

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

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3 **Ordinance amending the Existing Building Code to require buildings with fifteen or**
4 **more stories constructed after 1998 to conduct and submit façade inspection reports;**
5 **and affirming the Planning Department’s determination under the California**
6 **Environmental Quality Act.**

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

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

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14 Section 1. Findings

15 (a) The Planning Department has determined that the actions contemplated in this
16 ordinance comply with the California Environmental Quality Act (California Public Resources
17 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
18 Supervisors in File No. 230373 and is incorporated herein by reference. The Board affirms
19 this determination.

20 (b) On April 19, 2023, at a duly noticed public hearing, the Building Inspection
21 Commission considered this ordinance in accordance with Charter Section D3.750-5 and
22 Building Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building
23 Inspection Commission regarding the Commission’s recommendation is on file with the Clerk
24 of the Board of Supervisors in File No. 230373.

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1 (c) No local findings are required under California Health and Safety Code Section
2 17958.7 because the amendments to the Existing Building Code contained in this ordinance
3 do not regulate materials or manner of construction or repair, and instead relate in their
4 entirety to administrative procedures for implementing and demonstrating compliance with the
5 code, which are expressly excluded from the definition of a “building standard” by California
6 Health and Safety Code Section 18909(c).

7 (d) To the extent the amendments contained in this ordinance lead to repair or
8 replacement of building materials that would not otherwise be required under the California
9 Building Code and could be considered new “building standards”, the Board of Supervisors
10 hereby finds that, pursuant to California Health and Safety Code Section 17958.7, the unique
11 topography of San Francisco results in tall buildings and dense development over areas with
12 high pedestrian traffic in a region with seismic hazards and increasing storm intensity that
13 warrants frequent inspection and maintenance of tall building façades.

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15 Section 2. The Existing Building Code is hereby amended by revising Section 503F.1,
16 to read as follows:

17 **503F.1 Initial Inspection.** Buildings with 15 or more stories for which a permit application
18 for new construction was submitted after January 1, 1998 shall submit a façade inspection report ~~on or~~
19 before November 1, 2023 or within six months of notification by the Department, whichever is
20 sooner. ~~All other~~ Each buildings within the scope of this Chapter 5F shall be subject to an initial
21 façade inspection pursuant to Section 504F. Inspection reports are subject to the
22 requirements of Section 505F.

23 **Exceptions:**

24 1. Buildings with 14 or fewer stories for which a permit application for new
25 construction was submitted after January 1, 1998 are exempt from the requirement for an

1 initial inspection. Buildings exempt from initial inspection pursuant to this exception shall begin
2 periodic inspections 30 years from the issuance of the Certificate of Final Completion (CFC)
3 for new construction.

4 2. Buildings for which comprehensive façade inspection and necessary
5 maintenance, restoration, or replacement has been completed during the 10 ~~(ten)~~ years
6 preceding the date of the required initial inspection report due date may apply to the Building
7 Official for a waiver of the initial inspection.

8 3. Notwithstanding the initial inspection schedules in this Chapter 5F or any other
9 provision, the Building Official may require a façade inspection of any building that the Building
10 Official finds may pose a health and safety hazard.

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

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

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8 APPROVED AS TO FORM:
9 DAVID CHIU, City Attorney

10 By: /s/ Robb Kapla
11 ROBB KAPLA
 Deputy City Attorney

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