

1 [Existing Building Code - Supplemental Inspections for Tall Buildings]

2

3 **Ordinance amending the Existing Building Code to require buildings with 15 or more**  
4 **stories to conduct and submit supplemental inspection reports; and affirming the**  
5 **Planning Department’s determination under the California Environmental Quality Act.**

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

10

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

12

13 Section 1. Background and Findings.

14 (a) The Planning Department has determined that the actions contemplated in this  
15 ordinance comply with the California Environmental Quality Act (California Public Resources  
16 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
17 Supervisors in File No. 231130 and is incorporated herein by reference. The Board affirms  
18 this determination.

19 (b) On December 13, 2023, at a duly noticed public hearing, the Building Inspection  
20 Commission considered this ordinance in accordance with Charter Section ~~4.121D~~3.750-5  
21 and Building Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the  
22 Building Inspection Commission regarding the Commission’s recommendation is on file with  
23 the Clerk of the Board of Supervisors in File No. 231130.

24 (c) No local findings are required under California Health and Safety Code Section  
25 17958.7 because the amendments to the Existing Building Code contained in this ordinance

1 do not regulate materials or manner of construction or repair, and instead relate in their  
2 entirety to administrative procedures for implementing and demonstrating compliance with the  
3 code, which are expressly excluded from the definition of a “building standard” by California  
4 Health and Safety Code Section 18909(c).

5 (d) To the extent the amendments contained in this ordinance lead to repair or  
6 replacement of building materials and could be considered new “building standards”, the  
7 Board of Supervisors hereby finds that, pursuant to California Health and Safety Code Section  
8 17958.7, the unique topography of San Francisco results in tall buildings and dense  
9 development over areas with high pedestrian traffic in a region with seismic hazards and  
10 increasing storm intensity that warrants frequent inspection and maintenance of tall building  
11 façades.

12  
13 Section 2. Chapter 5F in the Existing Building Code is hereby amended by revising  
14 Sections 503F (specifically, Sections 503F.1 and 503F.2, and adding Sections 503F.1.1 and  
15 503F.1.2), ~~and~~ 504F (specifically, Sections 504F.1, 504F.2, and 504F.3, and adding Section  
16 504F.5; including 504F.4 only for reference), and 507E, to read as follows:

17 **SECTION 503F – INSPECTION SCHEDULE**

18 **503F.1 Initial Inspection Types.**

19 **503F.1.1 Initial Comprehensive Inspection.** *All buildings within the scope of this Chapter 5F*  
20 *shall conduct an initial comprehensive façade inspection pursuant to Section 504F and submit an*  
21 *inspection report subject to the requirements of Section 505F within the timelines detailed in Table*  
22 *503F.*

23 **503F.1.2 Initial Supplemental Inspection.** *All buildings 15 or more stories tall shall submit*  
24 *an initial supplemental façade inspection report in accordance with the requirements of Section 504F*  
25 *within six months of notification by the Department, or within the timelines detailed in Table 503F.*

1 ~~Buildings with 15 or more stories for which a permit application for new construction was submitted~~  
 2 ~~after January 1, 1998 shall submit a façade inspection report within six months of notification by the~~  
 3 ~~Department. After submitting the initial supplemental inspection report, periodic supplemental~~  
 4 ~~inspection reports shall be conducted and submitted by building owners in accordance with Section~~  
 5 ~~503F.2. All other buildings within the scope of this Chapter 5F shall be subject to an initial façade~~  
 6 ~~inspection pursuant to Section 504F. Inspection reports are subject to the requirements of Section~~  
 7 ~~505F.~~

8 Exceptions:

9 ~~1. Buildings with 14 or fewer stories for which a permit application for new construction~~  
 10 ~~was submitted after January 1, 1998 are exempt from the requirement for an initial inspection.~~  
 11 ~~Buildings exempt from initial inspection pursuant to this exception shall begin periodic inspections 30~~  
 12 ~~years from the issuance of the Certificate of Final Completion (CFC) for new construction.~~

13 12. Buildings for which comprehensive façade inspection and necessary  
 14 maintenance, restoration, or replacement has been completed during the 10 years preceding  
 15 the date of the required initial inspection report due date may apply to the Building Official for  
 16 a waiver of the initial inspection.

17 23. Notwithstanding the initial inspection schedules in this Chapter 5F or any other  
 18 provision, the Building Official may require a façade inspection of any building that the  
 19 Building Official finds may pose a health and safety hazard.

