

LEGISLATIVE DIGEST

[Building Code - Streamlining Site Permit Review]

Ordinance amending the Building Code to outline the site permit application process, define and limit the scope of Building Official review of site permits, and require simultaneous interdepartmental review of site permits; and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

Section 106A.3.4.2 of San Francisco Building Code allows project proponents to seek a site permit as the initial building permit for a project. Section 106A.3.4.2 provides the general contours of site permit application and review, including that the applicant submits the standard building application information along with preliminary drawings, that the Building Official reviews the preliminary drawings for major health and safety issues, and that no construction is allowed until the applicable addendum to the site permit is issued. The specific procedures for site permit review and processing are not in Section 106A.3.4.2 and are instead located in Administrative Bulletin 032.

Amendments to Current Law

The Proposed Legislation would codify the site permit application and review process by outlining what information is required within the site permit application, clarifying the purpose of the site permit, defining and limiting the scope of Building Official review of the site permit, and mandating simultaneous site permit review by all City departments. Specifically, the Proposed Legislation requires a site permit application comply with Section 106A.3.1; include preliminary architectural plans and, where necessary, structural design documents and green building submittals; and provide sufficient information for the Building Official to evaluate the building occupancy, size, floor plans, and means of egress. The Proposed Legislation defines the site permit as representing the completion of review by the Planning Department—including any authorizations, approvals, variances, or entitlements required under the Planning Code—and the Building Official's determination—in consultation with the Fire Department and any other department with jurisdiction over the proposed project—that the project has no major health or safety issues that preclude proceeding to detailed design at the addenda stage. Regarding the scope of site permit review, the Proposed Legislation limits the Building Official's review to evaluating the application materials for major health and safety issues and determining whether the project may proceed to detailed design in the addenda stage. Additionally, the Proposed Legislation would mandate distributing the site permit application to all City departments with jurisdiction over the site permit so that interdepartmental review can be conducted simultaneously.

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