

EXHIBIT A

STANDARD FINDINGS FOR SAN FRANCISCO BUILDING CODE AMENDMENTS:

1. Certain buildings/occupancies in San Francisco are at increased risk for earthquake induced structural 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 considerations. (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. Soils 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)

2001 San Francisco Building Code Findings

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VOLUME 1

Chapter 1
ADMINISTRATION

SECTION 101 – TITLE, SCOPE AND GENERAL

Section 101.1. Revise the first paragraph to read as follows:

101.1 Title. These regulations shall be known as the ~~A-1998~~ 2001 San Francisco Building Code, @ may be cited as such and will be referred to herein as Athis code. @

Section 101.2. Revise the first paragraph as follows:

101.2 Purpose. The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling 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 in San Francisco.

Section 101.3. Add the following paragraph at the end of the section:

Wherever in this code reference is made to Acode enforcement agency@ or Athe Department, @ it shall mean the Department of Building Inspection.

Section 102. Revise the following section as follows:

SECTION 102 c UNSAFE BUILDINGS, STRUCTURES OR PROPERTY

All buildings, structures, property, or parts thereof, regulated by this code that are structurally unsafe or not provided with adequate egress, or that constitute a fire hazard, or are otherwise dangerous to human life, safety or health of the occupants or the occupants of adjacent properties or the public by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or by reason of occupancy or use in violation of law or ordinance, or were erected, moved, altered, constructed or maintained in violation of law or ordinance are, for the purpose of this chapter, unsafe.

Whenever the Director determines by inspection that property or

properties either improved or unimproved are unstable because of landslide, subsidence or inundation or that such occurrences are deemed imminent, the Director shall give written notice to the owner or owners that said property or properties are unsafe. The notice shall specify the conditions creating the unsafe classification.

All such unsafe buildings, structures, property, or portions thereof, are hereby declared to be public nuisances and shall be vacated, repaired, altered or demolished as hereinafter provided.

Sections 102.3 to 102.20. Add the following sections:

102.3 Inspections and Complaints. The Director is hereby authorized to inspect or cause the inspection of any building, structure or property for the purpose of determining whether or not it is unsafe in any of the following circumstances:

1. Whenever the Director, with reasonable discretion, determines that such inspection is necessary or desirable.
2. Whenever any person files with the Director a complaint from which there is, in the Director's opinion, probable cause to believe that the building, structure or property or any portion thereof, is unsafe.
3. Whenever an agency or Department of the City and County of San Francisco transmits to the Director a written report from which there is, in the Director's opinion, probable cause to believe that the building, structure or property, or any portion thereof, is unsafe.

Upon the completion of any such inspection and the finding by the Director of any condition which renders the building, structure or property unsafe, and a failure or refusal of the owner to apply for a building permit within 30 days of notification of such finding of any such condition, the Director shall, within 10 days thereafter, serve a written notice of violation upon the building owner which shall contain specific allegations, setting forth each condition the Director has found which renders the building, structure or property unsafe. The Director shall, within three days of mailing of such notice of violation, post a copy thereof in a conspicuous place in or upon such building, structure or property and provide a copy of the notice of violation to each tenant thereof. Such notice shall also set forth the penalties for violation prescribed in Section 103 of this code. In addition to the civil penalties prescribed in Section 103, the Department's cost of

preparation for and appearance at the hearing required by Section 102.4, and all prior and subsequent attendant costs, shall be assessed upon the property owner. Said violations will not be deemed legally abated until the property owner makes full payment of the assessment of costs to the Central Permit Bureau. See Section 110, Table 1- K c Penalties, Hearings, Code Enforcement Assessments c for the applicable rate. Failure to pay the assessment of costs shall result in tax lien proceedings against the property per Section 102.18.

If the unsafe conditions observed on the property have not been corrected within the time period provided, the matter shall be set for hearing within 30 days of the serving of such notice of violation and notice of such hearing shall be given as hereinafter provided. The applicant may waive the hearing before the Director and request the matter go directly for hearing by the Abatement Appeals Board.

102.4 Notice of Hearing.

102.4.1 General. Notice of hearing shall be given upon a form prescribed by the Director. It shall set forth the street address sufficient for identification of the property or premises upon which the building or structure is located. It shall contain or be attached to a copy of the notice of violation which includes a list of code violations. It shall state the date, hour and place of the hearing and shall order all interested parties who desire to be heard in the matter to appear before the Director to show cause why the property, building or structure, or portion thereof, should not be ordered repaired, altered, vacated and repaired or altered, or vacated and demolished.

One copy of the notice of hearing and notice of violation, including the list of code violations, shall be posted in a conspicuous place upon the building or property. The notice shall also include a conspicuous warning which sets forth the penalties for violation prescribed in Section 103 of this code.

One copy of the notice of hearing and notice of violation, including the list of code violations, shall be served upon each of the following:

1. The person, if any, in real or apparent charge and control of the premises involved.
2. The owner of record.
3. The holder of any mortgage, deed of trust, lien or encumbrance of

record.

4. The owner or holder of any lease of record.
5. The record holder of any other estate or interest in the building, structure or property, or the land upon which it is located.

102.4.2 Method of service. The notice of hearing shall be served upon all persons entitled thereto, either personally or by certified or registered mail. Service by certified or registered mail shall be effective on the date of mailing if the certified or registered letter is mailed, postage prepaid, return receipt requested, to each such person as their address appears on the last annual tax roll of the county or at the address to which the most recent real property tax bill for said building, structure or property was mailed by the Tax Collector. If no such address appears on the annual tax roll of the county or the records of the Tax Collector, then a copy of the notice shall be addressed to such person at the address of the building, structure or property involved in the proceedings. The failure of any owner or other person to receive such notice shall not affect in any manner the validity of any proceedings taken hereunder.

102.4.3 Proof of service. The person serving notice as provided herein shall file an affidavit or declaration thereof under penalty of perjury, certifying to the time and manner in which such notice was given. Such person shall also file therewith any receipt card of such notice by certified or registered mail. The notice shall be posted and served at least 10 days prior to the date set for the hearing.

102.5 Hearing. The public hearing shall be held at the time and place designated in the notice of hearing. For good cause shown, a hearing may be continued by the Director, except that any such continuance shall not exceed 30 days and there shall be only one such continuance allowed. Subject to procedures prescribed by the Director for the orderly conduct of the hearing, all persons having an interest in the building, structure or property or having knowledge of facts material to the allegations of the notice of violation including the list of code violations, may present evidence for consideration by the Director.

The Director may designate a deputy who may act in place of the Director as the hearing officer. The deputy shall have the same authority as the Director to hear and decide the case and to make any order hereinafter provided for.

102.6 Decision. The Director, after a full and fair consideration of the evidence and testimony received at the hearing, shall render within 30 days following the conclusion of such hearing, a decision in writing either dismissing the proceedings, or, if finding that the building, structure or property, or portion thereof, is unsafe, ordering that it be repaired, altered, vacated and altered or repaired, or vacated and demolished.

102.7 Contents of Order. The order shall contain a statement of the particulars which render the building, structure, or property unsafe and shall contain a statement of work required to be done and the time requirements for the execution of the order.

102.7.1 Address. The order shall set forth the street address of the building or structure, sufficient for identification.

102.7.2 Time. The order shall specify the time within which the premises or portion thereof shall be vacated, if ordered, and the time within which the work required is to be commenced, which time shall not be in excess of 60 days from the date of the order. The order shall further specify a reasonable time, not to exceed six months from commencement, within which the work shall be completed.

102.7.3 Extension for commencement. Upon written application of the owner and for good cause shown, and where no imminent risk to life and property is present, the Director may grant, in writing, one extension of time not to exceed 90 days within which the required work must be commenced.

102.7.4 Extension for completion. The time for completion may be extended by the Director for good cause shown, except that such extension shall not exceed 90 days. Such extension shall be in writing upon the application of the owner and shall be limited to the minimum time necessary for completion. Only one such extension may be allowed.

102.8 Posting and Service of Order. A copy of the order shall be posted in a conspicuous place upon the building, structure or property and shall be served in the manner above prescribed in the case of the notice of hearing, upon all persons to whom the notice of hearing is required to be served, and a copy shall be recorded in the Assessor-Recorder's Office.

102.9 Compliance, Rescinding Order. When the property, building or structure or portion thereof that was determined to be unsafe, has been found to comply with requirements of the Director as to rehabilitation, alteration, repair or demolition, the Director shall issue and record in the Assessor-Recorder's Office an order rescinding the original order.

102.10 Appeal of Order. Any person may appeal from an order of the Director made pursuant to the provisions of Section 102.7 and shall, at the hearing provided for in Section 102.5 and in said order, be apprised of the right of appeal to the Abatement Appeals Board, provided that the appeal is made in writing and filed with the Secretary of the Abatement Appeals Board within 10 days after such order is posted and served. The 10-day limitation shall not apply when any type of a moratorium authorized in this section is sought. Where construction materials, methods, types of construction, or compliance with the time limits set forth in Table No. 16B-A are the bases, in whole or in part, of the Director's finding that an unreinforced masonry building, or portion thereof, is unsafe, the Abatement Appeals Board shall refer these matters to the Unreinforced Masonry Building Appeals Board established in Section 105.7 of this code. Where construction materials, methods, and types of construction are the bases, in whole or in part, of the Director's finding that the building, or structure, or portion thereof, is unsafe, the Abatement Appeals Board shall refer these matters to the Board of Examiners for its examination and determination with respect to such materials, methods, and types of construction.

The Board of Examiners or the Unreinforced Masonry Building Appeals Board shall approve or disapprove such materials, methods, and types of construction, and may attach conditions to its approval, and shall forward a copy of its report to the Abatement Appeals Board. The Abatement Appeals Board shall include in its decision the findings of the Board of Examiners or the Unreinforced Masonry Building Appeals Board.

102.11 Violation c Penalties for Disregarding Order.

102.11.1 Failure to comply. The owner of any building, structure, or property or portion thereof determined by the Director to be unsafe who has failed to comply with any order shall be guilty of a misdemeanor as set forth in Section 103.

102.11.2 Failure to vacate. The occupant or lessee in possession who fails to comply with the order to vacate said building or portion thereof in accordance with any order given as provided for hereinabove shall be guilty of a misdemeanor as set forth in Section 103.

102.11.3 Removal of notice. Any person who removes any notice or order posted as required in this section shall be guilty of a misdemeanor as set forth in Section 103.

102.12 Costs of Abatement by the City and County of San Francisco.

Whenever the Director, pursuant to authority conferred by this code, causes a building, structure, or property, or portion thereof, to be barricaded, secured, repaired or altered, demolished, or have other actions taken by the Department or its contractor to remedy an unsafe condition, the cost thereof shall be paid from the Repair and Demolition Fund and assessed against said property.

102.13 Repair and Demolition Fund. A special revolving fund, to be known as the Repair and Demolition Fund, may be used for the purpose of defraying the costs and expenses (including Department administrative costs) which may be incurred by the Director in carrying out the actions described in Section 102.12.

The Board of Supervisors may, by transfer or by appropriation, establish or increase the special revolving fund with such sums as it may deem necessary in order to expedite the performance of the work of securing, repairing, altering or demolition. The Repair and Demolition Fund shall be replenished with all funds collected under the proceedings hereinafter provided for, either upon voluntary payments or as the result of the sale of the property after delinquency, or otherwise. Balances remaining in the Repair and Demolition Fund at the close of any fiscal year shall be carried forward in such fund.

102.14 Failure to Comply with Order. Whenever an order to repair, alter, vacate and alter or repair, or vacate and demolish any building, structure or property, or portion thereof, has not been complied with within the time set by the Director, or within such additional time as the Director may for good cause extend, or within the time fixed by the Abatement Appeals Board, the Director shall have the power, in addition to any other remedy provided herein

or by law or any other ordinance, to:

1. Cause the building, structure, property, or portion thereof, to be vacated, barricaded, or otherwise secured against use or occupancy pending the correction of all conditions ordered to be corrected, or pending demolition; or

2. Cause the building, structure, property, or portion thereof, to be dismantled or demolished and the site cleared by such means as the Director shall deem advisable; or

3. Cause the building, structure, property, or portion thereof, to be repaired or altered, so as to render it safe and in compliance with applicable laws and ordinances, by such means as the Director shall deem advisable.

Any work done pursuant to the authority herein shall be performed in accordance with the limitations as to repair expenditure as contained in Section 102.16 and with the established practices applicable to the Department.

102.15 Forfeiture of Owner's Right to Do Work. Whenever, pursuant to Section 102.14, the Director intends to cause to be done any of the work described therein, the Director shall provide notice in the manner set forth in Section 102.4, of the Director's intention to do such work, and shall specify a date certain upon which the Director shall solicit bids to accomplish the necessary work, which shall be not sooner than 10 days from the date such notice is given. From and after said date certain the owner and every other person having charge or control over said building, structure or property shall be deemed to have forfeited all right to do such work and is thereafter prohibited from doing any such work except as the Director may allow.

102.16 Serious and Imminent Hazards c Emergency Orders. Notwithstanding any other provisions of this chapter, whenever, in the judgment of the Director, it appears from an inspection or notice of violation that there exists in, on, or near any building, structure, property, or portion thereof, any condition constituting an imminent and substantial hazard to the life, health or safety of the occupants or other persons, or to such building, structure, or property requiring prompt action to correct said condition, the Director shall have the power to issue an order in writing detailing the serious and imminent hazard conditions and requiring:

1. That the building, structure, property, or portion thereof, be vacated and thereafter be kept vacant until the Director gives written

permission that the same may be reoccupied, without giving the notice and holding the hearing prescribed in Sections 102.4 through 102.6, whenever, by reason of serious and imminent danger, prompt vacating of the premises, building, structure or property, or a portion thereof, appears necessary in the judgment of the Director;

2. That the building, structure, property, or a portion thereof, be barricaded, boarded up, or otherwise secured against entry, occupancy or use by all persons, except as permitted by said order;

3. That the building, structure, property, or a portion thereof, be demolished or that serious and imminent hazard conditions be repaired, altered, corrected or eliminated in accordance with the particulars set forth in the order.

The order shall contain time frames required for compliance with the order and shall set forth the street address of the building or structure and a description of the building, structure, or property sufficient for identification.

In such cases of serious and imminent hazard, the order may be issued by the Director without giving the notice and holding the hearing specified in Sections 102.4 through 102.6. A copy of said order shall be posted in a conspicuous place upon the building, structure, or property, a copy shall be served in the manner prescribed in Section 102.4, and a copy shall be recorded in the Assessor-Recorder's Office.

The Director shall have the further power under this section to cause or compel the work required under the order to be undertaken by such means as the Director may deem advisable if the owner and all other persons having an interest in the building, structure, or property have failed, for a period of not more than 48 hours after the posting and service of the order, to comply with the order.

Whenever the Director orders that repairs or alterations be made pursuant to this Section, the authority of the Director to repair or alter, or cause repairs or alterations to be made to comply with the order, shall be limited to repairs or alterations whose cost does not exceed 50 percent of the value, as defined by the Assessor, of the building, structure, property, or portion thereof.

102.17 Assessment of Costs. The Director shall take action to have the costs of all work done or caused to be done pursuant to the provisions of Section 102.14 or Section 102.16 assessed against the parcel or parcels of land upon which said building, structure, property or portion thereof is situated. Such costs shall include, in addition to the cost of barricading, securing, repairing, or demolishing the building and the clearing of the site, the cost to the City and County of San Francisco of administration and supervision of such work. See Section 110, Table 1-K c Penalties, Hearings, Code Enforcement Assessments c for applicable rates.

102.18 Report of Costs, Notice of Hearing on Confirmation.

102.18.1 Preparation of delinquency report. If any penalty or assessment imposed pursuant to Section 102 is not received within the required time period, the Director shall initiate proceedings to make the penalty or assessment, plus accrued interest, a special assessment lien against the real property which is the subject of the penalty or assessment. The Director shall prepare a delinquency report for the Board of Supervisors. For each delinquent account, the report shall contain the owner's name, the amount due, including interest, and a description of the real property. The report shall also indicate which of the delinquent accounts should be exempted from the lien procedure because of the small amounts involved, or because another debt collection procedure is more appropriate. The descriptions of the parcels shall be those used for the same parcels on the Recorder/Assessor's Office records for the current year.

102.18.2 Notice. Five days prior to forwarding the delinquency report to the Board of Supervisors, the Director shall serve copies of the report in the manner prescribed in Section 102.4 and shall post the report at the subject properties. Upon receipt of the report, the Board of Supervisors shall fix a time, date and place for hearing the report and any protests or objections thereto, and shall mail notice of the hearing not less than ten days prior to the date of hearing to each owner of real property described in the report.

102.19 Hearing and Confirmation of Report for Special Assessment of Costs.

102.19.1 Hearing and confirmation. The Board of Supervisors shall hold a hearing on the report along with protests or objections by the representatives of the real property liable to be assessed for such delinquent accounts. The

Board of Supervisors may make such revisions, corrections, or modifications of the report as it may deem just, after which, by motion or resolution, the report shall be confirmed. The Board of Supervisor=s decision on the report and on all protests or objections thereto shall be final and conclusive and shall constitute confirmation of the report; provided, however, that any delinquent account may be removed from the report by payment in full at any time prior to confirmation of the report. The Clerk of the Board of Supervisors shall cause the confirmed report to be verified in form sufficient to meet recording requirements.

102.19.2 Collection of assessment. Upon confirmation of the report by the Board of Supervisors, the delinquent charges contained therein shall constitute a special assessment against the property identified in the report. Each such assessment shall be subordinate to all existing special liens previously imposed upon such property and shall be paramount to all other liens except those for State, County and municipal taxes with which it shall be in parity. The lien shall continue until the assessment and all interest due and payable thereon are paid. All laws applicable to the levy, collection and enforcement of municipal taxes shall be applicable to said special assessment.

102.19.3 Recordation charges. The Clerk of the Board of Supervisors shall cause the confirmed and verified report to be recorded in the Assessor-Recorder's Office within 10 days of its confirmation. The special assessment lien on each parcel or property described in said report shall include additional charges for administrative expenses. See Section 110, Table 1-K -- Penalties, Hearings, Code Enforcement Assessments -- for Lien Recordation charges.

102.19.4 Filing with Controller and Tax Collector: Distribution of proceeds. After the report is recorded, the Clerk of the Board of Supervisors shall file a certified copy with the Controller and Tax Collector, whereupon it shall be the duty of said officers to add the amount of said special assessment to the next regular bill for taxes levied against said parcel or parcels, and thereafter said amount shall be collected at the same time and in the same manner as ordinary taxes are collected for the City and County of San Francisco, and shall be subject to the same penalties and the same procedures for foreclosure and sale in case of delinquency as is provided for property taxes.

102.19.5 Release of lien, recording fee. Upon payment to the Tax Collector of the special assessment, the Tax Collector shall cause a release lien to be recorded with the Assessor-Recorder=s Office, and from the sum collected pursuant to Section 102.19.3 above, shall pay to the Assessor-Recorder=s Office the required recording fee.

102.20 Continuance of Gas and Electricity. In the event that electricity or gas service to a building, structure, property, or portion thereof is about to be discontinued by the utility company for nonpayment of bills, the Director, through the issuance of an Emergency Order, may order that the utility company continue said service to protect the life, health and safety of the occupants. Said order shall be issued pursuant to the provisions of Section 102.16 of this code and shall remain in force for six months, unless otherwise specified by the Director.

The funds for the continuance of said services shall be provided from the Repair and Demolition Fund. Said costs and administrative costs incurred by the City and County of San Francisco shall be assessed against the parcel or parcels of land upon which said building, structure or property is situated. See Section 110, Table 1-K c Penalties, Hearings, Code Enforcement Assessments c for applicable rate.