20 **Table 503F**  
 21 **Initial Inspection Schedule**

<b>Compliance Tier</b>	<b>Building Construction Completion Date</b>	<b><u>Comprehensive</u> Inspection Report Due Date<sup>1</sup></b>	<b><u>Supplemental</u> Inspection Report Due Date</b>
------------------------	--	--	---

1	1	Building was constructed prior to 1910	December 31, 2021	<u>December 31, 2026</u>
2	2	Building was constructed from 1910 through 1925	December 31, 2023	<u>December 31, 2028</u>
3	3	Building was constructed from 1926 through 1970	December 31, 2025	<u>December 31, 2030</u>
4	4	Building was constructed <del>from</del> <sup>after</sup> 1970 through 1997	December 31, 2027	<u>December 31, 2032</u>
5	5	<u>Building was constructed after 1997</u> 1998	<u>December 31 of the 30th year after receiving Certificate of Final Completion and Occupancy</u>	<u>April 30, 2024</u>

1 Building construction date refers to the date the Department issued the Certificate of Completion for the original building or other Department documentation showing the date of completion of the original construction, regardless of the dates of any additions or alterations.

**503F.2 Periodic Inspection.** Each building within the scope of this Chapter 5F shall be subject to a periodic inspection according to the provisions below:

1 1. ~~At~~ a frequency of 10 years after the required submittal date of an initial  
2 comprehensive inspection report as outlined in Table 503F. Periodic inspections need not  
3 include walls and appurtenances in the interior of a building where such area has been  
4 converted from an exterior area by enclosing the area under a roof skylight or other covering  
5 after an initial inspection and any subsequent necessary repair or stabilization.

6 2. Buildings with 15 or more stories that received a Certificate of Final Completion and  
7 Occupancy (“CFC”) before January 1, 1998 shall submit supplemental inspection reports as outlined  
8 in Section 504F, every 10 years after their initial supplemental inspection.

9 3. Buildings with 15 or more stories that received a CFC on or after January 1, 1998 shall  
10 submit supplemental inspection reports as outlined in Section 504F, every five years after their initial  
11 supplemental inspection. Once a building is required to submit comprehensive inspection reports every  
12 10 years, the building shall alternate submitting comprehensive and supplemental inspection reports  
13 every five years.

14 \* \* \* \*

15 **SECTION 504F – FACADE INSPECTION AND MAINTENANCE CRITERIA AND**  
16 **PROCEDURES**

17 **504F.1 Inspection and Maintenance Procedures.** Inspections and maintenance shall  
18 be conducted in accordance with procedures to be detailed in an Administrative Bulletin  
19 adopted by the Department based on ASTM E 2270 *Standard Practice for Periodic Inspection*  
20 *of Building Façades for Unsafe Conditions* or ASTM E 2841- *Standard Guide for Conducting*  
21 *Inspections of Building Facades for Unsafe Conditions.*

22 **504F.2 Method of Inspection.** Inspections may include both general inspection and  
23 detailed inspection as detailed in the Administrative Bulletin. Comprehensive building facade  
24 inspections shall include general inspections and detailed inspections as defined by ASTM  
25 E2270. As part of the supplemental façade inspection, a detailed inspection, per ASTM

1 E2270, is not mandatory and need not be undertaken unless considered necessary by the  
2 qualified inspector.

3 **504F.3 Elements To Be Included in Comprehensive Inspections.** Inspections shall  
4 include the façade elements listed in ASTM E 2270 and the following additional elements:

5 \* \* \* \*

6 9. Exterior glazing;

7 910. Other elements that could pose a safety hazard if dislodged.

8 **504F.4 Elements Exempt from Inspections.** Inspection is not required for the  
9 following conditions:

10 1. Walls within 36 inches of parallel, facing walls on the same or adjoining properties  
11 unless the space between the walls is accessible by means of a door;

12 2. Walls and appurtenances within exterior courts and yards enclosed by walls on  
13 all sides and where the bottom of the court is on grade, unless there is direct access to the  
14 court by means of a door;

15 3. Elements, as approved by the Director, that do not contribute to a safety hazard  
16 or that do not require regular maintenance.

17 **504F.5 Elements To Be Included in Supplemental Inspections.** Supplemental  
18 inspection reports shall include 100% visual inspection of the exterior glazing by a qualified  
19 professional unless the qualified professional confirms all of the following:

20 1. The building contains no spandrel glass;

21 2. The building maintains a maintenance log pertaining to glass and glazing  
22 replacement or repairs, available for review by the qualified professional; and

23 3. The building has no history of glass breakage within the last five years.

24  
25 **SECTION 507F – COMPLIANCE, ENFORCEMENT AND ABATEMENT.**

1           Buildings will not be deemed compliant with the requirements of this Chapter 5F until  
2 reports are reviewed and accepted, and all associated fees have been paid.

3           The Director shall implement the procedures detailed in San Francisco Building Code  
4 Section 102A, Unsafe Buildings, Structures or Property, and related abatement actions when  
5 any of the requirements for façade inspection, reporting, mitigation, repair, or maintenance  
6 ~~are not~~ are not met in a timely manner.

7  
8           Section 3. Effective Date. This ordinance shall become effective 30 days after  
9 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
10 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
11 of Supervisors overrides the Mayor’s veto of the ordinance.

12  
13           Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
14 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
15 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
16 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
17 additions, and Board amendment deletions in accordance with the “Note” that appears under  
18 the official title of the ordinance.

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:\legana\as2024\2300291\01728113.docx