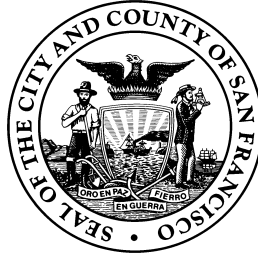


BOARD of SUPERVISORS



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

MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Malia Cohen, Chair
Land Use and Transportation Committee

FROM: Alisa Somera, Committee Clerk, Land Use and Transportation Committee

DATE: November 1, 2016

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, November 1, 2016

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, November 1, 2016. This item was acted upon at the Committee Meeting on Monday, October 31, 2016, at 1:30 p.m., by the votes indicated.

Item No. 29 File No. 160945

Ordinance adding the provisions of the 2016 California Residential Code with local amendments into various chapters of the 2016 San Francisco Building Code, and adding Chapter 36 to the Building Code to serve as a directory of where such provisions may be found; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2017; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

RECOMMENDED AS COMMITTEE REPORT

Vote: Supervisor Malia Cohen - Aye
Supervisor Scott Wiener - Aye
Supervisor Aaron Peskin - Aye

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Jon Givner, Deputy City Attorney

File No. 160945

Committee Item No. 2

Board Item No. 29

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date October 31, 2016

Board of Supervisors Meeting

Date November 1, 2016

Cmte Board

- | | | |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Memorandum of Understanding (MOU) |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 - Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 700 |
| <input type="checkbox"/> | <input type="checkbox"/> | Vacancy Notice |
| <input type="checkbox"/> | <input type="checkbox"/> | Information Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

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|-------------------------------------|--------------------------|---------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>CEQA Determination</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Findings</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Corrections List</u> |
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Completed by: Alisa Somera Date October 27, 2016

Completed by: Alisa Somera Date November 1, 2016

1 [Building Code - Residential Building Requirements]

2
3 **Ordinance adding the provisions of the 2016 California Residential Code with local**
4 **amendments into various chapters of the 2016 San Francisco Building Code, and**
5 **adding Chapter 36 to the Building Code to serve as a directory of where such**
6 **provisions may be found; adopting environmental findings and findings of local**
7 **conditions under the California Health and Safety Code; providing for an operative date**
8 **of January 1, 2017; and directing the Clerk of the Board to forward the legislation to the**
9 **California Building Standards Commission as required by State 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 ~~*italics Times New Roman font*~~.
13 **Board amendment additions** are in double-underlined Arial font.
14 **Board amendment deletions** are in ~~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. 160945 and is incorporated herein by
22 reference. The Board affirms this determination.

23 Section 2. General Findings.

24 (a) The State of California adopts a new California Building Standards Code every
25 three years (the "triennial State Code") with supplements published in intervening years. The
triennial State Code goes into effect throughout the State of California 180 days after its

1 publication by the California Building Standards Commission or at a later date established by
2 the Commission.

3 (b) The California Building Standards Code is contained in Title 24 of the California
4 Code of Regulations. It consists of 12 Parts based upon model codes that are amended by
5 the State agencies with jurisdiction over the subject matter. The California Residential Code is
6 Part 2.5. The 2016 California Residential Code will go into effect throughout California on
7 January 1, 2017.

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 conditions caused by climate, geology, or topography. Local amendments may be made
11 to a triennial State Code and also throughout the intervening years. However, local
12 amendments previously adopted are not automatically applicable to a new triennial State
13 Code. Rather, they must be re-enacted with the required findings of local conditions,
14 expressly made applicable to the new triennial State Code, and with an operative date no
15 earlier than the effective date of the new State Code.

16 (d) San Francisco's residential building standards are contained in the San
17 Francisco Building Code. Chapter 36 serves as a directory of where the provisions of the
18 California Residential Code may be found in the San Francisco Building Code.

19 (e) Pursuant to Charter Section D3.750-5, the Building Inspection Commission
20 considered and approved San Francisco's amendments to the 2016 California Residential
21 Code at a duly noticed public hearing that was held on August 17, 2016.

22
23 Section 3. Findings regarding Local Conditions.

24 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that
25 before making any changes or modifications to the California Building Code and any other

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

6 (b) The City and County of San Francisco is unique among California communities
7 with respect to local climatic, geological, topographical, and other conditions. A specific list of
8 findings that support San Francisco's modifications to the 2016 California Residential Code,
9 with a section-by-section correlation of each modification with a specific numbered finding, are
10 contained in Exhibit A entitled "Standard Findings for San Francisco Amendments" to the
11 companion ordinance enacting the 2016 San Francisco Building Code.