If payment is not received from the property owner within the required time period, a Report of Costs pursuant to Section 102.18 shall be prepared for all such costs. Submittal, confirmation, recordation and collection of the special assessment shall follow the procedures provided in Section 102.19.

The provisions of Section 102.20 shall only apply to buildings, structures, property, or portions thereof for which the owner, and not the tenant, is responsible for payment of said utility bills.

Section 103 – VIOLATIONS

Revise the first paragraph as follows:

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building, structure, property, or portions

thereof or cause or permit the same to be done in violation of this code.
Add the following paragraphs after the first paragraph:

Any person, the owner or the owner's authorized agent, who violates, disobeys, omits, neglects, or refuses to comply with, or resists or opposes the execution of any of the provisions of this code, shall be liable for a civil penalty, not to exceed \$500 for each day such violation is committed or permitted to continue, which penalty shall be assessed and recovered in a civil action brought in the name of the people of the City and County of San Francisco by the City Attorney in any court of competent jurisdiction. Any penalty assessed and recovered in an action brought pursuant to this paragraph shall be paid to the City Treasurer and credited to the Department=s Special Fund.

Any person, the owner or the owner's authorized agent, who violates, disobeys, omits, neglects, or refuses to comply with, or who resists or opposes the execution of any of the provisions of this code, shall be guilty of a misdemeanor, and upon conviction thereof shall be punished by a fine not exceeding \$500, or by imprisonment not exceeding six months, or by both such fine and imprisonment, unless otherwise provided in this code, and shall be deemed guilty of a separate offense for every day such violation, disobedience, omission, neglect or refusal shall continue. Any person who shall do any work in violation of any of the provisions of this code, and any person having charge of such work who shall permit it to be done, shall be liable to the penalty provided.

It shall be unlawful for any person to interfere with the posting of any notice provided for in this code, or to tear down or mutilate any such notice posted by the Department.

Section 103.3. Add the following sections:

103.3 Restrictions of Unlawful Residential Demolition Replacement.

103.3.1 Unlawful residential demolition. Whenever any residential building or structure is demolished without the issuance of a demolition permit or is altered beyond the scope of an issued alteration permit such that an unlawful residential demolition, as defined below, is determined to have taken place,

the site on which the unlawful residential demolition occurred shall be subject to the following restriction: For five years from the date of the unlawful residential demolition, no permit authorizing the construction or alteration of any building or structure for that site shall be issued, except for a permit for the construction or alteration of a building or structure with the same number of residential units, with the same proportion of residential to nonresidential units, and with the same or fewer square feet as the building or structure that was unlawfully demolished.

103.3.2 Definitions. For the purposes of this section, the following definitions shall apply:

UNLAWFUL RESIDENTIAL DEMOLITION means the total tearing down or destruction of a building containing one or more residential units without a demolition permit, or any alteration beyond the scope of an approved permit without first obtaining a permit for such additional work as required under Section 106.4.7, which destroys or removes, as those terms are defined by the Director, principal portions of an existing structure containing one or more residential units.

PRINCIPAL PORTION means that construction which determines the shape and size of the building envelope (such as the exterior walls, roof, and interior bearing elements), or that construction which alters two-thirds or more of the interior elements (such as walls, partitions, floors, or ceilings).

RESIDENTIAL UNIT means any dwelling unit, as defined in this code, or any guest room, as defined in the San Francisco Housing Code, other than the following:

1. Any guest room in a building classified as a residential hotel pursuant to the Residential Hotel Unit Conversion and Demolition Ordinance.
2. Any portion of a building where the removal or alteration of a residential unit is required to comply with this code, the San Francisco Housing Code, or the San Francisco Planning Code.

103.3.3 Hearing. The Director shall hold a hearing within a reasonable period of time after discovering that an unlawful residential demolition may have taken place. The Director shall cause notice to be given to the owners of the affected property, and to the owners and occupants of property on the same block as the affected property's site and across the street from the site for one block (that is, on lots which abut the same street as that which abuts the site to the nearest intersections on either side of the site), using the names and addresses of the owners as shown on the last annual tax roll of the City

and County of San Francisco. For corner lots, notice shall be provided to the owners and occupants of property on the same block as the affected property's site and for one block along both streets which the lot abuts (that is, on lots which abut the two streets which the site abuts to the nearest intersection on either side of the site) and, in addition, to the other corner lots at the intersection where the site is located. Notice may be given either by personal service or any mail, not less than 30 days before the scheduled date of the hearing. Immediately after giving such notice, the Director shall cause a copy of the notice, printed on a card of not less than 8 inches by 10 inches, to be posted in a conspicuous place on the affected property. The notice shall specify the date and nature of the hearing and that the following issues will be determined at the hearing: whether an unlawful residential demolition has taken place as described in Sections 103.3.1 and 103.3.2, and, if so, the number of residential units that existed on the site, the proportion of residential to nonresidential units that existed on the site, and the total square footage of the building or structure that existed on the site.

Upon determination that an unlawful residential demolition has taken place, the Director shall promptly record a notice with the Assessor-Recorder's Office; the recorded notice shall state that the property is subject to the restrictions set forth in Section 103.3.1 of this code. The Director shall also assess the owner all costs incurred by the City and County of San Francisco in detecting violations of this section and in conducting the Director's hearing. Notice of payment due shall be sent to the property owner at the address shown on the annual tax roll of the City and County of San Francisco. The notice shall list the costs incurred by the City and County of San Francisco in detecting violations of this section and in conducting the Director's hearing, shall advise the owner that he or she is liable for these costs, and shall advise the owner that payment to the City and County of San Francisco is due within 60 days of the mailing date of the notice. The notice shall also advise that if payment of the costs is not received within 30 days of the due date, a lien may be imposed on the property pursuant to the report and confirmation procedure set forth in Sections 102.18 and 102.19 of this code.

103.3.4 Civil penalties. Any agent, contractor, or other person acting on behalf of the owner of a building or structure containing one or more residential units who causes or permits the unlawful residential demolition of

a building or structure with the knowledge that a permit has not been issued as required by this code shall be subject to a civil penalty of \$5,000.00. Any owner who causes or permits the unlawful residential demolition of his or her building or structure containing one or more residential units with the knowledge that no permit has been issued as required by this code shall be subject to a civil penalty of \$1,000.00.

103.3.5 Other penalties. The penalties set forth in this section are not exclusive, but are in addition to any other penalties set forth in this code. For penalties that apply to the unlawful demolition of residential buildings that are also qualified historical buildings refer to the San Francisco Planning Code.

SECTION 104 c ORGANIZATION AND ENFORCEMENT

(For provisions of former Section 104(f), see Section 3403.6)

Section 104.1. Replace this section with the following:

104.1 Enforcement Agency. The Department shall be the administering and enforcing agency under this code.

Section 104.2.1. Revise CBC language as follows:

104.2.1 General. The Director is hereby authorized and directed to enforce all the provisions of this code. For such purposes, the Director shall have the powers of a law enforcement officer.

The Director shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this code. Such rules and regulations, commonly referred to as Code Rulings and Administrative Bulletins supplemental to this code shall not take effect until approved by the Building Inspection Commission and signed by the Director except in unusual circumstances where the Director has determined that there is an immediate need to protect the public health and safety. When the Director finds that such circumstances exist, the Director may order immediate enforcement of a particular rule or regulation. The Director shall arrange for

a subscription service to such rules and regulations, the entire cost of which is to be borne by the subscribers.

Section 104.2.3 Revise the first paragraph as follows:

Section 104.2.3 Right of entry. When it is necessary to make an inspection to enforce the provisions of this code or other codes or ordinances, or when the Director has reasonable cause to believe that there exists in a building or upon a premises a condition that is contrary to or in violation of this code or other codes or ordinances that makes the building or premises unsafe, dangerous or hazardous, the Director may enter the building or premises at reasonable times to inspect or to perform the duties imposed by this code or other codes or ordinances, provided that if such building or premises be occupied that credentials be presented to the occupant and entry requested. If such building or premises be unoccupied, the Director shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, the Director shall have recourse to the remedies provided by law to secure entry.

Section 104.2.5. Revise this section as follows:

104.2.5 Occupancy violations. Whenever any building, structure, property or portion thereof regulated by this code is being used contrary to the provisions of this code or the code in effect at the time the use was commenced, the Director may order such use discontinued and the building, structure, property or portion thereof, vacated by notice served on any person involved in said use or causing such use to be continued. Such person shall discontinue the use within the time prescribed by the Director after receipt of such notice to make the building, structure, property or portion thereof, comply with the requirements of this code; provided, however, that in the event of an unsafe building, structure or property the provisions of Section 102 shall apply.

104.2.7. Add the following paragraph at the end of this section:

104.2.7.1 Local Equivalencies. Due to unique topographical conditions in the City and County of San Francisco, including but not limited to the City=s built environment and historic pattern of development, equivalencies to certain code requirements have been developed by the Department and are approved on an

individual basis if specific conditions are met. Wherever in this code a reference to Local Equivalency is made, details of the equivalency to the specific code requirement may be found in the Department's Rules and Regulations printed at the back of this code.

104.2.8. Add the following paragraphs at the end of this section:

104.2.8.3 Approval and Evaluation of Materials or Systems, Methods and Types of Construction, Fabricators, and Testing or Plan Review Agencies. General.

This section is applicable to evaluations conducted and to approvals granted by the Department, for use in San Francisco, for alternate materials not covered in this code; for plant fabrications of building components which normally require special inspection; for testing or plan review agencies; for evaluation of materials, product methods and types of construction.

Any approval shall be void if, after approval, the design or nature of the device or material, the method of construction, the quality control program, or the capabilities of the agency, are found to deviate in any way from that represented to the Department or the conditions of approval, without first obtaining written authorization from the Director.

Any approval may be suspended or revoked if the Director finds the approved device or material, method of construction, or quality control program does not meet the requirements of Sections 104.2.8 or 1701 to such an extent that the approval should not have been granted. See Section 110, Table 1-J c Product Approvals c for applicable fees. The fees specified are application fees and are not refundable regardless of whether the action taken is an approval or a denial or whether a subsequent request for hearing by the Board of Examiners is filed, except for the case where an application was filed at the request or on the advice of the Department for situations which subsequently are determined to not require an approval.

Each approval shall become null and void unless renewed within the specified period.

Section 104.2.11. Add the following section:

104.2.11 Code revisions. The Director shall transmit to the Building Inspection Commission, at intervals not exceeding three years, recommendations for changes to this code, based on studies of the following:

1. Requests of the Board of Examiners for modifications from the code,

and for approval of alternate materials, alternate designs and methods of construction.

2. Code changes recommended by the Board of Examiners.
3. Code changes recommended by the Code Advisory Committee or other bodies subordinate to the Building Inspection Commission.
4. Results obtained and problems encountered in legal actions taken to correct code violations.
5. Changes or improvements in materials, methods of construction or design, and changes proposed by interested persons.
6. Investigations of fire and structural damage to buildings, and of determination of unsatisfactory building performance.
7. Periodic changes to the California Building Code and other State regulations which may affect this code.
8. Administrative Bulletins and Code Rulings currently in effect.
9. Violations of the code found on inspections or investigations.

Section 104.3. Add the following sections:

104.3 Notices, Service of.

104.3.1 Notices sent. Whenever a notice is required to be given under this code, unless different provisions are otherwise specifically made, such notice may be given either by personal delivery to the person to be notified or by deposit in the United States mail in a sealed envelope, postage prepaid, addressed to the person to be notified at such person's last known business or residence address. Service by mail shall be deemed to be have been completed at the time of deposit in the United States mail.

104.3.2 Proof of notice. Proof of giving any notice may be made by the certificate of any officer or employee of the City and County of San Francisco or by affidavit of any person over the age of eighteen years, which shows service in conformity with the San Francisco Municipal Code or other provisions or law applicable to the subject matter concerned.

Section 104.4. Add the following section:

104.4 Code Enforcement and Rehabilitation Fund.

104.4.1 Establishment. There is hereby established in the Treasury of the City and County of San Francisco a special fund to be known and designated as the Code Enforcement and Rehabilitation Fund, into which shall be deposited all funds allocated by the State Controller from the Local Agency Code Enforcement and Rehabilitation Fund.

104.4.2 Use of funds. The Code Enforcement and Rehabilitation Fund shall be used exclusively for any or all of the following purposes which is mandated by State law:

1. To defray costs incurred in the enforcement of local housing code provisions.
2. To fund housing rehabilitation programs for persons and families of low and moderate income, as defined in Section 50093 of the State Health and Safety Code.
3. To prevent or minimize displacement of tenants and homeowners as a result of local enforcement activities.

104.4.3 Hardship loans. The Director may make a hardship loan to the owner-occupant of a one, two or three unit residential building, or to the owner of a condominium unit in an apartment house, to correct any condition within the unit owned by the borrower and the borrower's share of the required work in the public areas, which the Director has found to be unsafe pursuant to Section 102, provided that the owner provides the Director with evidence that the owner:

1. Has title to the property and is an owner-occupant thereof;
2. Is of low or moderate income, i.e., 80 percent of the median income for San Francisco households of comparable size, as determined by the Department of Housing and Urban Development;
3. Is unable to obtain comparable financing; and
4. Agrees to give priority to the removal of serious and imminent hazards in the expenditure of the loan proceeds. The loans shall be interest-free, deferred-payment, and due and payable upon sale or transfer of the property or termination of owner occupancy. The maximum amount of the loan is \$15,000 and the minimum is \$250.

The loan repayment shall be to the Code Enforcement and Rehabilitation Fund. The Director shall have authority to establish rules and procedures for the implementation of this program.

104.4.4 Administration and expenditures of fund. The procedure of administering the Code Enforcement and Rehabilitation Fund shall conform to the provisions of the Charter of the City and County of San Francisco and the procurement procedure as prescribed by the Controller and the purchaser of supplies; provided, however, that the funds received from the Local Agency Code Enforcement and Rehabilitation Fund shall not be included as revenue in the budget, and shall be appropriated by separate ordinance of the Board of Supervisors.

Section 104.5. Add the following section:

104.5 Building Inspection Fund. All fees collected pursuant to this code shall be deposited into the Building Inspection Fund established by the City Controller pursuant to Section 10.117-78 of the San Francisco Administrative Code. This fund shall be used by the Department, subject to the approval of the Building Inspection Commission, to defray costs incurred for, but not limited to, personnel, supplies, and equipment used in evaluating the applications, maintaining files and records, and for disseminating information, reviewing plans and making inspections to determine compliance with the conditions of approvals. Any charges established by the Director or the Building Inspection Commission for copies of approvals, publications or other Department records shall be deposited into this fund.

SECTION 105. Revise heading as follows:

SECTION 105. Board of Examiners

Section 105.1. Replace this section with the following:

105.1 BOARDS, COMMISSIONS AND COMMITTEES

105.1.1 Establishment. There is hereby created a Board of Examiners who are qualified by experience and training to pass upon matters pertaining to building design and construction. The functions of the Board of Examiners shall be:

105.1.1.1. To determine whether specific new materials, new methods and types of construction comply with the standards of safety established by this code, and to recommend the approval or disapproval of such new materials, new methods and types of construction.

105.1.1.2. To determine whether variances from the requirements of this code should be approved for specific cases where new materials, new methods and types of construction are not involved, and where the enforcement of compliance therewith would result in unreasonable hardship.

105.1.1.3. To recommend to the Director reasonable interpretations of the provisions of this code.

105.1.1.4. To hear appeals from any Abatement Order of the Director involving construction methods, assemblies or materials or where safety is involved. A copy of the findings of the Board of Examiners shall be forwarded to the Abatement Appeals Board.

Matters involving compliance with Chapters 16B and 16C and other related structural provisions of this code regulating the strengthening of unreinforced masonry bearing wall buildings shall be heard by the Unreinforced Masonry Building Appeals Board as provided in Section 105.7.

105.1.2 Definition. The term ~~A~~standard of safety,[@] as used in this section, shall mean the general degree of safety conforming to the provisions of this code as required to safeguard life or limb, health and public welfare.

105.1.3 Intent. It is the intent of this section that new materials, new methods and types of construction which do not comply with the standards of safety established by this code shall in no event be approved; but that the requirements of this code, other than those involving such standards of safety, may be modified or waived under the circumstances set forth in this section.

105.1.4 Membership.

The Board of Examiners shall consist of ~~eleven~~ ten members, which shall include one plumbing member and one electrical member, who shall serve only when cases related to plumbing or electrical code issues are being considered, and ~~three~~ one high-rise sprinkler members who shall serve only when cases related to high-rise sprinkler issues are being considered. All members are to be appointed by the Building Inspection Commission and shall serve at the Building Inspection Commission's pleasure for a three-year term or until a successor is appointed. The present members shall be continued in office until

the expiration of their terms.

In the event a vacancy occurs during the term of office of any member of the Board of Examiners, a new appointment shall be made in a manner similar to that described herein for new members.

The membership shall consist of:

1. a registered structural engineer
2. a registered mechanical engineer
3. a registered electrical engineer
4. a registered fire protection engineer
- ~~5.~~ a licensed general contractor
- ~~6.~~ a licensed architect
- ~~7.~~ a building trades representative
- ~~8.~~ as the plumbing member, a licensed plumbing contractor
- ~~9.~~ as the electrical member, a licensed electrical contractor
- ~~9 and 10. as high-rise sprinkler members, two registered fire protection engineers~~
- ~~10.~~ as a high-rise sprinkler member, one building owner representative.

The terms Aregistered@ and Alicensed@ shall be understood to mean by the State of California. The Building Inspection Commission shall make such appointments after giving careful consideration to nominations made by technical associations and general contractor organizations including the Consulting Engineers Association of California, the Structural Engineers Association of Northern California, the San Francisco District of the Associated General Contractors of California, the Plumbing and Mechanical Cooling Contractors of San Francisco, the San Francisco Electrical Contractors Association, the San Francisco Chapter of the American Institute of Architects, and the San Francisco Building Trades Council. Each member of the Board of Examiners shall receive compensation of \$125 per meeting attended.

The following shall constitute ex officio members of the Board of Examiners, without vote and without compensation: The Director, who shall act as Secretary of the Board of Examiners, and the Fire Marshal.

In the event a member cannot attend meetings of the Board of Examiners for a period of three or more consecutive meetings due to illness, work away

from San Francisco, or any other valid reason, the Building Inspection Commission may appoint an alternate member representing the same profession or trade as the absent member and meeting the same registration or licensing requirements as the absent member. The appointment of such alternate need not require solicitation of nominees from the respective organizations. The alternate shall serve on the Board of Examiners until the return of the absent member or until the expiration of the absent member's term, whichever comes first. The compensation indicated in section 4 above shall be paid the alternate member for each meetings attended. The alternate member shall, during the time of service on the Board of Examiners, have all the rights, duties, and privileges of a duly appointed member of the Board of Examiners.

105.1.5 Board of Examiners' authority with respect to applications for approval of materials, methods and types of construction.

Where application has been made to the Director to approve new materials, new methods and types of construction which the applicant believes ~~meets~~ meet the standards of safety set by this code, and where the approval of such application has been denied by the Director, the Board of Examiners shall have authority, at the request of the applicant, to determine whether such materials, methods and types of construction comply therewith.

105.1.5.1. The Board of Examiners shall adopt rules and specifications for examining and testing proposed materials and methods of construction. A copy of such rules and specifications shall be furnished to the applicant.

105.1.5.2. The applicant shall cause to be made, at the applicant's expense, all reasonable tests and examinations required by the Board of Examiners to substantiate the applicant's claims that any proposed new materials, new methods and types of construction comply with the standards of safety established by this code.

105.1.5.3. The Board of Examiners shall have power to call upon such experts as it deems necessary to consider and report upon the technical matters concerning such application. The engagement of the services of such experts shall be with the consent of and at the expense of the applicant, and the Board of Examiners shall have power to require security for the payment of such expense. Such expense shall be in addition to the required filing fees as set forth in Section 110, Table 1-K -- Penalties, Hearings, Code Enforcement Assessments . Any official or employee of the City and County of San Francisco

called upon by the Board of Examiners shall serve without compensation beyond their normal salary.

