Attorney

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**City and County of San Francisco**  
**Tails**  
**Ordinance**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 220945

**Date Passed:** November 01, 2022

Ordinance repealing the 2019 Plumbing Code in its entirety and enacting a 2022 Plumbing Code consisting of the 2022 California Plumbing Code, as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2023; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission, as required by State law.

October 17, 2022 Land Use and Transportation Committee - RECOMMENDED

October 25, 2022 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

November 01, 2022 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 220945

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11/1/2022 by the Board of Supervisors of the  
City and County of San Francisco.

**London N. Breed**  
Mayor

  
**Angela Calvillo**  
Clerk of the Board

11/10/22

**Date Approved**



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
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Certified Copy
Ordinance

220945 [ Plumbing Code - Repeal of Existing 2019 Code and Enactment of 2022 Code ]

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11/10/2022 Mayor - APPROVED

STATE OF CALIFORNIA
CITY AND COUNTY OF SAN FRANCISCO

CLERK'S CERTIFICATE

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IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco.

December 01, 2022

Date

[Handwritten signature of Angela Calvillo]

f Angela Calvillo

Clerk of the Board