12 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,
13 the Board of Supervisors finds and determines that the local conditions described in Exhibit A
14 to the ordinance enacting the 2016 San Francisco Building Code constitute a general
15 summary of the most significant local conditions giving rise to the need for modification of the
16 2016 California Residential Code provisions published by the California Building Standards
17 Commission. The Board of Supervisors further finds and determines that the proposed
18 modifications are reasonably necessary based upon the local conditions set forth in said
19 Exhibit A.

20
21 Section 4. Incorporation of Residential Building Requirements into the Building Code.
22 The Board of Supervisors hereby incorporates the provisions of the 2016 California
23 Residential Code, with local amendments, into various chapters of the 2016 San Francisco
24
25

1 Building Code. Chapter 36 of the Building Code is added to the Building Code to serve as a
2 directory of where the provisions of the 2016 California Residential Code may be found in the
3 Building Code. Copies of the 2016 California Building Code and the stand-alone San
4 Francisco amendments to the 2016 California Building Code and 2016 California Residential
5 Code are declared to be part of Board File No. 160944 and are incorporated into this
6 ordinance by reference as though fully set forth.

7
8 Section 5. Severability. If any section, subsection, sentence, clause, or phrase of this
9 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the
10 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would
11 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this
12 ordinance, irrespective of the fact that any one or more sections, subsections, sentences,
13 clauses, or phrases be declared invalid.

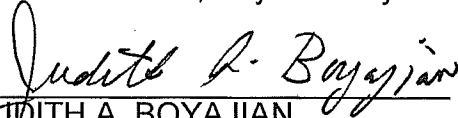
14
15 Section 6. Effective and Operative Dates. This ordinance shall become effective 30
16 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor
17 returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it,
18 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall
19 take effect and be in full force on and after either January 1, 2017 or its effective date if the
20 effective date is later.

21
22 Section 7. Directions to Clerk. Upon final passage of this ordinance, the Clerk of the
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Board of Supervisors is hereby directed to transmit this ordinance to the California Building Standards Commission pursuant to the applicable provisions of State law.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: 
JUDITH A. BOYAJIAN
Deputy City Attorney
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LEGISLATIVE DIGEST

[Building Code - Repeal of Existing 2013 Code and Enactment of 2016 Edition]

Ordinance repealing the 2013 Building Code in its entirety and enacting a 2016 Building Code consisting of the 2016 California Building Code and the 2016 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, 2017; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

Existing Law

The Building Code regulates and controls the design, construction, quality of materials, use and occupancy, location, maintenance and demolition of all buildings and structures, and quarrying, grading, excavation and filling of land. The current San Francisco Building Code consists of the 2013 California Building Code (which incorporates the 2012 International Building Code), the 2013 California Residential Code (which incorporates the 2012 International Residential Code), and San Francisco's local amendments to those California Codes ("San Francisco Amendments"). Chapter 36 of the San Francisco Building Code serves as a directory of where the provisions of the California Residential Code may be found in the San Francisco Building Code.

Amendments to Current Law

On January 1, 2017, a 2016 California Building Code and 2016 California Residential Code ("California Codes") will go into effect throughout the State. The San Francisco Amendments to the 2013 editions of these California Codes must be re-enacted and made applicable to the 2016 California Codes. Therefore, as in past State Code adoption cycles, San Francisco will repeal its existing Building Code in its entirety and adopt a new Building Code consisting of the new model code, as amended by the State of California, and as further amended by San Francisco. The San Francisco Amendments to the 2013 California Codes will be carried forward and made applicable to the 2016 California Codes with no or only minor technical changes.

The San Francisco Amendments are not integrated into the text of the California Codes but rather are separately printed in a stand-alone document. Therefore, the user must consult both texts in order to determine the complete code requirement. In the San Francisco Amendments, additions to the 2016 California Codes are shown in bold type; deletions are shown with strikethrough.

Background Information

The State of California adopts a new California Building Standards Code every three years (the "triennial State Code") with supplements published in intervening years. The triennial State Code goes into effect throughout the State 180 days after its publication by the California Building Standards Commission or at a later date established by the Commission. In the current triennial State Code adoption cycle, the California Building Standards Code will go into effect on January 1, 2017. The California Building Standards Code is contained in Title 24 of the California Code of Regulations, and consists of several parts that are based upon model codes with amendments made by the State agencies with jurisdiction over the subject matter. The California Building Code is Part 2 of Title 24 of the California Code of Regulations; the California Residential Code is Part 2.5.

Local jurisdictions must enforce the California Building Standards Code but they may also enact more restrictive building standards that are reasonably necessary because of local conditions caused by climate, geology, or topography. Local amendments may be made to a triennial State Code and also throughout the intervening years. However, local amendments previously adopted are not automatically applicable to a new triennial State Code. Rather, they must be re-enacted with the required findings of local conditions, expressly made applicable to the new triennial State Code, and with an operative date no earlier than the effective date of the new State Code.