105.1.5.4. The Board of Examiners shall certify the results of examinations and tests, together with its recommendation on the application, to the Director. If the Board of Examiners recommends approval, the Director shall thereupon approve the materials or methods of construction. The Board of Examiners shall have power to attach such conditions to its recommendations as it deems necessary in the interest of public safety, and the Director's approval shall be granted subject to such conditions.

105.1.6 Board of Examiners's authority with respect to applications for variances from code requirements. Where new materials, new methods and types of construction are not involved, the Board of Examiners shall have authority to consider the application for a permit, the approval of which would require a variance from the provisions of this code.

If the Board of Examiners finds that such variance will not result in a condition less safe and less desirable from the viewpoint of public welfare than would result from the enforcement of compliance with such provisions, it shall recommend to the Director the approval of such permit. Upon receipt of such recommendation, the Director shall approve such permit. The Board of Examiners may attach to such recommendations any conditions which public safety and welfare may require, and the Director in approving such permit shall incorporate such conditions therein.

105.1.7 Application for consideration by Board of Examiners. All applications to the Board of Examiners shall be made in writing and shall be filed with the Secretary of the Board of Examiners. The Board of Examiners shall act upon each application without unreasonable or unnecessary delay. See Section 110, Table 1-K c Penalties, Hearings, Code Enforcement Assessments c for applicable fee.

105.1.8 Procedure. The Board of Examiners shall establish reasonable rules and regulations for its own procedures not inconsistent with the provisions of this code and the Charter of the City and County of San Francisco. The Board of Examiners, by a majority vote, shall choose its officers, which shall consist of the President and Vice-President.

105.1.9 Meetings. Meetings of the Board of Examiners shall be held at the call of the Secretary of the Board of Examiners and at such times and places

as the Board of Examiners may determine. All meetings of the Board of Examiners shall be public meetings.

105.1.10 Quorum. Four members of the Board of Examiners shall constitute a quorum, and action of the Board of Examiners shall require the affirmative votes of not less than three members. No member of the Board of Examiners shall pass upon any question in which the member, or any corporation in which the member is a shareholder, or holds an interest.

105.1.11 Decisions by resolution. Every decision and recommendation of the Board of Examiners shall be by resolution filed with the Director. A copy shall be mailed to the applicant. A copy shall also be sent to other interested bureaus or departments charged with the enforcement of this code. The Board of Examiners shall arrange for a subscription service to its agenda and decisions, the entire cost of which shall be borne by the subscribers.

105.1.12 Record of meetings. The Board of Examiners shall maintain a tape recording of each meeting. Upon request, these tape recordings shall be made available for duplication by independent agencies with proper security afforded as determined by the Director. All costs of duplication shall be borne by the party requesting duplication.

Section 105.2. Replace this section with the following:

105.2 Abatement Appeals Board.

105.2.1 Establishment. There is hereby established an Abatement Appeals Board, consisting of the seven members of the Building Inspection Commission, to pass upon matters pertaining to housing, building and construction.

105.2.2 Membership. Members of the Abatement Appeals Board shall be the Building Inspection Commission who are appointed and serve for the terms as prescribed by the Charter of the City and County of San Francisco. The Director or designee shall act as Secretary to the Abatement Appeals Board.

105.2.3 Powers. Except for cases involving disabled access, which shall be heard by the Access Appeals Commission, the Abatement Appeals Board shall have the power to hear and decide appeals from Orders of Abatement after public hearing by the Director of Building Inspection, and to hear direct appeals pursuant to Section 102. See Section 110, Table 1-K c Penalties, Hearings, Code Enforcement Assessments c for applicable fee. The Abatement Appeals Board may uphold, modify or reverse such orders, provided that the public

health, safety and public welfare are secured most nearly in accordance with the intent and purpose of this code and the San Francisco Housing Code.

The Abatement Appeals Board may also hear appeals from property owners who believe the Director is not reasonable in notifying the State Franchise Tax Board that their rental residential property is in noncompliance with this code pursuant to Sections 17299 and 24436.5 of the Revenue and Taxation Code of the State of California.

105.2.4 Procedure. The Abatement Appeals Board shall establish reasonable rules and regulations for its own procedures consistent with the provision of this code and the Charter of the City and County of San Francisco. The Abatement Appeals Board, by majority vote, shall choose its officers which shall consist of the President and Vice-President.

105.2.5 Quorum. Four members of the Abatement Appeals Board shall constitute a quorum. Any action of the Abatement Appeals Board shall require the concurrence of four members. No member of the Abatement Appeals Board shall pass upon any case in which the member, or any corporation in which the member is a shareholder, or holds an interest.

105.2.6 Hearings. All hearings of the Abatement Appeals Board shall be public hearings. Within 10 days after the filing of an appeal, the Abatement Appeals Board shall fix the time and place for a hearing, which shall not be more than 30 days after the date of filing. The notice of the hearing of such appeal shall be posted in a conspicuous place upon the property that is the subject of the appeal and shall be served upon the appellant and transmitted to the Director of Building Inspection at least 10 days prior to the date set for the hearing. Once an appeal is filed, the order of the Director shall be stayed until a decision is rendered.

For good cause shown, one continuance of a hearing may be granted by the Abatement Appeals Board; such continuance shall not exceed 60 days.

105.2.7 Rehearing. The Abatement Appeals Board may rehear an appeal upon which a decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of issuance of the decision.

105.2.8 Findings and decisions. The Abatement Appeals Board shall issue its findings and decisions no later than 10 days after the conclusion of the hearing. Such findings and decisions shall within five days thereafter be posted in a conspicuous place upon the property that is the subject of the

appeal, served on the appellant, and transmitted to the Director .

105.2.8.1 Failure of appellant to appear. In the event the appellant fails to appear at the hearing or if the Abatement Appeals Board fails to issue its findings and decisions within the time set forth above, or denies the appeal, the order of the Director shall be immediately effective from the date the order was issued; however the time that the matter was under appeal shall not be counted toward the time set in the order for compliance.

EXCEPTION: Except in cases of lack of quorum, failure of the Abatement Appeals Board to meet any of the time periods specified herein shall result in the Director's order taking effect immediately.

105.2.8.2 Life-safety hazards. In any appeal of a decision where the Abatement Appeals Board finds that there exists in, on, or near any building, structure or property, any condition constituting a serious and imminent hazard to the life, health, or safety of any person, structure, or property, any decision of the Abatement Appeals Board modifying the order of the Director shall provide for immediate protection of the public, and that work to correct each such hazard commence within 30 days and be completed within 90 days after service of such decision. With respect to violations which are not found by the Abatement Appeals Board to constitute a serious and imminent hazard, any decision of the Abatement Appeals Board modifying the order of the Director ~~must~~ shall provide that the work to repair such violations commence within 60 days and be completed within a reasonable time, not to exceed 18 months.

105.2.8.3 Moratorium – financial hardship. In any case of extreme financial hardship, the Abatement Appeals Board may grant a moratorium to correct conditions which are not serious and imminent hazards. Such a moratorium shall be granted only to an owner occupant of a single- or two-family dwelling where all such serious and imminent hazards, as found by the Director, have been corrected. The decision of the Abatement Appeals Board in any case in which a moratorium is granted shall contain the duration of the moratorium and the conditions for its termination. A copy of the decision granting a moratorium shall be recorded in the Assessor-Recorder=s Office.

105.2.8.4 Moratorium – displacement. Notwithstanding the provisions of this code and the San Francisco Housing Code, the Abatement Appeals Board, upon the

written appeal of any person, may grant a moratorium from enforcement of an order of the Director made pursuant to Section 102 in order to prevent displacement of low and moderate income persons from affordable housing, if the Board finds that:

1. The Director's order from which the appeal is taken was issued after April 1, 1986; and
2. The property is a Group R, Division 1 building as defined in this code; and
3. The building was constructed prior to January 1, 1956; and
4. The condition does not constitute a serious and imminent hazard or a life hazard as defined in Section 213 of this code; and
5. The condition does not violate the Fire Code or any code other than this code and the San Francisco Housing Code; and
6. The condition does not affect adequate egress from the building; and
7. The condition does not endanger the life, limb, health, property, safety, or welfare of the public or the occupants of the building; and
8. Fifty percent or more of the households living in the building are paying annual rent equal to or less than 30 percent of the annual rent of low and moderate income as determined in Section 104.4 of the Building Code; and
9. The abatement of the condition will have a reasonable probability of resulting in the displacement of occupants who are of low and moderate income as defined above.

105.2.8.5 Findings. The Board shall serve the Director, the property owner, and the person requesting the moratorium if other than the property owner, by sending a copy of its findings and decision by certified mail to such persons at their last known address. A copy of the findings and the decision granting a moratorium shall be recorded in the Assessor-Recorder's Office.

105.2.8.6 Term of moratorium. The maximum term of the moratorium shall be 10 years from the date that the Board's findings and decision are served on the Director. At any time during the term of a moratorium under this section, any person may request that the Abatement Appeals Board extend the moratorium for one or more five-year periods by filing a written request with the Secretary of the Board. The Board shall hold a hearing on the request and shall issue separate findings and decisions regarding each request for an extension. The findings must address the nine criteria listed in this section. Any request for an extension of the moratorium shall be subject to the notice and hearing procedures of this section.

105.2.8.7 Rescission of moratorium. At any time during the term of a moratorium, any person, including the Director, may request that the Abatement Appeals Board rescind the moratorium by filing a written request with the Board. The Board shall hold a hearing on the request and issue separate findings and decisions regarding each such request for a rescission. Any request for a rescission of the moratorium shall be subject to the notice and hearing procedures of this section.

105.2.8.8 Violations listed. The moratorium shall apply only to those code violations expressly listed therein. All other violations which exist and are not so listed in the findings and decisions granting the moratorium shall be abated in accordance with Section 102.

105.2.8.9 Duration. Once the Board's order granting a moratorium is issued, the building is no longer considered a nuisance or a substandard building for the duration of the moratorium with respect to those code violations expressly listed in the Board's findings and decisions.

105.2.9 Failure to comply. Upon the failure of any owner to comply with the order of the Director or the Abatement Appeals Board, the matter shall be referred within five days to the City Attorney's Office for appropriate legal action.

105.2.10 Compensation. The members of the Abatement Appeals Board shall serve without compensation.

Section 105.3. Add the following section:

105.3 Access Appeals Commission.

105.3.1 Establishment; Composition; Purpose. Pursuant to the provisions of Section 19957.5 of the Health and Safety Code of the State of California, there is hereby established an Appeals Board to be known as the Access Appeals Commission composed of five members to hear written appeals brought by any person regarding action taken by the Department in the enforcement of the requirements of Part 5.5 (commencing with Section 19955), Division 13 of the Health and Safety Code of the State of California, including the exceptions contained in Section 19957 thereof, as well as action taken by the Department in the enforcement of the disabled access and adaptability provisions of this

code.

105.3.2 Appointments; Qualifications; Terms; Vacancies; Compensation.

Members of the Access Appeals Commission shall be qualified and appointed as follows:

1. Two members of the Access Appeals Commission shall be persons with a physical disability, two members shall be experienced in construction, and one member shall be a public member. All shall be appointed by the Building Inspection Commission and serve at its pleasure. The terms shall be staggered and the term of each member shall be four years. Members shall continue in office until the expiration of his or her term and until his or her successor is appointed and qualified.

2. Upon a vacancy occurring in the membership of the Access Appeals Commission and upon the expiration in the term of office of any member, a successor shall be appointed by the Building Inspection Commission. When a vacancy occurs for any reason other than the expiration of a term of office, the appointee to fill such vacancy shall hold office for the unexpired term of his or her predecessor. The members of the Access Appeals Commission shall be reimbursed at \$125 per meeting attended. The Director or his or her designated representative shall act as Secretary of the Access Appeals Commission, without vote and without additional compensation. The Department shall provide necessary staff service to the Access Appeals Commission.

105.3.3 Powers and duties; Finality. The Access Appeals Commission shall conduct hearings on written appeals made under Section 105.3.4 hereof. In hearing such appeals, the Access Appeals Commission may approve or disapprove the Department's interpretations of Part 5.5, Division 13 of the Health and Safety Code of the State of California and of the disability access and adaptability requirements of this code and the actions taken by the Department to enforce said requirements and abate violations. All such approvals or disapprovals shall be final and conclusive as to the Department, in the absence of fraud or prejudicial abuse of discretion. See Section 110, Table 1-K c Penalties, Hearings, Code Enforcement Assessments c for applicable fee.

105.3.4 Form of appealAction on. All appeals to the Access Appeals Commission shall be made in writing and shall be filed with the Secretary of the Access Appeals Commission. The Access Appeals Commission shall act upon each appeal without unreasonable or unnecessary delay.

105.3.4.1 Rehearings. The Access Appeals Commission may rehear an appeal upon which a decision has been rendered upon motion of a member of the Access Appeals Commission and upon the affirmative vote of at least three of its members, provided that a request for a rehearing has been made in writing within 10 days of the date of the decision. See Section 110, Table 1-K B Penalties, Hearings, Code Enforcement Assessments c for applicable fee.

105.3.5 Procedure. The Access Appeals Commission shall establish reasonable rules and regulations for its own procedure not inconsistent with the provisions of this code and the Charter of the City and County of San Francisco. The Access Appeals Commission, by a majority vote, shall choose its officers, other than the Secretary.

105.3.6 Meetings. Meetings of the Access Appeals Commission shall be at such times as the Access Appeals Commission may determine. All meetings of the Access Appeals Commission shall be public meetings.

105.3.7 Official reporter c Fees. The Access Appeals Commission shall designate a competent phonographic reporter as official reporter of the Access Appeals Commission. The reporter shall attend all hearings of the Access Appeals Commission and shall take down by phonographic report all the testimony, the objections made, the rulings of the Access Appeals Commission, and all statements and remarks made, oral instructions given by the Access Appeals Commission and the voting on all cases heard by the Access Appeals Commission. The fees for the reporter for reporting all of the proceedings and testimony as outlined above shall be a legal charge against the City and County of San Francisco.

When requested to do so by any party or parties in writing, the official reporter must, within a reasonable time after the request has been made, transcribe such specific portions as may be requested and certify to the same as being correctly reported and transcribed. The fees for such transcription shall be at the expense of the party requesting the transcript and the fees shall be as prescribed by Government Code Section 69950.

105.3.8 Decisions by resolution. Every decision and recommendation of the Access Appeals Commission shall be by resolution, which shall be retained as part of the Access Appeals Commission's official records. A copy shall be mailed to the appellant.

105.3.9 Waiver of fee. An exemption from paying the Access Appeals Commission Filing Fees specified in Section 110, Table 1-K -- Penalties, Hearings, Code Enforcement Assessments -- may be granted upon the appellant's filing with the Department a declaration of indigency under penalty of perjury. The declaration shall be made on a form provided by the Department and shall be accompanied by such documentary proof as the Director shall require.

Section 105.4. Add the following section:

105.4 Code Advisory Committee.

105.4.1 Establishment. There is hereby created a Code Advisory Committee consisting of seventeen members who are qualified by experience and training to pass upon matters pertaining to the development and improvement of the content of this code and the San Francisco Housing Codes and their related rules and regulations as well as provisions of other parts of the Municipal Code that the Director or the Building Inspection Commission determines have an impact on construction permits.

105.4.2 Functions. Its functions shall be:

1. To review recommendations for code changes made by the Director or the Building Inspection Commission pursuant to Section 104.2.11.
2. To develop, review and recommend code changes to the Director and the Building Inspection Commission.
3. To review rules and regulations promulgated by the Director and the Building Inspection Commission pursuant to Section 104.2.10.
4. To recommend to the Director and the Building Inspection Commission, within 30 days after the effective date of a new edition of a code, which existing Section 104.2.1 rules and regulations should remain in effect, be modified, or be canceled.

105.4.3 Membership. The Code Advisory Committee shall consist of seventeen members appointed by the Building Inspection Commission to serve at the Building Inspection Commission's pleasure for a three-year term or until a successor is appointed and qualified.

105.4.3.1 Members. In the event that a vacancy occurs during the term of

office of any member of the Code Advisory Committee, a new member shall be appointed in a manner similar to that described herein for new members. The membership shall consist of:

1. A licensed architect whose practice is primarily in the area of major commercial and institutional projects of Type I and II construction.

2. A licensed architect whose practice is primarily in the area of smaller commercial and residential projects of Type III and V construction.

3. A registered civil engineer whose practice is primarily in the area of major commercial and institutional projects of Type I and II construction and who has the authority to use the title AStructural Engineer. @

4. A registered civil engineer whose practice is primarily in the area of smaller commercial and residential projects of Type III and V construction.

5. A registered mechanical engineer or licensed mechanical contractor.

6. A registered fire protection engineer who practices in the area of fire protection.

7. A registered electrical engineer or licensed mechanical contractor.

8. A representative of a licensed general contractor whose work is primarily in the area of major commercial and institutional projects of Type I and II construction.

9. A representative of a licensed general contractor whose work is primarily in the area of alterations, remodeling or restoration.

10. A representative of a licensed general contractor whose work is primarily the construction of single and multifamily residential construction for its own account.

11. A commercial property owner or a person practicing in the area of property management.

12. A representative of the general business community.

13. A person qualified in the area of historical preservation.

14. A person, preferably with a disability, who is knowledgeable about disability access regulations.

15. Three at-large members who may, but need not, possess technical skills or knowledge.

The terms Aregistered@ and Alicensed@ shall be understood to mean registered and/or licensed by the State of California.

The Building Inspection Commission shall make appointments after giving

careful consideration to nominations made by technical associations and other organizations including the San Francisco Chapter of the American Institute of Architects, the Structural Engineers Association of Northern California, the Society of Fire Protection Engineers, the San Francisco District of the Associated General Contractors of California, American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., Sheet Metal and Air Conditioning Contractors National Association, San Francisco Bay Area Chapter of the National Association of the Remodeling Industry, National Electrical Contractors Association, the Residential Builders Association of San Francisco, Inc., the San Francisco Chapter of the Building Owners and Managers Association of California, the San Francisco Chamber of Commerce and the Foundation for San Francisco's Architectural Heritage.

The following shall constitute ex officio members of the Code Advisory Committee without vote: The Director of the Department, who shall act as Secretary of the Code Advisory Committee, and the Fire Marshal.

105.4.4 Procedure. The Code Advisory Committee shall establish reasonable rules for its own procedures not inconsistent with the provisions of this code and the Charter of the City and County of San Francisco. The Code Advisory Committee, by a majority vote, shall choose its officers, which shall consist of the Chairperson and the Vice-Chairperson.

105.4.4.1 Quorum. A majority of the voting members of the Code Advisory Committee shall constitute a quorum. Any action taken by the Code Advisory Committee shall require an affirmative vote of not less than a majority of the Code Advisory Committee members present and voting. No member of the Code Advisory Committee shall pass upon any question in which the member, the firm that employs the member or any corporation in which the member is a shareholder, holds a financial interest.

105.4.4.2 Meetings. Meetings of the Code Advisory Committee shall be scheduled at a regular place and time but not less than once monthly. The exact time and place shall be established by the Code Advisory Committee in its rules and regulations of procedure. All meetings of the Code Advisory Committee shall be open to the public.

105.4.4.3 Agenda and record. The Code Advisory Committee shall arrange for the maintenance of a record of its agenda, actions and recommendations which shall be available to the public upon request for the cost of reproduction.

