

LEGISLATIVE DIGEST

[Various Department of Building Inspection Codes - Technical Corrections to Existing Code]

Ordinance amending various sections of the Building, Existing Building, Plumbing, Electrical, and Housing Codes to correct or clarify existing Code language, re-enact a longstanding permit requirement for fences with the finding required by the California Health and Safety Code, and add enforcement provisions for the Building Facade Inspection and Maintenance Program; affirming the Planning Department's determination under the California Environmental Quality Act; adopting a finding under the California Health and Safety Code; and directing the Clerk to forward this Ordinance to the California Building Standards Commission upon final passage.

Existing Law

The Department of Building Inspection Codes regulate, among other things, the construction and alteration of buildings and structures within the City and County of San Francisco.

Amendments to Current Law

The proposed ordinance makes a number of technical corrections or clarifications to existing language of the Building, Existing Building, Plumbing, Electrical and Housing Codes to correct grammar and punctuation, section numbers, out-of-date cross-references, and similar clerical errors. Clarifying amendments have been made to the language of two expired mandatory upgrade programs – Building Code Chapter 13A, Commercial Water Conservation, and Existing Building Code Chapter 4A, Earthquake Hazard Reduction in Unreinforced Masonry Bearing Wall Buildings – that bring their provisions up to date.

The following additional amendments are proposed:

- Staff at the California Building Standards Commission has questioned the legality of San Francisco's longstanding permit requirement for fences over a certain height that is contained in Section 106A.2 of the Building Code. This ordinance re-enacts the requirement with a finding of local conditions under the California Health and Safety Code.
- The appeal process in Section 327 of the Existing Building Code – establishing work practices for lead-based paint on pre-1979 buildings and steel structures – is amended to allow the Abatement Appeals Board to review the entire abatement order, including the monetary portion, as is the case with other appeals.
- A clarification of the Building Official's enforcement authority is made to Chapter 4E of the Existing Building Code for façade inspections.