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BOARD of SUPERVISORS



City Hall
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TDD/TTY No. 554-5227

October 6, 2016

Lisa Gibson
Acting Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On September 6, 2016, Building Inspection Commission introduced the following proposed legislations:

File No. 160944

Ordinance repealing the 2013 Building Code in its entirety and enacting a 2016 Building Code consisting of the 2016 California Building Code and the 2016 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, 2017; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

File No. 160945

Ordinance adding the provisions of the 2016 California Residential Code with local amendments into various chapters of the 2016 San Francisco Building Code, and adding Chapter 36 to the Building Code to serve as a directory of where such provisions may be found; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2017; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

File No. 160946

Ordinance repealing the 2013 Electrical Code in its entirety and enacting a 2016 Electrical Code consisting of the 2016 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, 2017; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

File No. 160947

Ordinance enacting a 2016 San Francisco Existing Building Code consisting of the 2016 California Existing Building Code with San Francisco amendments; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2017; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

File No. 160948

Ordinance repealing the 2013 Green Building Code in its entirety and enacting a 2016 Green Building Code consisting of the 2016 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, 2017; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

File No. 160949

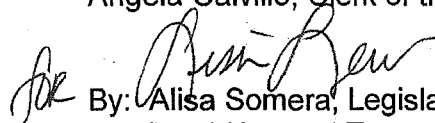
Ordinance repealing the 2013 Mechanical Code in its entirety and enacting a 2016 Mechanical Code consisting of the 2016 California Mechanical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2017; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

File No. 160950

Ordinance repealing the 2013 Plumbing Code in its entirety and enacting a 2016 Plumbing Code consisting of the 2016 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, 2017; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board



By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because they do not result in a physical change in the environment.

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

Joy
Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org,
c=US
Date: 2016.10.20 15:03:12 -0700

2016 San Francisco Building Code Findings Including Building and Residential Standards

Chapter 1A

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101A.9	Reserved	105A.1.8	9	106A.4.1.2.4	9
101A.10	Reserved	105A.1.9	9	106A.4.1.3	9
101A.11	Reserved	105A.1.10	9	106A.4.1.3.1	9
101A.12	Reserved	105A.1.11	9	106A.4.1.3.2	9
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101A.18	Reserved	105A.2.4	9	106A.4.1.4.3	9
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160944 & 160945

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160944 & 160945

Section #	Finding #	Section #	Finding #	Section #	Finding #
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104A.2.4	9	106A.2	9	108A.5.1	9
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104A.2.7	9	106A.3.1.2	9	108A.5.4	9
104A.2.7.1	9	106A.3.1.3	9	108A.5.5	9
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104A.2.8.1	9	106A.3.2.1	9	108A.5.7	9
104A.2.8.3	9	106A.3.2.2	9	108A.5.8	9
104A.2.9	9	106A.3.2.2.1	9	108A.5.9	9
104A.2.10	9	106A.3.2.2.2	9	108A.6	9
104A.2.11	9	106A.3.2.3	9	108A.7	9
104A.3	9	106A.3.2.4	9	108A.7.1	9
104A.3.1	9	106A.3.2.4.1	9	108A.8	9

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Section #	Finding #	Section #	Finding #	Section #	Finding #
104A.3.2	9	106A.3.2.4.2	9	109A	9
104A.4	9	106A.3.2.4.3	9	109A.1	9
104A.4.1	9	106A.3.2.4.4	9	109A.2	9
104A.4.2	9	106A.3.2.5	9	109A.3	9
104A.5	9	106A.3.2.5.1	9	109A.4	9
104A.6	9	106A.3.2.5.2	9	109A.5	9
104A.6.1	9	106A.3.2.5.3	9	109A.6	9
104A.6.2	9	106A.3.2.5.4	9	109A.7	9
104A.6.3	9	106A.3.2.6	9	109A.8	9
105A	9	106A.3.2.6.1	9	110A.	9
105A.1	9	106A.3.2.6.2	9		
		106A.3.2.6.3	9		
		106A.3.2.6.4	9		
		106A.3.2.6.5	9		
		106A.3.2.6.6	9		
		106A.3.2.6.7	9		
		106A.3.2.6.8	9		
		106A.3.3	9		

CHAPTER 2

Section #	Finding #	Section #	Finding #	Section #	Finding #
202	9				

**CHAPTER 3
NO S.F. AMENDMENTS**

CHAPTER 4

Section #	Finding #	Section #	Finding #	Section #	Finding #
406.3	5	435.3.5	5		
406.3.7	5	456.1	5		