Section 105.5. Add the following section:

105.5 Seismic Investigation and Hazard Survey Advisory Committee.

105.5.1 Establishment. There is hereby created an advisory committee to the Building Inspection Commission to be known as the Seismic Investigation and Hazard Survey Advisory Committee (hereinafter referred to in this section as the Committee) whose function and purpose shall be to keep the Building Inspection Commission apprised of updated seismic hazard information, to review and recommend engineering and planning criteria necessary for the reduction of seismic hazard related to geology, to recommend criteria for seismic investigation and instrumentation, to study, subject to the provisions of Chapter 7 of the San Francisco Administrative Code, post-disaster operating plans and reconstruction criteria. The Committee shall recommend to the Building Inspection Commission such legislation as the Committee deems necessary to improve structural resistance to, and to minimize the risks associated with seismic disturbances for all types of buildings, structures and properties.

105.5.2 Composition; Terms; Qualifications; Appointments; Chairperson. The committee shall consist of 16 members appointed by the Building Inspection Commission, and shall serve at the pleasure of the Building Inspection Commission for three-year terms. The members holding office at the time of adoption of this code shall continue in office until the expiration of their terms.

105.5.2.1 Qualifications. The qualifications of such Committee members shall be as follows: three shall be expert in the field of structural engineering, two shall be expert in the field of geology, two shall be expert in the field of soils engineering, two shall be expert in the field of architecture, one shall be expert in the field of seismology, one shall be expert in the field of fire protection, one shall be expert in the field of electrical engineering, one shall be expert in the field of mechanical engineering, one shall be expert in the field of rehabilitation contracting, one shall be expert in the field of real estate loans, and one shall be expert in the field of housing relocation. The ~~Chairman~~ person of the Committee shall be selected by the members of the Committee.

105.5.2.2 Appointments. Appointments to the Committee shall be made from nominations made by local chapters of technical associations including the Structural Engineers Association of Northern California; the American Society of Civil Engineers; the Association of Engineering Geologists; the American Institute of Architects; the Seismological Society of America; the Society of Fire Protection Engineers; and the Consulting Engineers Association of California.

105.5.2.3 Compensation. The compensation for members shall be \$125 for each meeting attended. The Building Inspection Commission shall provide funds to compensate the members of the Committee and for payment of such incidental stationery and reproduction expenses as may be reasonably necessary to enable the Committee to carry out its powers and duties as set forth herein.

105.5.2.4 Ex officio members. The Director of the Planning Department, the City Architect, the City Engineer, the Director of the Mayor=s Office of Emergency Services, the Fire Marshal, and the Director, who shall be Secretary of the Committee, shall be ex-officio members of the Committee, to serve without compensation and without vote.

105.5.3 Meetings. The Committee shall meet not less than quarterly each year at places, dates and times as prescribed by the ~~Chairman~~ person. All meetings shall be open to the public.

105.5.4 Report. The Committee shall report its findings and recommendation to the Building Inspection Commission at yearly intervals.

Section 105.6. Add the following section:

105.6 Structural Advisory Committee.

105.6.1 Establishment. There is hereby created a three-member Structural Advisory Committee, to advise the Director on matters pertaining to the design and construction of buildings with special features or special design procedures. Upon request by the Director, the engineer of record for such a project shall demonstrate to the Structural Advisory Committee how the structural concepts, designs, details, erection methods and quality control will produce a structure that would meet the intent of Section 101.2.

105.6.2 Members. For consideration of each building with such special

features, the Structural Advisory Committee shall consist of members who are knowledgeable in the structural engineering and construction issues presented by those special features. Members shall be selected from a list of qualified engineers submitted by the Structural Engineers Association of Northern California and approved by the Director. One member shall be selected by the Director, one member shall be selected by the owner, and the third member shall be selected jointly. Compensation of the Structural Advisory Committee members shall be by the owner. However, when the project for which Committee review is required is located in the Edgemoor Mountain Slope Protection Area, as defined by Building Code Section 106.4.1.2, (a) the Committee shall consist of a structural engineer, a geologist and a geotechnical engineer; (b) the Committee shall consult with an architect, who shall be a ~~non~~voting member of the Committee; (c) the selection of the Committee members shall be as follows: one member shall be selected jointly by the Director and the Director of Public Works, one member shall be selected solely by the Director and one member shall be selected jointly by the Director and the owner from recommendations made by interested persons, including but not limited to residents of the neighborhood surrounding the project location; and (d) to the extent feasible, the Committee members should be selected from a list submitted by the Structural Engineers Association of Northern California. [Amended 1-24-2000 by Ord. No. 8-00].

105.6.3 Report. The Structural Advisory Committee shall submit to the Director a written report which shall include professional opinions concerning, but not limited to, the following:

1. The validity and appropriateness of the structural design concepts and criteria.
2. An evaluation of the structural design of the building or structure to determine its capability to perform satisfactorily beyond the elastic stresses stipulated by the code, with sufficient redundancy to accommodate overloads or failures of specific structural components.
3. The constructability of proposed structural details and erection methods.
4. The sufficiency of the proposed inspection, testing and monitoring to be provided during prior to and during construction.

Section 105.7. Add the following section:

105.7 Unreinforced Masonry Building Appeals Board.

105.7.1 Establishment. There is hereby established an Unreinforced Masonry Building Appeals Board consisting of nine members who are qualified by experience or training to pass upon matters pertaining to building design and construction as they relate to the seismic retrofit of unreinforced masonry buildings. The Unreinforced Masonry Building Appeals Board's scope of authority shall be limited to Chapters 16B, 16C, and 16D, including unreinforced masonry buildings and structures exempt therefrom, and other related structural provisions of this code regulating the strengthening of unreinforced masonry buildings and structures. Its function shall, within that scope of its authority, be:

1. To determine in accordance with Section 105.7.3 below whether specific new materials, new methods and types of design or construction comply with the standards of safety of this code; and to recommend the approval or disapproval of such new materials, new methods and types of construction.

2. To determine in accordance with Section 105.7.4 below, whether variances from the requirements of this code should be approved for specific cases where new materials, new methods and types of construction are not involved and whether the enforcement of compliance therewith would result in unreasonable hardship.

3. To recommend to the Director reasonable interpretations of the provisions of this code.

4. To hear appeals from any Order of Abatement issued by the Director involving construction methods, assemblies, materials or compliance with the time limits set forth in Table 16B-A as well as notices issued under Section 1605B. A copy of the findings of the Unreinforced Masonry Building Appeals Board shall be forwarded to the Abatement Appeals Board.

5. To review unreinforced masonry building retrofit alteration permits including the estimated cost of the work for the purpose of determining the adequacy and accuracy of the plan review services being provided. The results of this review shall be advisory to the staff of the Department only and shall not be binding on the applicant unless adopted by the department. The permits selected shall be at the sole discretion of the Unreinforced Masonry Building Appeals Board.

6. To review and recommend approval or disapproval of cost estimates presented to the Director in support of application for demolition permits.

7. To assist the Seismic Safety Retrofit Bond Program and Advisory Boards on technical and code issues related to the Seismic Safety Retrofit Bond Program.

It is the intention of this section that new materials, new methods and types of construction which do not comply with the standards of safety established by this code for unreinforced masonry buildings shall in no event be approved but that the requirements of this code, other than those involving such standards of safety, may be waived under the circumstances set forth in this section. The term "standard of safety," as used in this section, shall mean the general degree of safety conforming to the provisions of this code, consistent with Section 1601B, required to safeguard life or limb, health and public welfare.

In exercising its authority the Unreinforced Masonry Building Appeals Board shall have no authority to waive or grant variances from disabled access regulations. Authority over those regulations remains with the Access Appeals Commission established in Section 105.3 of this code.

The authority to establish Department policy regarding unreinforced masonry buildings shall remain with the Building Inspection Commission.

105. 7. 2 Membership.

105. 7. 2. 1 Appointment. This Unreinforced Masonry Building Appeals Board shall consist of members appointed by the Building Inspection Commission, to serve at its pleasure for the term of not more than four years or until a successor is appointed.

In the event a vacancy occurs during the term of office of any member of the Unreinforced Masonry Building Appeals Board, a new appointment shall be made in a manner similar to that described herein for new members. The membership shall consist of four registered civil engineers at least one of which has the authority to use the title "Structural Engineer," at least one of which has the authority to use the title "Geotechnical Engineer" and at least one of which is an employee of a testing and inspection agency; a responsible managing employee or officer of a licensed general contractor, a licensed architect, an owner of an unreinforced masonry building, a residential Unreinforced Masonry Building tenant representative and a representative of the Seismic Safety Retrofit Bond Program Board. The terms "registered," and "licensed" shall be understood to mean by the State of California. At least one member of the Unreinforced Masonry Building Appeals Board shall have experience in issues related to historic preservation.

The Building Inspection Commission shall make such appointments after soliciting nominations from various professional, industry and technical organizations, the Coalition for Seismic Safety, tenant advisory groups and

the manager of the Seismic Safety Retrofit Bond Program. The voting members of the Unreinforced Masonry Building Appeals Board shall serve without compensation.

The following shall constitute ex officio members of the Unreinforced Masonry Building Appeals Board, without vote and without compensation: the Director or his or her designee who shall act as Secretary of the Unreinforced Masonry Building Appeals Board.

105.7.2.2 Temporary replacement. In the event a member of the Unreinforced Masonry Building Appeals Board cannot attend meetings for a period of three consecutive meetings or longer due to illness, work away from San Francisco, or any other valid reason, the Building Inspection Commission may appoint a temporary replacement member meeting the registration, licensing, or certification requirements of Section 105.7.2.1 above. The temporary replacement shall serve on the Unreinforced Masonry Building Appeals Board until the return of the absent member or expiration of the absent member's term, whichever comes first. The temporary replacement member shall, during the time of service on the Unreinforced Masonry Building Appeals Board, have all the rights, duties, and privileges of a duly appointed member.

105.7.3 Unreinforced Masonry Building Appeals Board's authority with respect to applications for approval of materials, methods and types of construction. Where application has been made to the Director to approve new materials, new methods and types of construction as complying with approval previously granted or the standards of safety set up by this code, and the approval of such application has been denied, the Unreinforced Masonry Building Appeals Board shall have authority, at the request of the applicant, to determine whether such materials, methods and types of construction comply therewith. See Section 110, Table 1-S, for applicable fees.

The Unreinforced Masonry Building Appeals Board shall adopt rules and specifications for examining and testing proposed materials and methods of construction. A copy of such rules and specifications shall be furnished to the applicant.

The applicant shall cause to be made, at the applicant's expense, all reasonable tests and examinations required by the Unreinforced Masonry Building Appeals Board to substantiate the applicant's claims that said new materials, new methods and types of construction comply with the standards of safety established by this code.

The Unreinforced Masonry Building Appeals Board shall have power, with

the applicant's consent, to call upon such experts as it deems necessary to consider and report upon the technical matters concerning such application. The engagement of the services of such experts shall be with the consent of and at the expense of the applicant, and the Unreinforced Masonry Building Appeals Board shall have power to require security for the payment of such expense. Such expense shall be in addition to the required filing fees as set forth in Section 110, Table 1-S. Any official or employee of the City and County of San Francisco called upon by the Unreinforced Masonry Building Appeals Board shall serve without compensation beyond their normal salary.

The Unreinforced Masonry Building Appeals Board shall report the results of examination and tests, together with its recommendation on the application, to the Director. If the Unreinforced Masonry Building Appeals Board recommends approval, the Director shall thereupon approve the materials or methods of construction. The Unreinforced Masonry Building Appeals Board shall have power to attach such conditions to its recommendations as it deems necessary in the interest of public safety, and the Director's approval shall be granted subject to such conditions.

105.7.4 Unreinforced Masonry Building Appeals Board's authority with respect to application for variances from or interpretation of code requirements. Where new materials, new methods and types of construction are not involved, the Unreinforced Masonry Building Appeals Board shall have authority to consider the application for a permit, the approval of which would require a variance from the provisions of this code.

When there are practical difficulties in carrying out the literal provisions of the code, the Unreinforced Masonry Building Appeals Board may grant variances for individual cases. The Unreinforced Masonry Building Appeals Board shall first find that a special individual reason makes compliance with the strict letter of this code impractical and that the variance is in conformance with the intent and purpose of Chapters 16B, 16C and 16D of this code and that such variance does not lessen the general degree of safety required to safeguard life or limb, health and public welfare. If the Unreinforced Masonry Building Appeals Board so finds, it shall recommend to the Director the approval of such permit. Upon receipt of such recommendation, the Director shall approve such permit. The Unreinforced Masonry Building Appeals Board may attach to such recommendations any conditions which public safety and welfare may require, the Director, in approving such permit, shall incorporate such conditions therein.

Except as provided in Section 105.7.1, the Unreinforced Masonry Building

Appeals Board shall not have the authority to grant extensions of time to comply with Chapters 16B and 16C of this code but may, upon finding a unique technical reason, change the risk level of a building. Such reasons may include but are not necessarily limited to the degree of prior retrofitting, the way in which the number of stories is counted, the building's location within the various Unreinforced Masonry Building Study Areas or the soils or foundation system that support the building.

The Unreinforced Masonry Building Appeals Board shall also have the authority to recommend to the Director reasonable interpretations of the provisions of this Code.

105.7.5 Form of application c action by the Unreinforced Masonry Building Appeals Board. All applications to the Unreinforced Masonry Building Appeals Board shall be made in writing and shall be filed with the Secretary of the Unreinforced Masonry Building Appeals Board. The Unreinforced Masonry Building Appeals Board shall act upon each application without unreasonable or unnecessary delay. See Section 110, Table 1-S – Unreinforced Building Retrofit – for applicable fees.

105.7.6 Procedure. The Unreinforced Masonry Building Appeals Board shall establish reasonable rules and regulations for its own procedures not inconsistent with the provisions of this code and the Charter of the City and County of San Francisco. The Unreinforced Masonry Building Appeals Board, by a majority vote, shall choose its officers, which shall consist of the President and Vice-President.

105.7.7 Quorum. Five members of the Unreinforced Masonry Building Appeals Board shall constitute a quorum, and action of the Unreinforced Masonry Building Appeals Board shall require the affirmative votes of not less than five members. No member of the Unreinforced Masonry Building Appeals Board shall pass upon any question in which the member, or any corporation in which the member is shareholder, holds an interest. A member of the Unreinforced Masonry Building Appeals Board may provide design or construction services on permit applications that come before the Unreinforced Masonry Building Appeals Board provided that member abstains from both any discussion and any decisions the Unreinforced Masonry Building Appeals Board may take on those permit applications.

105.7.8 Meetings. Meetings of the Unreinforced Masonry Building Appeals Board shall be scheduled at a regular place and time but not less than once monthly. The exact place and time shall be established by the Unreinforced Masonry Building Appeals Board in its rules and regulations of procedure. All meetings of the Unreinforced Masonry Building Appeals Board shall be public meetings. The regular meeting of the Unreinforced Masonry Building Appeals Board may be canceled only when there are no applications pending before the Unreinforced Masonry Building Appeals Board or a quorum is not available.

105.7.9 Decision by resolution. Every decision and recommendation of the Unreinforced Masonry Building Appeals Board shall be by resolution filed with the Director. A copy shall be mailed to the applicant. A copy shall also be filed with the Director who shall notify interested bureaus of departments charged with the enforcement of the Building Code. The Unreinforced Masonry Building Appeals Board shall arrange for a subscription service to its agenda and decisions, the entire cost of which shall be borne by the subscribers.

105.7.10 Record of meetings. The Unreinforced Masonry Building Appeals Board shall maintain a tape recording of each meeting. Upon request, these tape recordings shall be made available for duplication by independent agencies with proper security afforded as determined by the Building Inspection Commission. All costs of duplication shall be borne by the party requesting duplication.

105.7.11 Further appeal. Any action of the Unreinforced Masonry Building Appeals Board may be appealed to the Building Inspection Commission as provided in the Charter of the City and County of San Francisco, provided, however, that, in considering such an appeal, the Building Inspection Commission shall not have any greater authority than that granted to the Unreinforced Masonry Building Appeals Board under this section. If the decision of the Building Inspection Commission differs from that of the Unreinforced Masonry Building Appeals Board, the Building Inspection Commission shall, in a written decision, specify wherein there was an error in the interpretation of the provisions of the code or abuse of discretion on the part of the Unreinforced Masonry Building Appeals Board, and shall specify in its findings, as part of such written decision, the facts relied upon in arriving at its decision.

Section 105.8. Add the following new section:

105.8. Appellate Authority of the Building Inspection Commission. The appellate authority of the Building Inspection Commission is as set forth in Section D3.750-4 of the San Francisco Charter, as implemented by Chapter 77 of the San Francisco Administrative Code.

Section 106.1. Revise this section as follows:

106.1 Permits Required. Except as specified in Section 106.2 of this section, no building, structure, property, or portion thereof regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished, nor shall any site be graded, quarried, excavated or filled unless a separate permit for each building, structure, property or portion thereof has first been obtained from the building official. When considering an application for a permit for development of adwellings as defined in Chapter 87 of the San Francisco Administrative Code, the Department of Building Inspection shall comply with that chapter which requires, among other things, that the Department of Building Inspection not base any decision regarding the development of adwellings in which aprotected class members are likely to reside on information which may be discriminatory to any member of a aprotected class (as all such terms are defined in Chapter 87 of the San Francisco Administrative Code). [Amended 11-22-1999 by Ord. No. 310-99]

Section 106.1. Add the following sections:

106.1.1 Separate permits required. Where buildings or structures are constructed on top of a base structure, and such structures are likely to have their own addresses or functional identities, separate permits shall be required for the base structure and for each of the top buildings or structures.

106.1.2 Permit and Fees for Grading, Excavation, or Filling of Land. The valuation for the permit shall be based on the volume of material to be handled, and on a cost schedule posted in the Department. The permit and plan review fees shall be the same as those for new construction. See Section 110, Table 1-A Building Permit Fees, and Table 1-B Building Permit Application and Plan Review Fees. See Chapter 33 and Appendix Chapter 33 for general grading provisions.

106.1.3 Permits and Fees for Sub-Sidewalk Space. A building permit shall be

obtained for construction of sub-sidewalk space. The fee for said permit shall be the fee set for building permits. See Section 110, Table 1-F c Speciality Permit Fees c for applicable fees.

Permits for the use of sub-sidewalk space, except for subsurface space used to connect a building, structure or property with the San Francisco Bay Area Rapid Transit district facilities, shall be granted after approval by the Director and the City Engineer. Permission for the use of subsurface space to connect with the San Francisco Bay Area Rapid Transit District facilities, shall be granted only as set forth in Section 106.1.3.1. The City may reserve any part of the sub-sidewalk space for its own use or the use of the public. The Board of Supervisors reserves the right to suspend or annul the privilege of maintaining such sub-sidewalk space or to exact a license or rental for the use thereof. The granting of a permit to use the sub-sidewalk space shall carry with it the right to excavate the space and to build the necessary retaining walls. If the street in front of the building is paved, a deposit will be required of the sub-sidewalk space. See Section 110, Table 1-F c Speciality Permit Fees c for required deposit. The deposit will be refunded to the permittee upon the endorsement of the permit issued therefor and a certificate from the Department of Public Works, Bureau of Engineering, certifying to the satisfactory condition of such roadway at the end of two years after the time the pavement was restored. Should the permittee fail to restore any pavement, the Director of the Department of Public Works may, after 10 days' notice in writing posted on the building, restore the pavement and deduct the cost of such restoration from the deposit. In lieu of the deposit required herein, a bond in the amount of the deposit may be accepted in the manner set forth in Article 8 of the San Francisco Public Works Code.

No permit shall hereafter be issued by any officer, board or commission of San Francisco to make use of the sub-sidewalk space within the street lines of Market Street between Steuart Street and Castro Street, except a permit may be granted for the use as sub-sidewalk space for the following:

1. The space lying contiguous to the property line and extending along a line parallel thereto and up to 22 feet distant therefrom wherever such space is located in Market Street between Steuart Street and Van Ness Avenue.

2. The space lying contiguous to the property line and extending along a line parallel thereto and up to 10 feet distant therefrom wherever such space is located in Market Street between Van Ness Avenue and Castro

Street.