**CHAPTER 5
NO S.F. AMENDMENTS**

**CHAPTER 6
NO S.F. AMENDMENTS**

CHAPTER 7

Section #	Finding #	Section #	Finding #	Section #	Finding #
707.1	5,9				

**CHAPTER 7A
NO S.F. AMENDMENTS**

**CHAPTER 8
NO S.F. AMENDMENTS**

CHAPTER 9

Section #	Finding #	Section #	Finding #	Section #	Finding #
901.4	1,2,5	907.2.9.1	2,5		
903.2.8	2,5	907.2.9.5	2,5		
Table 903.2.11.6	2,5	907.2.11.6	2,5		

160944 & 160945

905.3.4	1,2,5	912.7	2,5		
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CHAPTER 10

Section #	Finding #	Section #	Finding #	Section #	Finding #
1010.1.2	3	1011.12.3	3	1015.4	3
1011.5.5	3	1012.2	3	1016.2	3
1011.5.5.1	3	1013.1	3,5	1016.3	3
1011.12	3				

CHAPTER 10A

Section #	Finding #	Section #	Finding #	Section #	Finding #
1001A.	9	1003A.6	5	1005A.5	5
1001A.1	9	1003A.7	5	1005A.6	5
1001A.2	9	1003A.8	5	1005A.7	5
1001A.3	9	1004A.	5	1005A.8	5
1002A.	9	1004A.1	5	1005A.8.1	5
1003A.	5	1004A.2	5	1005A.8.2	5
1003A.1	5	1004A.3	5	1005A.8.3	5
1003A.2	5	1004A.4	5	1005A.8.4	5
1003A.2.1	5	1005A.	5	1005A.8.5	5
1003A.2.2	5	1005A.1	5	1005A.8.6	5
1003A.3	5	1005A.2	5	1005A.8.7	5
1003A.4	5	1005A.3	5	1005A.8.8	5

160944 & 160945

1003A.5	5	1005A.4	5		
		1005A.4.1	5		

**CHAPTER 11
[RESERVED]**

**CHAPTER 11A
NO S.F. AMENDMENTS**

**CHAPTER 11B
NO S.F. AMENDMENTS**

**CHAPTER 11C
NO S.F. AMENDMENTS**

CHAPTER 11D

Section #	Finding #	Section #	Finding #	Section #	Finding #
1101D	6,9	1105D.1	6,9	1107D	6,9
1101D.1	6,9	1105D.2	6,9	1108D	6,9
1101D.2	6,9	1105D.2.1	6,9	1109D	6,9
1102D	6,9	1105D.3	6,9	1110D	6,9
1103D	6,9	1106D	6,9	1111D	6,9
1104D	6,9	1106D.1	6,9	1112D	6,9
1104D.1	6,9	1106D.1.1	6,9	1113D	6,9
1104D.2	6,9	1106D.2	6,9	1113D.1	6,9
1104D.3	6,9	1106D.3	6,9	1113D.2	6,9
1104D.4	6,9	1106D.4	6,9	1114D	6,9
1105D	6,9	1106D.5	6,9	1115D	6,9

CHAPTER 12

Section #	Finding #	Section #	Finding #	Section #	Finding #
1203.5	5	1207.6	9	1207.8	4
1203.6	5	1207.7	4	1207.9	4
1205.1	5	1207.7.1	4	1207.10	4
1205.2.2	5	1207.7.2	4	1208.4	4,9
1205.4	5	1207.7.3	4		

**CHAPTER 13
NO S.F. AMENDMENTS****CHAPTER 13A**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1301A	9	1307A.1	9	1312A.1	9
1302A	9	1308A	9	1312A.2	9
1303A	9	1308A.1	9	1313A	9
1304A	9	1309A	9	1313A.1	9
1304A.1	9	1309A.1	9	1313A.2	9
1304A.2	9	1310A	9	1313A.3	9
1305A	9	1310A.1	9	1313A.4	9
1305A.1	9	1311A	9	1313A.5	9
1306A	9	1311A.1	9	1314A.	9
1306A.1 1306A.1.1	9 9	1311A.2	9	1314A.1	9

160944 & 160945

1306A.2	9	1311A.3	9	1314A.2	9
1306A.2.1	9	1311A.4	9	1314A.3	9
1306A.2.2	9	1311A.4.1	9	1314A.4	9
1306A.3	9	1311A.4.2	9	1314A.5	9
1307A	9	1312A	9	1314A.6	9

CHAPTER 13B

Section #	Finding #	Section #	Finding #	Section #	Finding #
1301B.	9	1303B.	9	1305B.	9
1302B.	9	1304B.	9		

**CHAPTER 13C
RESERVED**

CHAPTER 13D

Section #	Finding #	Section #	Finding #	Section #	Finding #
1301D	9	1305D.1	9	1307D	9
1302D	9	1305D.2	9	1308D	9
1303D	9	1306D	12	1309D	9
1304D	9	1306D.1	5,12,15	1310D	9
1305D	9	1306D.2	12	1311D	9

CHAPTER 14

Section #	Finding #	Section #	Finding #	Section #	Finding #
1403.8	3,5,7				

CHAPTER 15

Section #	Finding #	Section #	Finding #	Section #	Finding #
1501.1	7	1505.1	1,2,3,5	1507.9	1,2,3,5

160944 & 160945

1503.4	7	Table 1505.1	1,2,3,5	1510.2.2	5
		1507.8	1,2,3,5	1510.10	5

CHAPTER 16

Section #	Finding #	Section #	Finding #	Section #	Finding #
1604.11	9			Table 1607.1	1,9

**CHAPTER 16A
NO S.F. AMENDMENTS**

CHAPTER 17

Section #	Finding #	Section #	Finding #	Section #	Finding #
1704.2	1,4,5	1705.4.4	1,4,5	1705.21	5
1705.1.1	1	1705.5.4	1,4,5	1705.22	5
1705.4.3	1,4,5	1705.19	1,4,5		
		1705.20	1,4,5		

**CHAPTER 17A
NO S.F. AMENDMENTS**

**CHAPTER 18
NO S.F. AMENDMENTS**

**CHAPTER 18A
NO S.F. AMENDMENTS**

**CHAPTER 19
NO S.F. AMENDMENTS**

CHAPTER 19A

160944 & 160945

NO S.F. AMENDMENTS

**CHAPTER 20
NO S.F. AMENDMENTS**

**CHAPTER 21
NO S.F. AMENDMENTS**

**CHAPTER 21A
NO S.F. AMENDMENTS**

**CHAPTER 22
NO S.F. AMENDMENTS**

**CHAPTER 22A
NO S.F. AMENDMENTS**

CHAPTER 23

Section #	Finding #	Section #	Finding #	Section #	Finding #
2304.12.1.5	8	2304.12.2.3	8		
2304.12.3.2	8				

CHAPTER 24

Section #	Finding #	Section #	Finding #	Section #	Finding #
2405.3	[CRC R308.6.6]				

**CHAPTER 25
NO S.F. AMENDMENTS**

CHAPTER 26

Section #	Finding #	Section #	Finding #	Section #	Finding #
2603.3	5	2603.6	5		
2603.4.1.5	5				

**CHAPTER 27
NO S.F. AMENDMENTS**

**CHAPTER 28
NO S.F. AMENDMENTS**

**CHAPTER 29
NO S.F. AMENDMENTS**

CHAPTER 30

Section #	Finding #	Section #	Finding #	Section #	Finding #
3010.1	9	3010.2	9		

CHAPTER 31

Section #	Finding #	Section #	Finding #	Section #	Finding #
3103.1.1	9	3107.3	4,6	3107.7	9
3107	9	3107.4	1,2,5,8	3112	9
3107.1	9	3107.5	1,2,5,8	3112.1	9
3107.1.1	9	3107.5.1	1,2,5,8	3112.2	9
3107.1.2	9	3107.5.2	1,2,5,8	3112.3	9
3107.1.3	9	3107.5.3	1,2,5,8	3112.4	9
3107.1.4	9	3107.5.4	1,2,5,8	3112.5	9
3107.1.5	9	3107.6	8		
3107.2	9	3107.6.1	8		
		3107.6.2	8		

**CHAPTER 31A RESERVED
NO S.F. AMENDMENTS**

**CHAPTER 31B
NO S.F. AMENDMENTS**

**CHAPTER 31C
NO S.F. AMENDMENTS**

**CHAPTER 31D
NO S.F. AMENDMENTS**

**CHAPTER 31E RESERVED
NO S.F. AMENDMENTS**

**CHAPTER 31F
NO S.F. AMENDMENTS**

CHAPTER 32

Section #	Finding #	Section #	Finding #	Section #	Finding #
3201.4	7	3203.2	2,4,5,6	3203.2.5	2,4,5,6
3202.3.1	6,7	3203.2.1	2,4,5,6	3203.3	2,4,5,6
3202.3.2	2,4,6	3203.2.2	2,4,5,6		
3202.3.4	3,5	3203.2.3	2,4,5,6		
3203.1	2,5	3203.2.4	2,4,5,6		

CHAPTER 33

Section #	Finding #	Section #	Finding #	Section #	Finding #
3302.4	5,6	3304.1	9	3306.12	5,6
3303.1.1	5,6	3306.10	5,6	3307.1	5,6
3303.1.2	5,6	3306.11	5,6	3311.2	5,6
3303.4	5,6				