Due consideration shall be given to the needs and requirements for the use of sub-sidewalk space by public utilities.

The remainder of the sub-sidewalk space is hereby expressly reserved for public use.

106.1.3.1 Subsurface Connection to San Francisco Bay Area Rapid Transit District Facilities. Permission to use subsurface space to connect any building or structure or premises with the San Francisco Bay Area Rapid Transit District facilities shall be first obtained from the Board of Supervisors of San Francisco by resolution, prior to filing a permit to construct the connection. The Board of Supervisors reserves the right to suspend or annul the permission to use any subsurface space to connect any building, structure or premises with the San Francisco Bay Area Rapid Transit District facilities or to exact a license or rental for the use thereof. Upon the Board of Supervisors passing a resolution approving the connection, an application for a building permit to construct the connection shall be filed with the Department. The application, together with plans and specifications, shall be referred for approval to the Planning Department, the Department of Public Works, Bureau of Engineering, and any other department having jurisdiction. If approved, the approvals shall be endorsed in writing on the application by the respective departments and bureaus. The Department shall issue a building permit when the application has been approved by the Director, and upon payment of all required permit fees. In addition to the building permit and plan checking fees, the deposit required in Section 106.1.3 shall also be paid to the Department and refunded as set forth in Section 106.1.3, provided that all work under the building permit has been satisfactorily completed.

106.1.4 Permits and Fees for Moving Buildings.

106.1.4.1 General. The applicant for a permit for moving a building shall pay a permit fee for documentation and inspection of the moving work. See Section 110, Table 1-F c Specialty Permit Fees c for applicable fee. A permit and plan review fee for work required at the building=s new site shall be per Section 110, Table 1-A c Building Permit Fees, and Table 1-B c Building Permit Application and Plan Review Fees.

106.1.4.2 Permit application for new site. Before a permit may be issued for moving a building, a building permit must be obtained for the necessary

alterations and additions to the building on the new site. The application for the alterations at the new site ~~are~~ is to be accompanied by complete plans showing floor plans, elevations, plot plan, and such other information as contained in Section 106.3.3 as may be required by the Director.

106.1.5 Permit and Fees for Demolition of Buildings. A permit shall be required for demolishing any structure. See Section 110, Table 1-F ◊ Specialty Permit Fees ◊ and Section 110, Table 1-L ◊ Public Information ◊ for applicable fees. See Section 3303 for general requirements.

106.1.6 Permits and Fees for Chimneys, Flues. A flue permit shall be required to erect, construct, alter or repair any chimney or flue except when it is a Type 1 grease hood or is constructed of masonry. A separate flue permit shall be required for each flue or chimney. Grease and masonry flues and chimneys shall require building permits per Section 106.

Permits for chimneys or flues in new buildings may be issued in prepaid books. The Director and the Controller are hereby authorized to make the necessary rules and regulations for the issuance, use, accounting, and return of the permits issued in book form. See Section 110, Table 1-F ◊ Specialty Permit Fees ◊ for applicable fees.

106.1.6.1 Permits for boiler flues. A boiler flue permit shall be required to:

1. Install, alter, or replace any boiler flue or section thereof;
2. Install any approved type heat reclaimer or other approved type device within a boiler gas flue.

106.1.7 Permits and Fees for Temporary Buildings or Structures. A permit is required for the construction and erection of temporary reviewing stands, bleachers, grandstands and other miscellaneous structures. The Director may require that any temporary building or structure be inspected by a registered civil engineer and found to be in compliance with all provisions of this code before it is permitted to be used by the public. See Section 110, Table 1-F ◊ Specialty Permit Fees ◊ for applicable fee.

106.1.8 Garage Door Permits and Fees. A garage door permit shall be required for the installation of such doors in existing buildings. See Section 110, Table 1-F ◊ ~~Garage Door Permits ◊~~ Specialty Permit Fees - for applicable fee. Permits for such doors in private garages may be issued in prepaid books. The

Director and the Controller are hereby authorized to make the necessary rules and regulations for the issuance, use, accounting and return of the permits issued in book form.

The provisions of this section shall not apply where structural alterations are made, or are required in connection with the installation of garage doors. This section also shall not apply to the alteration, repair, or replacement of garage doors in public garages. In all these cases, the permit and fee requirements of Sections 106, 107 and 110 shall apply.

~~**106.1.9 Permits and Fees for Temporary Building or Structure.** *The erection of temporary buildings or structures, including those on grade and on the roof of buildings, bleachers, grandstands, reviewing stands, and other temporary structures shall require a building permit. See Section 110, Table 1-A c Building Permit Fees c for applicable fees.*~~

106.1.10 Permits and Fees for Signs.

106.1.10.1 General. A sign regulated under Chapter 31F shall not be erected or altered until a sign permit has been obtained for such work. Application for a permit shall be made at the Department on supplied forms. Where signs are illuminated by electric lighting, a separate permit shall be obtained as required in the Electrical Code. Replacement of copy on the face of a sign, without affecting the structural members or the attachment to a building, structure, or the ground, shall not require a sign permit.

106.1.10.2 Permit fees. Permit fees for signs shall be based upon the type of sign, whether electric, non-electric or ground sign, and area of sign face. Where sign is multi-faced, one-half of the total sign face area shall be used for fee determination. See Section 110, Table 1-B c Building Permit Application and Plan Review Fees c for applicable fees.

Standardized signs that have been approved and for which plans are on file with the Department are eligible for a fee reduction. See Section 110, Table 1-H c Sign Permit Fees.

106.1.10.3 Plan review fees for signs. See Section 110, Table 1-B c Building Permit Application and Plan Review Fees c for applicable fee.

106.1.11 Permit and Fees for Residential Elevators and Lifts.

106.1.11.1 General. An elevator or lift regulated under Chapter 30 shall not be installed or altered until a building permit has been obtained for such work.

106.1.11.2 Fees. The permit fees and plan review fees shall be those required in Section 110, Tables 1-A and 1-B. The valuation shall be based on the total installation, including those portions, if any, which are regulated by the State.

106.1.11.3 Exemption. Elevators regulated by the State of California are exempt from permits and the provisions of this code. However, the elevator shafts and enclosures, and any structural alterations or strengthening work to accommodate the installation, shall comply with the permit and other requirements of this code.

106.1.12 Permit and fees for boilers. A separate building permit shall be required for a new boiler installation or replacement except where a building permit has been issued which included such work, the fee for which shall be the minimum fee per Section 110, Table 1-A c Building Permit Fees. In addition, a permit to operate the boiler is required and shall be charged a fee based on the schedule in Section 110, Table 1-M c Boiler Fees. The fee for renewal of a permit to operate shall be based on the same schedule. Such fee shall be paid whether or not a permit to operate is issued. All fees shall be paid at the time of application for permits. Any additional fees billed will be increased to twice the billed amount when payment is not received by the Department within 30 days of billing. Failure to pay required fees will result in cancellation of the issued permit to operate. See Chapter 10 of the Mechanical Code for boiler requirements.

106.1.13 Permit and fees for Change in Occupancy or Use. Whenever a change in occupancy or use is made, a building permit shall be required to legalize the changed use or occupancy. The fee shall be the minimum fee required for filing for a permit and must be secured prior to the change of occupancy.

In the event any alteration work is required, the alteration permit shall be considered sufficient for this requirement and no additional permit will be required or additional fee required for the change in use or occupancy except as set forth in Section 109.8.

Section 106.2. Revise the following items:

106.2 Work Exempt from Permit. A building permit shall not be required for the following:

1. One-story detached accessory buildings or structures used as tool and storage sheds, playhouses and similar uses, provided the projected roof area does not exceed 100 square feet.

2. Fences not over 6 feet (1829 mm) high located at the rear and side lot lines at the rear of the property, and all fences not over 3 feet in height.

3. Amusement devices not on fixed foundations.

7. Platforms, walks and driveways when not part of an exit, and not more than 30 inches (762 mm) above grade and not over any basement or story below.

10. Minor repairs to existing interior plaster or wallboard, except when part of a fire-resistive assembly.

Section 106.2. – Work Exempt from Permit. Add the following items after Item 12:

13. Reroofing without the installation, repair or removal of roof sheathing, if the total surface area of the roof reroofed in any 12-month period does not exceed 25 percent of the entire surface area of the roof.

14. Surface mounting of readily removable materials on interior walls.

15. Work performed on structures owned and occupied by the Federal or State government. This exemption shall not apply to privately-operated structures erected on government-owned land, or to privately-owned land or structures leased to the Federal or State government, or to structures owned and operated by State educational institutions unless such structures are owned and used exclusively for educational purposes or other uses related to the institution's educational purposes, such as student cafeterias or dormitories.

16. Installations or replacement of floor coverings in areas other than bathrooms and toilet rooms not requiring the removal of existing required flooring.

17. Repair and replacement of glazing in conformity with this code, and provided wire glass shall be replaced in kind.

18. Replacement of doors, except garage doors, in all occupancies, provided they are not part of fire-resistive assemblies required by this code.

19. A system of six or fewer automatic fire sprinkler heads. A

plumbing permit only shall be required when up to six heads are to be installed.

20. Work performed on structures owned or leased by the City and County of San Francisco where the construction or modification of said structure is financed in whole or in part by the issuance of lease revenue bonds prior to July 1, 1989.

Section 106.3.1. Application for Permit. Revise the noted requirement as follows:

3. For new buildings or structures, indicate the use or occupancy of all parts of the building or structure for which the proposed work is intended. For alteration work, indicate the proposed use or occupancy and the most current legal use or occupancy of all portions of the building or structure affected by or relevant to the proposed work.

6. Be signed by the owner, or the owner's authorized agent, who may be required to submit evidence to indicate such authority. Such agent shall be responsible for advising the owner of all conditions attached to the application by the various approving agencies.

Section 106.3.1. Add the following requirements:

8. Include, when available, the name, address, and telephone number of the owner, architect, engineer and contractor. When applicable, State and City license numbers shall be indicated.

9. Contain an agreement by the owner of the premises to hold harmless the City and County of San Francisco and its officials and employees from all costs, liability and damages resulting, whether directly or indirectly, from use or occupancy of the sidewalk, street, or subsidewalk space, or from anything in connection with the work included in the permit. The agreement shall run with the land and be binding on all of the owner's successors in title.

Applications are transferable without payment of additional fees when the new owner or owner's agent submits a letter to the Department agreeing to all conditions of approval, stipulations and agreements contained on the application.

Section 106.3.1.1 Add the following section:

106.3.1.1 Application processing. The application, plans, specifications and other information submitted shall be referred for such review and approval as is required under applicable ordinances and laws. Each such reviewing bureau, department or agency shall indicate on the application its approval, approval with conditions, or disapproval.

Section 106.3.2. Revise this section as follows:

106.3.2 [Amended 1-24-2000 by Ord. No. 8-00]

Submittal documents. Plans, specifications, engineering calculations, diagrams, soil investigation reports, special inspection and structural observation programs and other data shall constitute the submittal documents for a permit. When such plans are not prepared by an architect or an engineer, the Director may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a licensed architect or engineer. The Director may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such even if not required by State law. Materials submitted by a licensed architect or engineer must be signed and sealed with an original signature on the first sheet of each set of documents, and facsimile stamps plus the required registration seal of the architect or engineer on the balance of the sheets.

Two complete sets of plans and specifications and three copies of the soil investigation report (when required), shall be submitted. Additional complete sets of plans and specifications may be required for special permit processing services that may be offered by the City and County of San Francisco.

Exceptions

1. The requirements for plans or specifications may be waived by the Director, provided that the nature and extent of the proposed construction can be clearly described in writing, and such a description is filed with the application.

2. In addition to all other requirements of this Section 106.3.2, the following requirements shall apply to applications for construction of new buildings or structures, and to alterations that involve a substantial increase in the building envelope of an existing building or structure, within the Edgehill Mountain Slope Protection Area, created by Building Code Section 106.4.1.2:

The Director may not waive the requirements for submittal documents set

forth in this Section 106.3.2.

Submittal documents shall include (1) plans prepared by a State-licensed architect or engineer and (2) a construction/staging plan establishing that the proposed construction will not compromise the health, safety or welfare of neighboring property owners. Submittal documents shall demonstrate to the satisfaction of the Director, based on consultation with and written communications from appropriate City officials, including the Director of the Department of Public Works, that there is sufficient infrastructure (including utilities and streets) to support the proposed residential development and that the proposed emergency vehicle access routes comply with the standards in use by the Fire Department or similar agency in effect at the time the application is submitted.

Section 106.3.2.1. Add the following section:

106.3.2.1 Incomplete applications. The Department will not process an application which is not completely or properly filled out pursuant to the requirements of this section. When the submittal documents do not contain the information required by this the application shall not be accepted.

Section 106.3.2.2. Add the following sections:

106.3.2.2 Demolition. An application for a permit to demolish a building or structure shall not be deemed complete until the applicant declares under penalty of perjury that every party who has a recorded interest in the property that is the subject of the application has been notified of the filing of the application. See Section 110, Table 1-L c Public Information c for fee to defray the cost of maintaining records of such declarations and other attendant costs.

106.3.2.2.1 Demolition application and notification. Upon receipt of an application which would authorize the tearing down or demolition of a building or structure, the Department shall mail written notice to the owners of properties at least 300 feet in every direction from the edge of the property on which the proposed demolition work will take place, as shown on the last annual tax roll, and shall provide notice to each residential tenant of the property that is the subject of the application and of the property immediately adjacent to such property. Said notice shall include the street address of the proposed work and the name and address of the property owner

and, if known, of the contractor.

106.3.2.2.2 [Amended 1-10-2000 by Ord. No. 6-00] Notice to interested parties. Any or the following organizations or groups may request notification of the receipt by the Department of an application for a demolition permit and of the issuance thereof:

1. Architectural or historic preservation or housing conservation groups.
2. Recycling companies.

Such request shall be in writing to the Department, on forms furnished by the Department. The organization or group shall specify the area(s) of the City and County of San Francisco for which notification is requested, and the Director shall establish the boundaries of such areas for purposes of such notification. Requests shall be made annually, within 30 days after July 1 of each year. See Section 110, Table 1-L c Public Information c for fees. Fees may be prorated by the Department for any requests which are received at other times during the year.

Section 106.3.2.4. Add the following section:

106.3.2.4 Substantial alterations c Notification, sign posting and affidavits. In addition to any other requirements for notice set forth in this code, the following shall apply:

Any person filing an application to substantially alter, as that term is defined by the Director, an apartment house or residential hotel (as defined in Section 41.4(p) of the San Francisco Administrative Code) that contains five or more dwelling units shall post a sign at least 15 inches by 15 inches in a conspicuous common area of the apartment house or residential hotel for at least 15 days with the following information: notice that the application has been made, the nature of the work to be performed, the means of obtaining information from the Department, and the procedure for appealing the issuance of building permits. In occupied residential unreinforced masonry buildings, required signs shall also include specified information provided by the Director. The applicant shall thereafter submit an affidavit signed under penalty of perjury stating that the sign has been posted as required by this section. See Section 110, Table 1-L c Public Information c for fee to defray the cost of maintaining records of said affidavits. The Director shall not approve the application until this affidavit is submitted. If there is reason to believe that the sign was not posted as required, the Director shall

investigate the matter, shall provide the applicant an opportunity to respond to any complaint of noncompliance, shall determine whether the requirements of this section have been substantially met, and shall cancel an application or revoke the permit if it is determined they have not been substantially met.

106.3.2.5. Add the following sections:

106.3.2.5 c Hazardous Wastes.

106.3.2.5.1 Soil Sampling and Analysis Required. Applicants for any building or grading permit which involves the disturbance of at least 50 cubic yards (38.23 m³) of soil shall comply with the requirements for soil sampling and analysis of Article 22A of the Public Health Code when any part of the work will occur either bayward of the 1851 high-tide line as indicated on the Map of the City and County of San Francisco (adopted June 27, 1986) (see Figure 1-1) which is maintained for public distribution by the Director, or in any area of the City and County of San Francisco where the Director of Public Health has reason to believe that the soils may contain hazardous wastes.

106.3.2.5.2 Permit Approval. No building permit application subject to the requirements of this Section shall be approved until the Department receives written notification from the Director of Public Health that the applicant has complied with all applicable provisions of Article 22A of the Public Health Code, or that the requirements have been waived.

Exception: 1. The Director may issue a site permit pursuant to Section 106.3.4.2 prior to the time an applicant complies with this Section.

2. Site permit addenda and other permit(s) may be issued to undertake soil sampling or mitigation measures to comply with this section.

106.3.2.5.3 No Time Limits. For the purposes of completing the requirements of this Section, the time limitations set forth in Section 106.3.7 of the San Francisco Building Code do not apply.

106.3.2.5.4 Permit Notification. All building permits and grading permits issued by the Central Permit Bureau shall bear notice of the above requirements and of the owner=s responsibility for identifying and mitigating hazardous wastes.

Section 106.3.3. Revise this section as follows:

106.3.3 Information on plans and specifications. Plans and specifications shall be drawn to scale on substantial paper or cloth of a size not less than 11-inch by 17-inch and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules, and regulations. Specific plans and information required shall include any of the following that is appropriate for the work being proposed:

1. The Assessor=s block and lot number on the first sheet or page of each set of plans and other submittal documents.

2. A dimensioned plot plan showing sidewalk widths, street widths, lot lines, locations of proposed or existing buildings or structures on the property, and full widths, heights, and setbacks of buildings on adjacent properties where their locations or heights affect the code requirements of the subject building or structure. Locations of parking or loading spaces, and of aboveground hydrants and utility poles shall also be shown. The Director may require the owner to have the lot surveyed and staked by a registered land surveyor or registered civil engineer so that the proper location of the building on the lot may be determined. A copy of this survey shall be filed with the application for the permit.

3. All existing and future finished grades for new building or structures and additions to existing buildings or structures, including official curb and street grades.

4. Complete dimensioned exterior elevations showing types of wall materials, locations and sizes of wall openings, roof heights and setbacks from property lines. The existing and future exterior grade profiles on each side of the building extending to any adjoining buildings, structures, or properties which might be affected by this work shown on the elevations unless a topographic map prepared by a licensed surveyor is submitted.

5. Dimensioned architectural floor plan for each floor, basement and roof unless the floor plans are identical. The scale shall be not less than 1/8 inch to 1 foot unless otherwise permitted by the Director. The floor plan shall show the gross area of each use area on each floor, and the total area of each floor. Structural, mechanical, and other detailed information shall not be superimposed unless the resultant floor plans are clearly legible and understandable.

6. For alteration work, ~~show~~ all existing partitions and construction

that are to be removed or altered and all that are to remain unchanged.

7. Identification on the architectural floor plans of the use or occupancy classifications of all new and existing areas of the building.

8. Cross-sections as necessary, including information on location and depth of footings of adjacent buildings or structures which might be affected by this work.

9. Information regarding all architectural and structural materials to be installed in the building.

10. Details of all fire-resistive assemblies and elements, and provisions for maintaining the integrity of fire-resistive assemblies or elements where penetrated.

11. Information regarding the installation, location and support of building utilities, including plumbing systems, and electrical equipment, wiring and systems.

12. Structural plans and calculations detailing all components of the vertical load carrying system, including joists, beams, girders, columns, bearing walls, and locations and depths of footings. Connection details and cross-sections to show how the loads are transferred and carried from the roof to the foundation. Live load clearly designated on the plan for each use area.

13. Structural plans and calculations detailing all elements of the lateral force resisting system, including horizontal and vertical diaphragms, connections and details, that completely identify the lateral force load path from the roof to the foundation.

14. Special inspection and structural observation program required by Sections 106.3.5, 1701, and 1702.

15. Geotechnical report when work involves significant grading, excavation or fill, or uses special foundations; or when the site is included in the State of California Seismic Hazard Zones map, Special Soils Map, or other area identified by the Director. See Section 3309 for additional grading permit requirements.