160944 & 160945

3303.8	5,6				

**CHAPTER 34
NO S.F. AMENDMENTS**

**CHAPTER 35
NO S.F. AMENDMENTS**

**CHAPTER 36
(Index to California Residential Code Provisions)**

Section #	Finding #	Section #	Finding #	Section #	Finding #
CHAPTER 1	9	CHAPTER 6	1,2,3,4,5,7 ,8,9,10	CHAPTER 44	9
CHAPTER 2	9	CHAPTER 7	1,2,3,4,5,7 ,8,9,10	APPENDIX H	N/A
CHAPTER 3	1,2,3,4,5,7 ,8,9,10	CHAPTER 8	1,2,3,4,5,7 ,8,9,10	APPENDIX R	1,2,3,4,5,7 ,8,9,10
CHAPTER 4	1,2,3,4,5,7 ,8,9,10	CHAPTER 9	1,2,3,4,5,7 ,8,9,10		
CHAPTER 5	1,2,3,4,5,7 ,8,9,10,	CHAPTER 10	1,2,3,4,5,7 ,8,9,10		

APPENDIX J

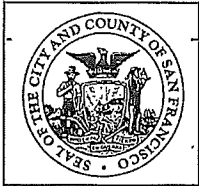
Section #	Finding #	Section #	Finding #	Section #	Finding #
J103	9	J104.3	1,4	J109	7
J103.2	9	J106	7	J109.5	7
J104	1,4	J106.1	7	J112	9

Proposed 2016 San Francisco Building/Existing Building/Electrical/Plumbing/Mechanical/Green Building Code Amendment Correction List

PROPOSED 2016 SAN FRANCISCO BUILDING CODE AMENDMENTS CORRECTIONS	
Section No.	Correction
102A.3.1	Duplicated text and section number have been deleted.
202	Story, First in Section 202 has been deleted.
406.3	Section number of 406.3 and a typo in the text have been corrected
1012.2	Exception number in Section 1012.2 has been corrected.
1016.2	Item number has been corrected.
1207	Section numbers in 1207 has been corrected.
Finding Table Section No.	Correction
102A.4.1	Section 102A.4.1 has been deleted in the Finding Table.
102A.4.2	Section 102A.4.2 has been deleted in the Finding Table.
102A.7.1	Section 102A.7.1 has been deleted in the Finding Table.
102A.7.2	Section 102A.7.2 has been deleted in the Finding Table.
102A.7.3	Section 102A.7.3 has been deleted in the Finding Table.
102A.10	Section 102A.10 has been deleted in the Finding Table.
103A.5	Section 103A.5 has been added to the Finding Table.
106A.1.14	Section 106A.1.14 has been added to the Finding Table.
106A.3.1	Section 106A.3.1 has been added to the Finding Table.
1011.5.5.1	Section 1011A.5.5.1 has been added to the Finding Table.
Chapter 11D	Chapter 11D has been added to the Finding Table.
1207	Section 1207 has been corrected in the Finding Table.
1312A.1	A typo in Section 1312A.1 has been corrected.
1510.10	Section 1510.10 has been corrected.
1705.1.1	Section 1705.1.1 has been added to the Finding Table.
PROPOSED 2016 SAN FRANCISCO EXISTING BUILDING CODE AMENDMENTS CORRECTIONS	
Section No.	Correction
301.2.1	The reference in this section has been corrected to Section 403.
407.4.1	Section 407.4.1 has been corrected.
Finding Table Section No.	Correction
326.4.1	Section 326.4.1 has been added to the Finding Table.
326.4.2	Section 326.4.2 has been added to the Finding Table.
404D.2.1	Section 404D.2.1 has been added to the Finding Table.
Table 4D-A	Table 4D-A has been added to the Finding Table.

Table 403E	Table 403E has been added to the Finding Table.
PROPOSED 2016 SAN FRANCISCO PLUMBING CODE AMENDMENTS CORRECTIONS	
Section No.	Correction
1101.2.3	The reference has been corrected to 1101.2.2
Finding Table Section No.	Correction
603.3	Section 603.3 has been added in the Finding Table.
PROPOSED 2016 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS CORRECTIONS	
Section No.	Correction
89.117. (A)	A parenthesis on the left side has been added.
230.43	Section 230.43 has been corrected by deleting the word "general" in the State language
230.71	Section 230.71 has been corrected by deleting the old San Francisco amendment.
330.12	Section 330.12 has been corrected by changing "Revise Item (1)"
411.5	A comma has been added in the text.
700.16	Change to "Revise the first paragraph of this section as follows".
760.46	Editor's Note has been deleted.
Finding Table Section No.	Correction
210.5(C)(1)(a)	Section 210.5(C)(1)(a) has been corrected in the Finding Table.
215.12(C)(a)	Section 215.12(C)(a) has been corrected in the Finding Table.
330.12	Section 330.12 has been added in the Finding Table.
355.10(A)	Section 355.10(A) has been corrected in the Finding Table.
PROPOSED 2016 SAN FRANCISCO MECHANICAL CODE AMENDMENTS CORRECTIONS	
Finding Table Section No.	Correction
101.2	Section 101.2 has been deleted in the Finding Table.
PROPOSED 2016 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS CORRECTIONS	
Section No.	Correction
Chapter 4	The title of Chapter 4 has been corrected.
Chapter 5	The title of Chapter 5 has been corrected.
Finding Table Section No.	Correction

4.201.1	Section 4.201.1 in the Finding Table has been deleted.
5.101.1	Section 5.101.1 in the Finding Table has been deleted.
5.201.1.2	Section 5.201.1.2 has been added to the Finding Table.



BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection
1660 Mission Street, San Francisco, California 94103-2414

Voice (415) 558-6164 - Fax (415) 558-6509

August 26, 2016

Edwin M. Lee
Mayor

COMMISSION

Angus McCarthy
President

Myrna Melgar
Vice-President

Kevin Clinch
Gail Gilman
John Konstin
Frank Lee
Debra Walker

Ms. Angela Calvillo
Clerk of the Board
Board of Supervisors, City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4694

RE: Code amendments to the 2016 California Building Standards Code, including the Building, Existing Building, Residential, Mechanical, Plumbing, Electrical, and Green Building Codes and recommend approval to the Board of Supervisors.

Sonya Harris
Secretary

Dear Ms. Calvillo:

Tom C. Hui
Director

On August 17, 2016 the Building Inspection Commission held a public hearing on the proposed Code amendments referenced above.

The Commission voted unanimously (7-0) to recommend that the Board of Supervisors approve the amendments.

The Commissioners voted as follows:

President McCarthy	Aye	Vice-President Melgar	Aye
Commissioner Clinch	Aye	Commissioner Gilman	Aye
Commissioner Konstin	Aye	Commissioner Lee	Aye
Commissioner Walker	Aye		

Enclosed please find the Code Advisory Committee's recommendation to the BIC. Under separate cover, copies of the proposed amendments will follow from the Technical Services Division of the Department of Building Inspection.

Should you have any questions, please do not hesitate to call me at 558-6164.

Sincerely,

Sonya Harris
Commission Secretary

cc: Tom C. Hui, Director
Mayor Edwin M. Lee
Supervisor John Avalos
Supervisor London Breed
Supervisor David Campos
Supervisor Malia Cohen
Supervisor Mark Farrell
Supervisor Jane Kim
Supervisor Eric Mar
Supervisor Aaron Peskin
Supervisor Katy Tang
Supervisor Scott Wiener
Supervisor Norman Yee
Deputy City Attorney John Malamut

EXHIBIT A

STANDARD FINDINGS FOR SAN FRANCISCO BUILDING STANDARDS CODE AMENDMENTS:

1. Certain buildings/occupancies in San Francisco are at increased risk for earthquake-induced failure and consequent fire due to local hazardous microzones, slide areas, and local liquefaction hazards.
(Geology)
2. Certain buildings/occupancies in San Francisco are at increased risk of fire due to high density of buildings on very small lots, with many buildings built up to the property lines. (Topography)
3. Topography of San Francisco has led to development of a high density of buildings on small lots, necessitating special provisions for exiting, fire separation, or fire-resistive construction. (Topography)
4. Many buildings are built on steep hills and narrow streets, requiring special safety consideration. (Topography)
5. Additional fire, structural and other protection is required due to high building density and crowded occupancy. (Topography)
6. San Francisco has narrow, crowded sidewalks due to building and population density and unusual topography. (Topography)
7. All rain water in San Francisco drains to the building drains and sewer; unusual geology, occasional extremely high local rainfall amounts, and the configuration of the City as a peninsula restrict the installation of separate storm water and sewer systems. (Topography, Climate, Geology)
8. Moist, corrosive atmosphere of salt-laden fog in San Francisco necessitates additional requirements. (Climate)
9. Not a building standard; no local findings required.
10. Soil conditions in this region induce adverse reactions with some materials, leading to premature failures and subsequent unsanitary conditions. (Climate)
11. The region is subject to fluctuating rainfall due to changes in climatic conditions.
(Climate)
12. San Francisco is a peninsula surrounded on three sides by water at sea level;

mitigation of climate change impacts, including sea level rise, is critical to the long term protection of the local built environment and local infrastructure.