16. Hydraulic design drawings and calculations for sprinkler systems and standpipes.

17. Information on plans demonstrating compliance with energy conservation requirements.

18. Information on plans demonstrating compliance with applicable sound transmission requirements.

19. Information on plans demonstrating compliance with applicable disabled access requirements.

20. Information on plans demonstrating compliance with water conservation and reclamation requirements.

~~20~~1. Landscaping and irrigation plans, when required by the Planning Department, Department of Public Works, or other agencies.

~~21~~2. Photographs when required by the Planning Department or other agencies.

23. For a building that is an unsafe structure as defined in Section 102, ~~the application shall contain~~ sufficient information to show how all unsafe conditions will be corrected.

24. All other information necessary for determining compliance with applicable codes and regulations.

Section 106.3.4.2. Replace this section with the following:

106.3.4.2 Site permit. A site permit may be issued for the construction or major alteration, as that term is defined by the Director, of a building or structure upon approval of preliminary drawings and before the entire working drawings and specifications of the building or structure have been completed and submitted for approval.

Such preliminary drawings and specifications shall clearly indicate the nature, character and extent of the work proposed. The application procedure shall comply with Sections 106.1 through 106.4 except for the completeness of plans. The permit fees and plan checking fees shall be as set forth in Section 110, Table 1-A c Building Permit Fees, and Table 1-B c Building Permit Application and Plan Review Fees, and shall be calculated on the basis of the total valuation of the work. No construction work shall be done under the site permit. Construction may proceed after the appropriate addenda have been issued. In no case shall construction exceed the scope of the issued addenda.

Plans for construction may be divided and submitted in accordance with an addenda schedule approved in writing by the Director. See Section 110, Table 1-B c Building Permit Application and Plan Review Fees c for applicable fee.

The holder of such permit and addenda shall proceed with approved addenda work at the permittee's own risk, without assurance that approvals for the remaining addenda or for the entire building or structure will be granted.

Each addendum shall be considered an application for the purposes of Section 106.3.7. When an addendum or site permit is canceled after being held in abeyance for the stipulated time period, the site permit and all approved or pending addenda shall also be deemed to be canceled. When a site permit has

been canceled, an alteration work application shall be required to resume processing. The provisions of Section 107.3.2 shall apply to such alteration work application:

Section 106.3.6. Add the following section:

106.3.6 Permit process expediter. Every building permit application which requires the approval of three or more bureaus, departments, agencies or subdivisions thereof of any federal, state and local government body shall be reviewed by a Permit Process Expediter. The Permit Process Expediter shall be under the jurisdiction of the Director. The duties of the Permit Process Expediter shall be to facilitate the coordination of interdepartmental review of the permit application so that time limitations for review by a bureau, agency, department or subdivision thereof are maintained in compliance with the applicable procedures set forth by the governmental body, to provide the public with any information concerning mandatory permit procedures or requirements, and to process all complaints caused by the lack of coordination among the departments, bureaus or agencies or subdivisions thereof. See Section 110, Table 1-B c Building Permit Application and Plan Review Fees. The fee for such service shall be paid upon filing of an application for a new building, and upon issuance of a building permit for alteration work.

Section 106.3.7. Add the following section:

106.3.7 Cancellation of application during processing. The Director may hold in abeyance, or reject any application, plans, or specifications filed which in the Director's opinion, do not provide the necessary information in a clear and concise manner as required in Section 106.3.3, and shall cancel such an application upon the expiration of the time period set forth below.

During the processing of the application, any corrections, additional information, plans or documents that are necessary to complete the processing by any of the enforcing agencies shall be submitted and approved within the following time limitations:

Valuation	Time Limitation
Under \$100,000	60 calendar days
\$100,000 to \$1 million	90 calendar days
Over \$1 million	120 calendar days

The above time limits shall start when the applicant or the applicant's representative has been notified by the enforcing agency representative that corrections are required. The time limitation shall apply until all corrections have been satisfactorily made. A one-time extension of 60 days may be granted by the Director at any point during the approval procedure, upon written request by the applicant and payment of fee. See Section 110, Table 1-J c Miscellaneous Fees c for applicable fee. In the event an extension of time extends the life of an application beyond the effective date of the adoption of a new code, the Director may require that all or part of the application be subject to the provisions of the new code. In the event the corrections have not been made within 21 days before the end of the stated or extended time period, the Department shall notify the applicant by certified mail that the application will be canceled in 21 days unless the plans are made approvable within that time. An application which exceeds the stated or extended time period after such notice shall be deemed canceled without further action by the Department.

A separate time limit period shall apply for each of the review stages within the enforcing agency; however, at no time shall the time limitation in any one review stage exceed that stated above.

Section 106.3.8. Add the following section:

106.3.8 Disapproval of application. Any application that does not meet the requirements of this Code or any other laws, ordinances or regulations enforced by any interested departments or agencies shall be disapproved by the Director or upon request by the applicant. If such a request is not made, the application shall be held in abeyance and then canceled as provided for in Section 106.3.7.

Section 106.3.8.1. Add the following section:

106.3.8.1 Withdrawal of application. Applications filed for permits may be withdrawn by the owner, provided that no part of the work proposed on the application has been performed.

Section 106.3.9. Add the following section:

106.3.9 Cancellation of approved application. The Department shall cancel an application 120 calendar days after notification of approval was mailed to the applicant if the applicant has failed to pay the fees and obtain the permit. The Department shall notify the applicant by certified mail 21 days prior to any cancellation action. If the permit is not obtained within those 21 days, the application shall be deemed canceled without further action by the Department. Upon written request by the applicant prior to cancellation, a one-time 60-day extension may be granted by the Director, provided such extension had not been previously granted under Section 106.3.7 above. See Section 110, Table 1-J c Miscellaneous Fees c for applicable fee.

EXCEPTIONS: 1. For applications resulting from enforcement actions initiated by the Director to abate code violations, the above time limits shall be reduced to 30 days and 10 days, respectively. The Director may grant a 30-day extension for hardship or procedural error. Upon cancellation, such cases shall be referred to the City Attorney for legal action.

2. The above time limits shall not apply to applications which are subject to the work without permit investigation fee per Section 110, Table 1-K c Penalties, Hearings, Code Enforcement Assessments. Such applications shall be canceled only through specific action by the Director.

Section 106.4.1.1 Add the following section:

106.4.1.1 Transfer of Permit. Permits are transferable without payment of fees when the new owner submits a letter to the Department agreeing to all conditions of approval, stipulations and agreements contained on the approved application.

Section 106.4.1.2. Add the following section:

106.4.1.2 Edgehill Mountain Slope Protection Area. [Added 1-24-2000 by Ord. No. 8-00]

106.4.1.2.1 Creation. There is hereby created the Edgehill Mountain Slope Protection Area, which is generally bounded by Garcia Avenue, Vasquez Avenue, Kensington Way and Ulloa Street and traversed by Edgehill Way. The Edgehill Mountain Slope Protection Area is comprised of the following Assessor=s Block Numbers: 2875, 2876, 2923, 2933, 2934, 2935, 2936A, and 2936B. Heightened review of certain permit applications, as provided in this section, shall be made in this area.

106. 4. 1. 2. 2 Purpose. Because landslides, earth movement, ground shaking and subsidence are likely to occur on or near the Edgehill Mountain Slope Protection Area, causing severe damage and destruction to public and private improvements, the Board of Supervisors finds that the public health, safety and welfare is best protected if the Director of Building Inspection causes permit applications within the Edgehill Mountain Slope Protection Area for either (1) construction of new buildings or structures or (2) alterations that involve a substantial increase in the envelope of an existing building or structure, to be peer reviewed for structural integrity and effect on hillside stability. The requirements herein for projects in the Edgehill Mountain Slope Protection Area are in addition to all other applicable laws and regulations, including any and all requirements for environmental review under the California Environmental Quality Act; compliance with the requirements contained herein does not excuse a project sponsor from compliance with any other applicable laws and regulations.

106. 4. 1. 2. 3 Mandatory review by Structural Advisory Committee and other city officials. All permit applications submitted to the Central permit Bureau for construction of new buildings or structures or alterations that involve a substantial increase in the envelope of an existing building or structure (as determined by the Director) within the Edgehill Mountain Slope Protection Area shall be submitted to and reviewed by the Structural Advisory Committee, as defined by Building Code Section 105. 6. No permits for such properties located within the Edgehill Mountain Slope Protection Area shall be issued unless and until the Director has consulted with and received a written communication from representatives of the Department of Planning, Department of Public Works and Fire Department, each of whom has made a visit to the site for which the project is proposed, and the Director has received a written report from the Structural Advisory Committee concerning the safety and integrity of the proposed design and construction. As part of its review, the Structural Advisory Committee shall consider the effect that construction activity related to the proposed project will have on the safety and stability of the Edgehill Mountain Slope Protection Area.

106. 4. 1. 2. 4 Mandatory denial by the Director. In the event that the Structural Advisory Committee determines that there is a reasonable possibility that the proposed design and construction might result in unsafe conditions or might increase the likelihood of hillside instability, the

Director shall deny the permit. The Director=s decision to deny the permit is appealable only to the Board of Appeals.

Section 106.4.2. Replace this section with the following:

106.4.2 Retention of approved construction documents. One set of approved construction documents shall be provided to the party obtaining the permit. The owner shall be responsible for keeping these documents on the building site at all times and making them available for inspection and use by the inspector during such construction until final inspection has been made; failure to do so shall result in stoppage of work. The approved construction documents shall not be changed, modified or altered without authorization from the Director; all work shall be done in accordance with these documents.

One set of approved construction documents for all building permits shall be retained by the Department in reproducible form as public records.

Section 106.4.3 Revise the section as follows:

Section 106.4.3 Validity of permit. The issuance of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other applicable laws and regulations. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

The issuance of a permit based on plans, specifications and other data shall not prevent the Director from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or other applicable laws and regulations.

Section 106.4.4. Replace this section with the following:

106.4.4 Expiration. Every permit issued by the building official under the provisions of this code, unless an extension of time has been specifically approved by the Director, shall expire by limitation and become null and void when the time allowed in Table A is reached, or when any of the following circumstances is applicable:

1. If the building or work authorized by such permit is not started within 90 days from the date of such permit, except for site permits with a

valuation of \$2,500,000 or more and Director-initiated code compliance permits.

2. For site permits with a valuation of \$2,500,000 or more the work shall start within 18 months or half the time period specified in Table A whichever is the greater amount of time.

3. For Director-initiated code compliance permits, the work shall start within 30 days from the date of such permit.

4. If the building or work authorized is suspended or abandoned at any time after the work has started, for a period as follows:

4.1 Thirty days for Director-initiated code compliance permits.

4.2 Ninety days for all other permits.

5. An extension of time from the stated periods may be permitted for good reason, provided such requests for an extension are submitted to the Chief Building Inspector in writing prior to the end of the time period accompanied by payment of a fee. Unless approved by the Director, no more than three extensions of time may be granted. Any inspections performed during the extended portion of the life of the permit will require payment of inspection fees in addition to the basic extension fee. See Section 110, Table 1-J c Miscellaneous Fees c for applicable fees. Each extension of time shall not exceed the following time periods:

5.1 180 days for site permits with a valuation of \$2,500,000 or more.

5.2 30 days for Director-initiated code compliance permits with a valuation of less than \$25,000.

5.3 90 days for all other permits. The maximum time allowed for Director-initiated code compliance permits shall be 12 months for all permits exceeding \$25,000 total valuation.

EXCEPTION: See Table 16B-A c Program Implementation Schedule c Footnotes 2 and 3.

6. A demolition permit shall expire 180 days after issuance. Only one extension of time of 90 days shall be granted upon written request to the Director.

7. The Director may administratively authorize the processing of applications involving compliance actions initiated by the Department, in a manner other than set forth in this code, so as to effect said compliance most expeditiously; provided however that due process is assured all applicants. In this regard, the Director may reduce the time periods set forth in this Section as they apply to a second application and permit required by the

Director to effect full compliance with this code and other applicable laws and regulations if by doing so code compliance would be more expeditiously accomplished.

EXCEPTION: In order to avoid repetitive filings and processing of applications to effect code compliance, the Director is hereby authorized to establish alternate procedures and extensions of time from cancellation pursuant to Section 106.4.1 and from expiration pursuant to this section, provided however that the Director, in establishing alternate procedures and extension of time, shall proceed as expeditiously as possible toward abatement of the violations.

When a permit is issued but delayed due to actions before the Board of Appeals or other City agencies, or cases in any court of competent jurisdiction, or is under review by a State or regional regulatory body, the time allowable shall be computed from the date of the final action of the agency or court of jurisdiction.

Section 106.4.4 Add the following sections:

106.4.4.1 Commencement of work on permit expired due to work not started.

Before work can be commenced on an expired permit on which no work was performed, a new application shall be filed and a new permit shall be obtained. If not more than one year has elapsed since the expiration of the original permit, the applicant is eligible for reduced fees. See Section 110, Table 1-B ◊ Commencement of Work Not Started. All other applicable fees in Section 110, Table 1-A shall be collected in the full amount. To qualify for the reduced fees, the original approved plans and specifications in the possession of the owner shall be submitted with the new application, together with a notarized certification that there are no changes made on those plans and specifications.

In the event a refund has been granted upon request of the applicant prior to commencement of the work, the provisions of this section shall not apply and a new permit shall be applied for and all fees shall be required to be paid.

106.4.4.2. Recommencement of work on permit expired due to work not completed. An alteration permit shall be secured for the work not completed. See Section 110, Table 1-F ◊ Specialty Permit Fees ◊ for applicable fee to defray cost of certifying site conditions. The permit fee shall be based upon the valuation of the uncompleted work. When the permit is for completing the

work as shown on the original approved plans, no additional plan review fee shall be required.

Where illegal or unsafe conditions are to be corrected the Director shall have the authority to establish, at the time the application for the permit is approved, a reasonable time within which such alterations authorized by the permit shall be completed.

Section 106.4.5. Add the following paragraph at the end of the section:

Any permit issued for which less than the correct permit and plan checking fees were paid shall be considered an invalid permit and shall be suspended until the complete bill of fees has been paid. Failure to pay the correct fees shall be sufficient grounds for denial of a temporary permit of occupancy or a permit of occupancy.

Section 106.4.6. Add the following section:

106.4.6 Notice of permit issuance. Within 24 hours after the issuance of a building permit authorizing the types of work described below, notice of such issuance shall be given in the manner set forth below.

1. For permits to demolish or erect a building or structure, or to move a structure to a new site, the permittee shall obtain from the Department a sign containing the following information: permit number; filing date; address and phone number of the agency to contact for information regarding permit issuance; the date of permit issuance; address and phone of agency to contact to appeal issuance of permit; name, address and phone number of permittee.

For unreinforced masonry buildings additional information shall be provided, as required by the Director.

See Section 110, Table 1-L c Public Information c for applicable fee.

The permittee shall cause the sign to be erected on the site of the property to which the application applies.

Location of Sign. The sign shall be clearly visible to passing motorists and passing pedestrians. In the case of moved buildings, the sign shall be posted at the site onto which the building is to be moved. The minimum dimensions shall be 30 inches by 30 inches, unless the permit relates to a

vacant site or a vacant building, in which case the Director may require a sign up to 8 feet wide and 4 feet high upon a determination that the larger sign will provide better public notice. If a larger sign is required, the permittee shall provide it and it shall contain the information set forth above. The sign required herein shall be installed as follows: The bottom edge of the sign shall be at least 6 feet above grade; the face of the sign be parallel to the main street frontage, and shall be located 5 feet or less from the street property line; the sign shall be attached to one or more posts substantially embedded into the ground in order to withstand wind or other load factors, or may be attached to an existing front building wall. The background color of the sign shall be white and the color of the text shall be black; the letter size of the first line shall be a minimum of 8 inches high; the size and style of the text shall be such that the message is clear and legible from a distance of 10 feet to a viewer with normal vision.

Duration of Sign Posting. The permittee shall cause the sign to be erected within 24 hours after a permit is issued. The sign shall remain posted until either the conclusion of the hearing on the permit before the Board of Appeals or the time for filing such appeal has lapsed without an appeal being filed. Work under a demolition permit shall not begin until fifteen days after the date on which the permit is issued.

Revocation for Noncompliance. The Director shall, after providing the permittee an opportunity to respond to any complaint of noncompliance, revoke any permit where the applicant has not substantially complied with the provisions of this section or Section 106.3.2.3 requiring notice of permit application and issuance.

The requirements contained in this code relating to notice are not intended to give any right to any person to challenge in any administrative or judicial proceeding any action for which notice is given if such person would not otherwise have the legal right to do so.

2. For a permit which would authorize a structural addition to an existing building, the Department shall mail written notice to the owners of properties immediately adjacent to the subject building as shown on the current tax roll. See Section 110, Table 1-L c Public Information c for applicable fee.

3. For a permit which would authorize the demolition or moving of a

building or structure, written notice shall be mailed to the owners of properties within 300 feet in every direction from the edge of the property on which the proposed demolition work will take place, or from which the building will be moved. Owners notified shall be as shown on the last annual tax roll. Notice to interested organizations or groups shall be made as provided in Section 106.4 of this code.

4. For changes in occupancy per this code, notice shall be provided as specified in Part III, Section 6 of the San Francisco Municipal Code. See Section 110, Table 1-L c Public Information c for applicable fee.

Section 106.4.7. Add the following section:

106.4.7 Additional work, permit required. When an approved permit has been issued, a separate permit for alteration work shall be required for any change in work or additional work as set forth hereafter. The fees for such additional work shall be as set forth in Section 110 fee tables, based on the difference in the valuation between the changed work and that of the original permit. The valuation shall be not less than \$1. Situations which require a separate permit include the following:

1. ~~The C~~onstruction differing ~~differs~~ from the approved construction documents sufficiently to require revised plans or additional plans to be submitted to the Department for approval, including changes in partition layout that impact other code requirements, changes in framing directions, spans, and locations of concentrated loads, and changes in types of materials used. See Section 110, Table 1-F c Specialty Permit Fees c for the assessment for this type of additional work.

2. ~~Proposed changes~~ Changes proposed to any building or structure which alter the exterior dimensions more than 6 inches either in vertical or horizontal dimension, alter the visual appearance through changes in exterior wall materials or windows, change the number of residential dwelling units, or decrease the amount of off-street parking provided.

3. ~~The V~~value of ~~the~~ additional work or ~~the value~~ of ~~the~~ changes exceedsing 10 percent of the valuation of the approved permit work or \$50,000 whichever is the lesser amount.

4. A change in occupancy or use, as defined in this code.

5. A change in the construction type of any portion of the building.

6. An unusual condition requiring a permit procedure to protect the interest of the public.

A separate alteration permit shall not be required where the change or additional work is required by the Board of Appeals as a condition of approving an appealed permit; however, revised plans and plan review fees, including back check fees, shall be required for any such change or additional work. The Board of Appeals may require, as a condition of approval, that revised plans be submitted to the Board for review.

Section 106.4.8. Add the following section:

106.4.8 Replacement of approved construction documents. When the permit holder's set of approved construction documents is not available as required by Section 106.4.2 a duplicate set of documents shall be submitted to the Department along with a notarized certification that such documents are identical to the approved construction documents except for notations by City agencies. The Department shall then copy such notations from its retained set to the duplicate set and shall stamp the duplicate set APPROVED.

See Section 110, Table 1-L ◊ Public Information ◊ for applicable fee.

Section 106.4.9. Add the following section:

106.4.9 Pre-application plan review or inspection. When a party wishes to discuss specific design issues or submit preliminary designs for review and comment by the Department prior to formal application for a permit, a request for pre-application plan review must be submitted in writing to the Director. See Section 110, Table 1-B ◊ Building Permit Application and Plan Review Fees ◊ for applicable fees. Payment of the minimum fee must be submitted with the letter of request.