(Topography)

13. Climate and potential climate change impacts San Francisco's water resources, including reservoirs and distribution facilities. (Climate)
14. Organic material in San Francisco's waste breaks down into methane gas which is a significant contributor to climate change. (Climate)
15. San Francisco is topographically constrained and its built environment occupies most available land, requiring minimization of debris and solid waste. (Topography)
16. Prevailing winds, coastal mountain ranges, and periodic seasonal high temperatures contribute to photochemical reactions that produce smog and ozone; limiting the emission of smog's chemical precursors - volatile organic chemicals and oxides of nitrogen - is necessary to health and safety. (Climate, Topography)
17. The aquifers underlying San Francisco are small relative to local population, necessitating ongoing water imports and special provisions to ensure efficient use of water in local buildings. (Geology)

BOARD of SUPERVISORS



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

October 6, 2016

Lisa Gibson
Acting Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On September 6, 2016, Building Inspection Commission introduced the following proposed legislations:

File No. 160944

Ordinance repealing the 2013 Building Code in its entirety and enacting a 2016 Building Code consisting of the 2016 California Building Code and the 2016 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, 2017; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

File No. 160945

Ordinance adding the provisions of the 2016 California Residential Code with local amendments into various chapters of the 2016 San Francisco Building Code, and adding Chapter 36 to the Building Code to serve as a directory of where such provisions may be found; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2017; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

File No. 160946

Ordinance repealing the 2013 Electrical Code in its entirety and enacting a 2016 Electrical Code consisting of the 2016 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, 2017; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

File No. 160947

Ordinance enacting a 2016 San Francisco Existing Building Code consisting of the 2016 California Existing Building Code with San Francisco amendments; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2017; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

File No. 160948

Ordinance repealing the 2013 Green Building Code in its entirety and enacting a 2016 Green Building Code consisting of the 2016 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, 2017; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

File No. 160949

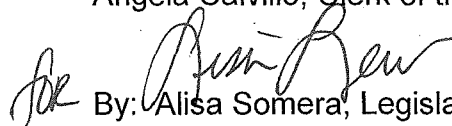
Ordinance repealing the 2013 Mechanical Code in its entirety and enacting a 2016 Mechanical Code consisting of the 2016 California Mechanical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2017; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

File No. 160950

Ordinance repealing the 2013 Plumbing Code in its entirety and enacting a 2016 Plumbing Code consisting of the 2016 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, 2017; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

 By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning



August 26, 2016

Angela Calvillo, Clerk of the Board
Board of Supervisors
#1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2016 AUG 29 AM 11:12

Dear Ms. Calvillo:

Attached please find an original and two copies (1 electronic CD) of seven proposed ordinances (approved by the Building Inspection Commission on August 17, 2016) for the Board of Supervisors approval, which repeal the San Francisco amendments to the 2013 California Building Standards Codes and adopt replacement amendments to the new 2016 California Building Standards Codes effective January 1, 2017. (One copy of these 2016 California Building Standards Codes are hereby provided for your reference in the form of each California adopted model code and their associated California amendments to them.)

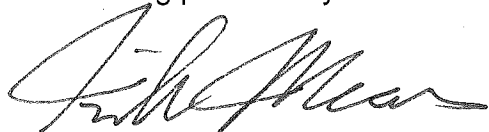
The following is a list of accompanying documents:

- 1) Approval letter from the Building Inspection Commission
- 2) Exhibit A, Standard Findings
- 3) San Francisco Building Code Ordinance, Legislative Digest (Includes Residential Code below), Findings, proposed amendment text (Building)
- 4) San Francisco Building Code; Residential Building Requirements Ordinance, Legislative Digest (included in Building Code above). Findings, proposed amendment text. (Residential)
- 5) San Francisco Existing Building Code Ordinance, Legislative Digest, Findings, proposed amendment text. (Existing Building)
- 6) San Francisco Electrical Code Ordinance, Legislative Digest, Findings, proposed amendment text (Electrical)
- 7) San Francisco Mechanical Code Ordinance, Legislative Digest, Findings, proposed amendment text (Mechanical)
- 8) San Francisco Plumbing Code Ordinance, Legislative Digest, Findings, proposed amendment text (Plumbing)
- 9) San Francisco Green Building Code Ordinance, Legislative Digest, Findings, proposed amendment text (Green), Cost effectiveness study.

In order for the San Francisco code amendments to coordinate with the California codes, which have an effective date of January 1, 2017, the timeline for approval and adoption requires that the codes be submitted to the Board of Supervisors on or before August 29, 2016 for introduction and assignment to the Land Use Committee (on September 6, 2016), a thirty-day review and comment period follows prior to hearing at the Land Use Committee on October 17, 2016. When approved, it is proposed that

the Board of Supervisor agenda Readings on October 25, 2016 and November 1, 2016. Upon their approval, the ordinances will be forwarded to the Mayor for signature within 10 days, followed by a 30-day wait period (ending approximately December 12, 2016) before filing with the California Building Standards Commission to become effective for an implementation date of January 1, 2017.

The following person may be contacted regarding this matter:



Kirk Means, Building Inspector
Technical Services Division
Department of Building Inspection
Phone: (415) 575-6832
Fax: (415) 558-6401

Attachments: As stated

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 - b. Exhibit A – Standard Findings
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 - b. San Francisco Building Code; Residential Building Requirements Ordinance
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