In cases where on-site discussion with a field inspector is desired, the same request requirements apply. See Section 110, Table 1-G ◊ Inspections, Surveys and Reports ◊ for applicable fee.

Section 106.4.10. Add the following section:

106.4.10 Review of mechanical plans. When an application for a permit contains a mechanical component (separate from or in addition to energy conservation design) sufficient in scope or complexity to require review by a mechanical specialist, a fee for this service shall be assessed and is payable before issuance of the permit. See Section 110, Table 1-B C Building Permit Application and Plan Review Fees C for applicable fee.

Section 106.4.11. Add the following section:

106.4.11 Review of electrical plans. When an application for a permit contains an electrical component (separate from or in addition to energy conservation design) sufficient in scope or complexity to require review by an electrical specialist, a fee for this service shall be assessed and is payable before issuance of the permit. See Section 110, Table 1-B C Building Permit Application and Plan Review Fees C for applicable fee.

106.4.12 Express plan review. At the request of the applicant, with prior approval of the Director, and upon payment of an additional fee at filing (See Section 110, Table 1-B C Building Permit Application and Plan Review Fees C for applicable fee) applications for a permit shall be reviewed and completed by the Department of Building Inspection within 20 working days. Applicants must respond to requests for additional information, corrections, revised plans or other requirements necessary to the completion of review and issuance of the permit within five working days of the Department's first attempt to notify same of requirements. If the applicant fails to respond within 5 working days or said response does not satisfy the requirement, fees shall be retained and the application shall be reviewed per standard procedure. If the Department fails to complete its review within 20 calendar days, the additional fees shall be refunded to the applicant. This service is offered for plan review by the Department only and does not commit any other City agencies, such as the Planning Department or the San Francisco Fire Department, to the 20 working day review schedule.

106.4.13 - Add a new section as follows:

106.4.13 Review of plumbing plans. *When an application for a permit contains a plumbing component sufficient in scope or complexity to require review by a plumbing plan reviewer, a fee for this service shall be assessed and is payable before issuance of the permit. See Section 110, Table 1-B B Building Permit Application and Plan Review Fees B for applicable fee.*

SECTION 107 – Revise the title as follows:
SECTION 107 c FEES

Section 107.1.1 Add the following section:

107.1.1 Exemption from fees. The fees provided for in this chapter shall not apply to permits issued to perform work on buildings which are owned and occupied by the Federal or State governments. The San Francisco Housing Authority shall be exempt from all permit fees in this chapter except the strong motion instrumentation fee. Permits required under this code for buildings and sites owned or leased by the City and County of San Francisco shall be subject to all fees provided defined in this chapter.

Section 107.2. Add a paragraph at the beginning, revise the second paragraph, and add a third paragraph as follows:

107.2 Permit Fees. The minimum permit fee per Section 110, Table 1-A c Building Permit Fees c shall be paid at the time an application for a building permit is filed and shall be credited toward the final permit fee due at the time of permit issuance. The New Construction Permit Fee schedule applies to new buildings or structures. The Alteration Permit Fee schedule applies to alterations, repairs, additions, or other work on an existing building or structure, or to the modification of the scope of an approved permit as required by Section 106.4.7.

The determination of value or valuation under any of the provisions of this code shall be made by the Director. The value to be used in computing the building permit and building plan review fees shall be the final valuation upon completion of all construction work for which the permit is issued, as well as all finish work, painting, roofing, mechanical, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and all other permanently installed equipment and construction, even though other permits to perform such work may be required.

The valuation shall be calculated at the time of permit issuance according to a cost schedule posted in the office of the Department. The cost schedule shall be adjusted annually based on construction cost data reported by Marshall and Swift, Valuation Engineers. Contractor overhead and profit shall be reflected in the schedule. The Building Inspection Commission is

authorized to waive the annual cost schedule adjustment if it determines that increasing the fees will exceed the cost of providing the services for which the fees are paid.

Section 107.3. Revise this section as follows:

107.3 Plan Review Fees. When submittal documents are required by Section 106.3.2, a plan review fee shall be paid at the time of filing an application for a building permit for which plans are required pursuant to Section 106.3.2. Said plan review fee shall be based on the valuation determined by Section 107.1. See Section 110, Table 1-B c Building Permit Application and Plan Review Fees c for applicable fee.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 107.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106.3.4.2, an additional plan review fee shall be charged as shown in Table 1-B c Building Permit Application and Plan Review Fees.

Section 107.3.1. Add the following section:

107.3.1 Reduced plan review fee. A reduced plan review fee shall be collected for reviewing submittal documents identical to those filed within one year of the original approved construction documents for which the full plan review fee was paid. For this purpose, plans may be considered identical when they contain only such minor differences as exterior finishes, or if they are identical but opposite hand. See Section 110, Table 1-B c Building Permit Application and Plan Review Fees c for the second and each subsequent set of identical submittal documents within the stated time period. To obtain this reduction, the applicant shall submit a copy of the original approved construction documents for which the full plan review fee was paid.

When the submittal documents are substantially changed from those that were previously approved, an additional plan review fee shall be charged. This fee shall be the fee indicated in the schedule of fees for the value of the portion of the building or structure affected by such changes.

Section 107.3.2. Add the following section:

107.3.2 Tenant improvement work. An application for tenant improvement work shall state at the time of filing whether the permit is to include the partition and other improvement work for the entire building. If this work is not to be included, the valuation shall be reduced accordingly. The installation of such work shall then require permits for alteration work, the fees for which shall be in accordance with Section 110, Table 1-A c Building Permit Fees.

When the application is for first-time tenant improvement work in a new building and the valuation of such work was included in the valuation of the original building permit, the valuation for each alteration permit for part or all of such work shall be shown as \$500 and the permit fee shall be collected accordingly.

Section 107.4. Revise this section as follows:

107.4 Expiration of Plan Review. See Section 106.3.7.

Section 107.4.1. Add the following section:

107.4.1 Site permits/addenda expiration. When addenda processing does not begin within six months after the issuance of a site permit, an application for alteration work shall be filed at the time the first addendum is submitted. The valuation to be used on the application shall be the difference between the current project valuation and the original project valuation.

Section 107.5. Replace Sections 107.5 c 107.5.2 with the following:

107.5 Investigation Fees: Work Without a Permit. Whenever any work, for which a permit is required under the provisions of this code, has been started without a permit and where no specific additional fees are imposed as penalties as provided in this chapter, a special investigation shall be made before a permit may be issued for such work. See Section 110, Table 1-K c Penalties, Hearings, Code Enforcement Assessments c for applicable fee. Where only a portion of the work has been commenced without a permit, the investigation fee shall be based upon the portion of the work done without a permit. The cost of any penalty for any work done, in conjunction with the investigation fee, shall be borne by the owner.

EXCEPTION: Investigation fees shall not apply if the owner or the owner=s agent can substantiate that the work without permit was done prior to September 1, 1960, and files a notarized affidavit together with substantiating documents.

The owner or owner=s agent may appeal the amount of the investigation fee if they can provide just cause, such as unfamiliarity with this code or demonstrable negligence on the part of one or their employees.

Appeals of such investigation fee shall be filed with the Board of Appeals in the manner provided in Part III of the San Francisco Municipal Code. Such filing shall be subject to the fees and rules of the Board of Appeals. The Board of Appeals, in reviewing the appeal of the investigation fee assessed for doing work without a permit, may reduce the amount of said fee but in no case shall such reduced investigation fee be less than two times the amount of the permit fee as called for in Section 110, Table 1-A c Building Permit Fees c of this code.

EXCEPTION: The Director may reduce the investigation fee to two times the amount of the permit fee as called for in Section 110, Table 1-A c Building Permit Fees c of this code for work that was constructed prior to the current building ownership, provided that substantiating documentation is provided.

Section 107.6. Replace the first four paragraphs of this section with the following:

107.6 Fee Refunds.

When no work has been done and the project has been abandoned or the permit expired, the building permit fee paid shall be refunded upon written request of the owner when such request is made within one year of permit expiration. See Section 110, Table 1-R c Refunds c for applicable refund.

Add the following sections:

107.6.2 Plan review fees. When an application is withdrawn, the plan review fee paid may be refunded upon written request in the case no site inspection had been made by Department personnel, and plan review had not started within any division of the Department. See Section 110, Table 1-R c Refunds c for applicable refund. For other cases, the amount of refund, if any, shall be determined by the Director, based on the amount of permit processing work

already done on the application at the time it was withdrawn. Requests for refunds must be made within 30 days of withdrawal.

107.6.3 Fees in error. If the Director determines that an error has been made in the assessment of fees, a refund for the portion determined to be in error may be made upon written request by the applicant. See Section 110, Table 1-R ◊ Refunds ◊ for applicable refund.

107.7. Add the following section:

107.7 Strong Motion Instrumentation Fee. Pursuant to the provisions of Section 2705 of the Public Resources Code of the State of California, a fee shall be assessed for all building permits except demolitions and signs. See Section 110, Table 1-F ◊ Specialty Permit Fees ◊ for applicable fee. All such fees collected shall be handled in accordance with the provisions of Section 2706 of said Public Resources Code.

107.7.1 Strong Motion Fund. That portion of the strong motion instrumentation fee retained by the Department as provided for in Section 2705 shall be deposited into a special Strong Motion Revolving Fund established by the City Controller. Funds from this revolving fund shall be used, subject to the approval of the Director and the Building Inspection Commission, to defray personnel and equipment costs incurred in carrying out the State mandate. The Strong Motion Revolving Fund shall continue from year to year, and shall not be included in the Cash Reserve Fund.

Section 107.8. Add the following section:

107.8 Delinquent Fees/Dishonored Checks. Permits will not be issued to any person having outstanding or delinquent balances or dishonored checks on file with the Central Permit Bureau of the Department.

Section. 107.9. Add the following section:

107.9 Survey. A building survey may be requested when a building inspector=s assistance is desired to establish code compliance of existing or proposed construction. See Section 110, Table 1-G --- Inspections, Surveys and Reports --- for applicable fees.

Section 107.10. Add the following section:

107.10 Building Numbers and Fees. Every person shall obtain an official street number assignment at the time the person obtains a building permit and shall place the numbers so assigned on the building in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall not be less than 4" in height and shall be a contrasting color to the background. All numbers must be made of substantial and permanent material and must be so affixed as not to be easily effaced or removed. Any additional numbers assigned to a building shall be subject to the provisions of this section. See Section 110, Table 1-J c Miscellaneous Fees c for applicable fee.

Section 107.11. Add the following sections:

107.11 Fees for Reproduction of Reports, Records, and Documents for the Public.

107.11.1 General. In order to provide for the cost of reproducing inspection reports, records, documents, and other material in the Department files for the public, including but not limited to, records on microfilm, a fee shall be required payable in advance. Fees shall be chargeable to all persons, as well as City departments; when such reproduction is in response to subpoenas of records, the attorney requesting such records shall pay the fees. All fees collected shall be deposited into the Building Inspection Fund.

107.11.2 Reproduction fees. The fees shall be determined based upon the number of pages, type of record, size of microfilm reproduced and the number of copies required. All costs of reproduction shall require the pickup of said reproduced material at the office of the Department unless costs of delivery are provided. The Director may make any other rules or regulations necessary to provide for the reproduction of material consistent with the intent of this section. See Section 110, Table 1-L c Electrostatic Reproduction c for applicable fees.

Section 107.12. Add the following section:

107.12 Fee Review. The Director of Building Inspection shall cause an annual report of fees contained herein to be made and reported to the Building Inspection Commission. The Commission's approved fee review report shall be

filed with the Controller as set forth in Section 3.17-2 of the San Francisco Administrative Code. The Controller shall review the report and file it with the Board of Supervisors along with a proposed ordinance readjusting the fee rates as necessary.

Section 107.13. Add the following section:

107.13 Fees for Services and Regulatory Functions of the Department. Fees for all services and regulatory functions of the Department as established in various chapters of the San Francisco Municipal Code shall be imposed pursuant to Section 110 et seq.

Section 108.1 Revise the first paragraph as follows:

108.1 General. All construction or work for which a permit is required shall be subject to inspection by the building official and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the building official. In addition, certain types of construction shall have continuous inspection by special inspectors as specified in Section 1701.

Section 108.1. Replace the fourth paragraph with the following paragraph:

In the absence of evidence as to the proper location of the lot on which a building is to be erected, for which a building permit has been, or may be issued, the Director may require the owner to have the lot surveyed and staked by a registered land surveyor, or registered civil engineer, so that the proper location of the building on the lot may be determined. A copy of this survey shall be filed with the application for the permit.

Section 108.2. Replace the section with the following:

108.2 Inspection Record Card. Any work requiring a permit shall not begin until the permit holder or the permit holder's agent posts an inspection record AJob Card,@ on the site. This card shall be issued at the time of permit issuance by the Department. The card must be posted in a conspicuous,

readily accessible location to allow inspectors to make necessary entries; it must remain on the job site until a final inspection of all work stated in that permit has been completed. After final inspection, the card may be removed and retained as part of the building owner's record.

Section 108.3.1. Add the following section:

108.3.1 Off-hour inspections. Those desiring inspections outside normal business hours (7:30 a.m. to 5:00 p.m., Monday through Friday, excluding legal holidays) may avail themselves of this service by prior arrangement and pre-payment. See Section 110, Table 1-G c Inspections, Surveys and Reports c for applicable fee.

Section 108.3.2. Add the following section:

108.3.2 Permits by other departments. Those applying for permits issued by other City departments which require an inspection, certification, or report by the Department as a condition of issuance of said permits, shall apply to the Department for said inspection, certification, or report and pay a fee at the Central Permit Bureau. See Section 110, Table 1-G c Inspections, Surveys and Reports c for applicable fee.

Section 108.4. Replace the section with the following:

108.4 Approval Required. No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the approval of the Director. Such approval shall be given only after an inspection shall have been made of each successive step in the construction as indicated by each of the inspections required in Section 108.5. Any portions which do not comply with the provisions of this code and with the approved construction documents shall be corrected and no such portion shall be covered or concealed until approved.

Section 108.5.6. Replace the section with the following:

108.5.6 Final inspection. When the construction work has been completed, and the structure is ready for occupancy, but before it is occupied. There shall be a final inspection and approval on all buildings and structures when completed and ready for occupancy or use after plumbing, electrical, and special inspection, and any other applicable approvals have been obtained. See

Section 109 for certificate of occupancy requirements.

An exclusive electrical or plumbing final approval shall not be given or posted unless it is ascertained by the Director that no building permit is required.

Section 108.7.1. Add the following section:

108.7.1 Reinforcing steel. Inspection should be made when reinforcing is in place in walls, floor and roof framing and other concrete members, and before any concrete is poured or placed. All reinforcing steel shall be visible for inspection.

Section 108.7.2. Add the following section:

108.7.2 Structural steel. Inspection should be made when structural steel framework, or any structural steel member of a building, is in place and before being covered or concealed in any manner.

Section 108.7.3. Add the following section:

108.7.3 Fire-rated suspended ceilings. Inspection should be made after the installation of the hangers ~~hangars~~, lighting fixtures and air diffusers, the protective fixture boxes and main suspended ceiling members and before the ceiling is installed.

Section 108.7.4. Add the following section:

108.7.4 Concealed work. Whenever any work for which called inspections are required is covered or concealed without inspection, or whenever work is performed and concealed without a permit, and in cases where it is necessary to determine if the building or parts thereof are considered unsafe due to any of the conditions as set forth in Section 102, the Director may require that such work be exposed for examination. The work of exposing or recovering or reconstructing such portions of the building or structure shall not entail expense to the City and County of San Francisco or any of its officials or employees, but shall be at the expense of the owner.

Section 108.8. Replace the section with the following:

108.8 Reinspection. A reinspection fee shall be assessed for each

inspection or reinspection made necessary by any of the following conditions:

1. When such portion of work for which inspection is called is not complete.
2. When corrections called for are not made.
3. When the inspection record ~~A~~Job Card@ is not properly posted on the work site.
4. When the approved plans are not readily available to the inspector.
5. For failure to provide access on the date for which inspection is requested.
6. For deviating from plans requiring the approval of the Director.

The first reinspection for failure to comply with requirements shall not be assessed a reinspection fee. All subsequent reinspections on a job for the same or subsequent errors or omissions shall be charged a reinspection fee.

Subsequent to inspector determination of reinspection fee requirements, no required or requested inspections shall be made nor shall the job be given a Certificate of Final Completion and Occupancy or final approval until the required fees are paid at the Central Permit Bureau. See Section 110, Table 1-G c Inspections, Surveys and Reports c for applicable fee.

Section 109.1 Add a sentence at the end of this section:

It shall be the duty of the Police Department, when called upon by the Director, to enforce this provision.

Section 109.1 Delete the exception.

~~**Exception: Group R, Division 3 and Group U Occupancies.**~~

Section 109.2 Revise the heading

109.2 Change in Occupancy or Use.

Section 109.2 Add the following paragraph at the end of this section:

A Certificate of Final Completion and Occupancy shall be required for changes in use or occupancy as set forth in Section 3405, except for Group R-1 Occupancies; Group R-1 Occupancies shall be subject to the requirements of Sections 109.7 and 109.8.

Section 109.3. Replace the section with the following:

109.3 Certificate Issued. The Director shall issue Certificates of Final Completion and Occupancy for buildings or structures erected or enlarged; for each change in occupancy classification in any building, structure, or portion thereof; and for buildings or structures seismically upgraded in accordance with the provisions of this code.

Exception: For Group R-1 Occupancies see Sections 109.7 and 109.8.

Section 109.4. Replace the section with the following:

109.4 Temporary Certificate. Temporary Certificates of Occupancy may be issued if the Director finds that no substantial hazard will result from occupancy of any building, or portion thereof, before the same is completed and satisfactory evidence is submitted that the work could not have been completed prior to occupancy. The request for such temporary certificate shall be in writing and no occupancy of the building shall be made until such certificate is issued. Such temporary certificate shall be valid for a period not to exceed 12 months, unless an extension of time is approved by the Director. See Section 110, Table 1-G c Inspections, Surveys and Reports c for applicable fee.

Section 109.5. Replace the section with the following:

109.5 Posting. No requirements.

Section 109.7. Add the following section:

109.7 Certificate of Final Completion and Occupancy, Group R-1 Occupancy. Before a Certificate of Final Completion and Occupancy or Apartment House/Hotel License may be issued, a written report of compliance with applicable codes, standards, and regulations, and any conditions of approval to the building, structure, or property shall be obtained from those agencies having jurisdiction. Where any permit for the building, structure, or property was appealed to the Board of Appeals and the Board imposed conditions on appeal, the Department may not issue a Certificate of Final Completion and Occupancy or Apartment House/Hotel License until it determines that the conditions have been met. A copy of the Certificate of Final Completion and Occupancy shall be forwarded to the Board of Appeals.

Section 109.8. Add the following section:

109.8 Group R-1 Occupancy, Apartment House/Hotel License. A license shall be required for every Group R-1 Occupancy structure. The license shall be obtained by paying the necessary fees as set forth in Section 110, Table 1-P c Apartment House and Hotel License Fees.

The Apartment House/Hotel License is not transferable, and a new license must be applied for by the new owner within 30 days of change of ownership.

The Apartment House/Hotel License shall not be construed as authority to violate, cancel, alter or set aside any of the provisions or requirements of any laws or ordinances of the City and County of San Francisco nor shall such issuance thereafter prevent requiring corrections of errors or of violations of any applicable law or ordinance of the City and County of San Francisco.

Section 110. Add this section of fee tables as follows:

Editor's Note: This Schedule of Fee Tables is provided for the convenience of the code user only.

SCHEDULE OF FEE TABLES:

- 1-A Building Permit Fees
- 1-B Building Permit Application and Plan Review Fees
- 1-C Plumbing Permit Fees
- 1-D Reserved
- 1-E Electrical Permit Fees
- 1-F Specialty Permit Fees
 - 1. Bleachers Permit Fee Table
 - 2. Chimney and Flue Permits
 - 3. Demolition Permit Fee Table
 - 4. Extra Permit Work
 - 5. Garage Door Permits
 - 6. Grading Permits
 - 7. House Moving Permit Fee
 - 8. Recommencement of Work Not Completed
 - 9. Reroofing Permits
 - 10. Strong Motion Instrumentation Fee
 - 11. Sub-Sidewalk Construction and Use Permit Fee
- 1-G Inspections, Surveys and Reports
 - 1. Standard Inspection Fee

- 2. *Off-Hours Inspection*
- 3. *Pre-Application Inspection*
- 4. *Reinspection Fee*
- 5. *Report of Residential Records (3R)*
- 6. *Survey of Nonresidential Buildings*
- 7. *Survey of Residential Buildings*
- 8. *Temporary Certificate of Occupancy*
- 1-H *Sign Permit Fees*
- 1-I *Reserved*
- 1-J *Miscellaneous Fees*
 - 1. *Building Numbers*
 - 2. *Extension of Time: Application Cancellation and Permit Expiration*
 - 3. *Product Approvals*
- 1-K *Penalties, Hearings, Code Enforcement Assessments*
 - 1. *Abatement Appeals Board Hearing, Filing Fee*
 - 2. *Board of Examiners Filing Fees*
 - 3. *Director's Abatement Orders*
 - 4. *Emergency Order*
 - 5. *Exceeding the Scope of the Approved Permit*
 - 6. *Access Appeals Commission Filing Fee*
 - 7. *Lien Recordation Charges*
 - 8. *Work without Permit: Investigation Fee; Penalty*
- 1-L *Public Information*
 - 1. *Public Notification and Record Keeping Fees*
 - 2. *Demolition*
 - 3. *Notices*
 - 4. *Reproduction and Dissemination of Public Information*
 - 5. *Replacement of Approved Plans/Specifications*
- 1-M *Boiler Fees*
- 1-N *Energy Conservation*
- 1-O *Reserved*
- 1-P *Apartment House and Hotel License Fees*
- 1-Q *Hotel Conversion Ordinance Fees*
- 1-R *Refunds*
- 1-S *Unreinforced Masonry Building Retrofit*

Table 1-A. Replace the table as follows:

TABLE 1-A c BUILDING PERMIT FEES

1. NEW CONSTRUCTION PERMIT FEE ¹

Total Valuation	Fee
\$1.00 to \$500.00	\$20.50 (<i>minimum fee</i>)
\$501.00 to \$2,000.00	\$20.50 for the first \$500.00 plus \$3.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$66.00 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$354.00 for the first \$25,000.00 plus \$8.75 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$573.00 for the first \$50,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$874.00 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2,875.00 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,001.00 for the first \$1,000,000.00 plus \$3.25 for each additional \$1,000.00 or fraction thereof

2. ALTERATION PERMIT FEE ¹

Total Valuation	Fee
\$0 to \$100,000	1.3 times New Construction Permit Fee (<i>minimum fee \$26.65</i>)

- square feet or non-electrical signs less than 25 square feet.
 Approved, standardized signs on file with the Director..... \$8.40 each
11. SITE PERMIT SURCHARGE:
 Valuation of \$350,000.00 or less and only one addendum..... \$137.05
 Valuation of more than \$350,000.00 or more than one addendum.... 818.20
12. EXPRESS PLAN REVIEW SURCHARGE..... 50% of Plan Review Fee
- 13. PLUMBING PLAN REVIEW.....\$ 80.00 per hour of fraction thereof.**

¹ Back check is defined as: (1) that time spent checking applicant-initiated revisions to plans regardless of their effect on valuation or scope and size of the project or (2) any additional plan check performed on required revisions to plans subsequent to the initial revision submittal.

TABLE 1-C --- PLUMBING PERMIT FEES

A. Permit Fees by Category

- I. Plumbing Permit Issuance..... \$16.55
- II. Gas Line Permit Issuance..... \$16.55
- III. Water Line Permit Issuance..... \$16.55
- IV. Mechanical Equipment Permit Issuance..... \$16.55
- V. Installation, Replacement or Repair of each Building Sewer or Sewer Trap..... \$16.55

A permit may include more than one category, and each category will be charged separately. (i.e. plumbing permit + gas line permit = \$33.10)

B. Standard Inspection Fees

For each Inspection, Reinspection or Additional Inspection
 \$ 68.50

TABLE 1-D c RESERVED

TABLE 1-E c ELECTRICAL PERMIT FEES

A.	Standard Permit Issuance Fee \$	\$ 27.50
B.	Standard Inspection Fees For each Inspection, Reinspection, or Additional Inspection Required	\$68.50
C.	Permit and Inspection Fees by Categories.	
I.	RESIDENTIAL INSTALLATIONS WHERE AREA OF WORK IS LESS THAN 10,000 Square FEET (New construction and alterations)	
	20 openings or less.	\$
	65.25	
	Includes Permit Issuance Fee and one inspection.	
	21 openings or more	\$ 226.00
	Includes Permit Issuance Fee and two inspections.	
II.	COMMERCIAL INSTALLATIONS WHERE AREA OF WORK IS LESS THAN 10,000 SQUARE FEET (New construction and alterations)	
	5 Openings or less.	\$
	91.25	
	Includes Permit Issuance Fee and one inspection.	
	6 Openings or more.	\$
	226.00	
	Includes Permit Issuance Fee and two inspections.	
III.	RESIDENTIAL AND COMMERCIAL INSTALLATIONS WHERE AREA OF WORK IS 10,000 SQUARE FT OR MORE (New construction and alterations. The work may include building shell and core, tenant improvements, or both.)	
	10,000 sq. ft. up to 30,000 sq. ft.	\$ 1,026.00

Includes Permit Issuance Fee and four inspections.
 Over 30,000 sq. ft. \$
 5,026.00

Includes Permit Issuance Fee and eight inspections. Inspections include preconstruction and occupancy coordination meetings, inspections of the work, and one life-safety coordination meeting. Meetings may be on-site or off-site within the City and County San Francisco.

IV. QUARTERLY PERMITS IN COMMERCIAL OCCUPANCIES

For minor alterations of existing commercial electrical systems, where work consists of not more than 6 openings in any one location, to be prepaid in advance of any quarter. If no work is installed, the quarterly permit base fee is allowed to roll over once to the next quarter. Includes one inspection.

Quarterly Permit Base
 Fee..... \$ 65.25
 Additional to Base fee, less than six
 openings..... \$ 91.25
 Additional to Base fee, six openings or more
 \$ 226.00

V. SYSTEMS: NEW OR RETROFIT

Includes Permit Filing Fee and one inspection. Covers replacement or upgrade of existing systems. This Category also includes new systems installations in existing buildings, structures or properties. This Category also includes service installations, transformers, busways, overcurrent protection devices, motors and large draw electrical utilization equipment (for which the name plate amperage rating will determine the fee). This Category is limited to these systems only. Other electrical installation work shall be charged according to Category I to III above.

Generators or Uninterrupted Power Supplies (UPS) over 100 kw, each
 \$ 400.00
 Fire Pumps, each \$
 200.00
 HVAC, five pieces of equipment or less
 \$ 91.25

Distribution and Utilization Equipment, per system:

0-800 Amps	\$
91.25	
Over 800-1600	
Amps.....	\$ 200.00
Over 1600	
Amps.....	\$1,000.00

VI. WITNESS INSPECTIONS

(Any installation required as a result of witness inspections shall require a separate permit)

Survey: Base Minimum.....	\$
137.00	
Written Survey Report.....	\$
97.50	
Witness Inspections:	
Life Safety; Generator; Fire Warning; Fire Pump; or other	
Base Minimum (two	
hours).....	\$ 137.00
Each additional hour or fraction	
thereof.....	\$ 68.50

VII. ELECTRIC SIGNS

Includes Permit Issuance Fee and one inspection.

Exterior Signs, each.....	\$
46.75	
Interior Signs, each.....	\$
39.00	

VII. RESIDENTIAL GARAGE DOOR OPERATOR

Includes Permit Issuance Fee and one on-site inspection.

Electrically operated residential garage door	
operator.....	\$ 30.00
Additional garage door operator at the same address,	
each.....	\$ 2.60

VIII. EXHIBITION WIRING

Includes Permit Issuance Fee and one on-site inspection.

1-100 booths or openings.....	
\$62.00	

101-200 booths or openings.....	
\$91.25	
Over 200 booths or openings.....	\$226.00

TABLE 1-F c SPECIALTY PERMIT FEES

1. BLEACHERS PERMIT FEE TABLE:
 - Permanent Bleachers..... See New Construction Fee Table
 - Temporary: 0 c 1,000 seats or fraction thereof..... \$21.75
 - Bleachers: each additional 1,000 seats or fraction thereof. 10.75

2. CHIMNEY AND FLUE PERMITS:
 - Each chimney or flue..... \$15.25

3. DEMOLITION PERMIT FEE TABLE:
 - Construction Type II-1 Hr., II-N, or V
 - \$29.95 per 25 foot section or fraction thereof, per each story.
 - All other Construction Types \$44.90 per 25 foot section or fraction thereof, per each story.
 - If no frontage or more than 1, use shortest side of building for determination.

4. EXTRA PERMIT WORK:
 - 2 times the standard fees for work remaining to be done or not covered in original permit scope.

5. GARAGE DOOR PERMITS:
 - Each garage door in an existing building *fee* . . \$10.75

6. GRADING PERMITS: See New Construction *Permit* Table

7. HOUSE MOVING PERMIT FEE:..... \$123.00

8. RECOMMENCEMENT OF WORK NOT COMPLETED:
 - Standard Inspection Fee per Table 1-G.
 - See also Table 1-B c Commencement of Work Not Started.

9. REROOFING PERMITS:..... \$68.50

10. STRONG MOTION INSTRUMENTATION FEE:
- (1) Group R Occupancies of 3 stories or less, except hotels and motels: 0.00013 times the valuation.
 - (2) Hotels and Motels, all buildings greater than 3 stories, all occupancies other than Group R: 0.00024 times the valuation.
- MINIMUM FEE \$1.60
11. SUB-SIDEWALK CONSTRUCTION AND USE PERMIT FEE:
- Construction: See New Construction *Fee Permit* Table
 - Use Permit, each separate street frontage..... \$27.25
 - Street Space Deposit..... \$41.50 per frontage foot

TABLE 1-G c INSPECTIONS, SURVEYS and REPORTS

- 1. Standard Hourly Inspection Fee. \$ 68.50
- 2. Off-Hours Inspection..... 1.5 times the Standard Hourly Inspection Fee, 2-hour minimum
- 3. Pre-Application Inspection..... Two times the Standard Hourly Inspection Fee
- 4. Reinspection Fee..... Standard Hourly Inspection Fee
- 5. Report of Residential Records (3R) \$27.30
- 6. Survey of Nonresidential Buildings: Minimum fee is 2 times the Standard Hourly Inspection Fee for the first hour or fraction thereof per inspector. The Standard Hourly Inspection Fee is charged per hour or fraction thereof after the first 2 hours, not to exceed \$2,725.80
- 7. Survey of Residential Buildings:
 - Single-Family Dwelling..... \$409.75
 - Two-Family Dwelling..... \$409.75
 - Apartment Houses:
 - 3 units..... \$476.70
 - 4 to 10 units..... \$476.70 plus \$60.40 per

unit over 3	11 to 20	
units.....		\$896.70 plus \$45.40 per
unit over 10		
21 to 40 units		\$1,351.00 plus
\$29.95 per unit over 20		
41 or more units		\$1,951.00 plus \$14.70 per unit
over 40		
Hotels:		
Incl. 10 guestrooms		\$518.70
11 to 20 guestrooms.		\$518.70 plus \$21.80 per guestroom
over 10		
	21 to 40 guestrooms	
\$737.00 plus \$15.25 per guestroom over 20		
	41 or more guestrooms	
\$1,043.00 plus \$8.15 per guestroom over 40		
8. Temporary Certificate of Occupancy.....	Standard	Hourly Inspection Fee

TABLE 1-H c SIGN PERMIT FEES

Non-Electric and Electric Minimum Sign Permit Fee.
. \$21.50

Type of Sign..	Area Limits	Fee
Building Mounted:		
Up to 50 sq. ft.....		\$22.50
51 to 100 ft.	\$22.50 plus \$2.65 per each additional 10 square feet or fraction thereof	
	over 50 square feet 101 to 200 sq. ft. \$36.25 plus \$3.40 per each additional 20 square feet or fraction thereof	
	over 100 square feet 201 to 400 sq. ft. \$53.50 plus \$3.95 per each additional 50 square feet or fraction thereof over	
200 square feet		
Over 400		
sq. ft.....		\$69.50
Ground Sign:		
Up to 100 sq. ft.		
.....		\$22.50
.....		

101 to 600 sq. ft.	\$22.50 plus \$3.95 per each additional 20 square feet or fraction thereof over 100 square feet
Over 600 sq. ft.	\$108.00

Standardized Signs: 50% of the applicable fee above, but not less than the minimum fee.

(See also Table 1-E for required Electrical Sign Permits and Inspections)

TABLE 1-I c RESERVED

TABLE 1-J c MISCELLANEOUS FEES

1.	BUILDING NUMBERS (each entrance)	\$16.55
2.	EXTENSION OF TIME: APPLICATION CANCELLATION AND PERMIT EXPIRATION:	
	Each Application Extension	\$32.80
	Each Permit Extension	Standard Inspection Fee
	Each Inspection Performed During the Extension Period	Standard Inspection Fee
3.	PRODUCT APPROVALS:	
	General Approval c Initial or Reinstatement	\$137.05
	General Approval c Modification or Revision	47.80
	General Approval c Biannual Renewal	68.50

TABLE 1-K c PENALTIES, HEARINGS, CODE ENFORCEMENT ASSESSMENTS

1.	ABATEMENT APPEALS BOARD HEARING, FILING FEE	\$54.60 per case
2.	BOARD OF EXAMINERS FILING FEES:	
	Each appeal for variance from interpretation of code requirements	\$ 95.05
	Each appeal for approval of substitute materials or methods of construction	238.60

3.	DIRECTOR'S ABATEMENT ORDERS.....	\$55.90 per hour or fraction thereof
4.	EMERGENCY ORDER	\$ 44.90 per hour or fraction thereof
5.	EXCEEDING THE SCOPE OF THE APPROVED PERMIT.....	2 times the permit fee
6.	ACCESS APPEALS COMMISSION FILING FEE.....	\$350.00 per appeal
	Request for a rehearing.....	\$100.00
7.	LIEN RECORDATION CHARGES . . .	\$126.80 or 10 percent of the amount of the unpaid balance, including interest, whichever is greater
8.	WORK WITHOUT PERMIT: INVESTIGATION FEE:	
	Building, Electrical, Plumbing or Mechanical Code Violations	
	9 times the applicable fee plus the original permit fee
5.	BUILDING INSPECTION COMMISSION HEARING FEES:	
	Notice of Appeal	\$ 100.00
	Request for Jurisdiction	\$ 100.00
	Request for Rehearing	\$ 100.00

TABLE 1-L c PUBLIC INFORMATION

1.	PUBLIC NOTIFICATION AND RECORD KEEPING FEES:	
	Structural Addition Notice.....	\$16.55
	Affidavit Record Maintenance.....	7.10
	Posting of Notices (Change of Use).....	24.40
	Requesting Notice of Permit Issuance (each address).....	34.40
	300 H 300 Sign.....	13.65
2.	DEMOLITION:	
	Notice of Application and Permit Issuance by Area/Interested Parties:	
	1 area.....	\$ 41.50 per annum
	Multiple areas.....	123.40 per annum
3.	NOTICES:	
	300 ft. Notification Letters at Filing.....	\$65.90
	Residential Tenants Notification.....	36.75
	300 ft. Notification Letters at Issuance.....	48.85
4.	REPRODUCTION AND DISSEMINATION OF PUBLIC INFORMATION:	
	Certification of Copies:	
	1 c 10 pages.....	\$7.10
	Each additional 10 pages or fraction thereof.....	1.60
	Electrostatic Reproduction:	

Each Page Photocopy	0. 10
35mm duplicards from roll film.....	1. 60
Microfilm Hard Copy Prints:	
8 ¹ / ₂ O H 11O Copy from 16mm roll film.....	\$1. 60
24O H 18O Copy from 35mm roll film.....	2. 65
ΔHalf-sized@ Copy from 35mm roll film.....	3. 15
8 ¹ / ₂ O H 11O copy from 16mm frame in aperture card or microfiche jacket	1. 05
Minimum Microfilm Reproduction Charge	3. 70
5. REPLACEMENT OF APPROVED CONSTRUCTION DOCUMENTS:	
Each Sheet of Plans.....	\$4. 20
Each 50 Pages of Specifications or fraction thereof.....	7. 10

TABLE 1-M c BOILER FEES

Permit to Install or Replace.....	\$190. 00
Permit To Operate, (Certificate Issued).....	35. 00
Renew Permit To Operate, (Certificate Issued).....	35. 00
Replacement of Issued Permit To Operate.....	35. 00
Notice of Apparent Violation.....	(No Fee)
Notice of Violation.....	100. 00
Administrative Hearing.....	500. 00
Connection to Utility Company Provided Steam (Includes Permit To Operate).....	35. 00
Renewal Required:	
1. Low pressure boilers every 12 months. (See definition of low- pressure boilers in Chapter 2.)	
2. Water heaters when alteration or replacement permits are issued.	

TABLE 1-N c ENERGY CONSERVATION

	Initial Compliance Inspection	
Inspection		
Single-Family Dwellings and Two-Family Dwellings:	\$ 52.00	\$ 26.00
Apartment Houses and Residential Hotels		
up to 20 rooms:	58.30	28.60
20 to 29 rooms:	69.85	34.15
30 to 39 rooms:	83.75	41.50

40 to 49 rooms:	92.65	46.50	
50 to 59 rooms:	103.95	52.00	
60 rooms or over:	116.55	58.30	
Energy Reports and Certificates:		10.00	
Filing Fee for Appeals:		43.05	
Certification of Qualified Energy Inspector:			20.50

TABLE 1-0 c RESERVED

TABLE 1-P c APARTMENT HOUSE AND HOTEL LICENSE FEES

1. APARTMENT HOUSE LICENSE FEES:

Apartment Houses of less than 20 rooms.....	\$111.85 per annum
Apartment Houses of 20 to 29 rooms.....	142.00 per annum
Apartment Houses of 30 to 39 rooms.....	187.95 per annum
Apartment Houses of 40 to 49 rooms.....	248.35 per annum
Apartment Houses of 50 to 59 rooms.....	344.15 per annum
Apartment Houses of 60 rooms or over.....	404.50 per annum
Change of Ownership.....	34.15

2. HOTEL LICENSE FEES:

Hotels of less than 20 rooms.....	\$171.15 per annum
Hotels of 20 to 29 rooms.....	201.60 per annum
Hotels of 30 to 39 rooms.....	248.85 per annum
Hotels of 40 to 49 rooms.....	306.60 per annum
Hotels of 50 to 59 rooms.....	402.15 per annum
Hotels of 60 to 99 rooms.....	464.10 per annum
Hotels of 100 to 149 rooms.....	500.85 per annum
Hotels of 150 rooms or over.....	563.05 per annum
Change of Ownership.....	34.15

TABLE 1-Q c HOTEL CONVERSION ORDINANCE FEES

Annual Unit Usage Report..... \$54.60

1. APPEAL OF INITIAL OR ANNUAL STATUS DETERMINATION:

Standard inspection fee pursuant to Section 110 of this code shall apply for Department Inspector's work on such request plus fees for Hearing Officer

2. CHALLENGE TO CLAIMS OF EXEMPTION:

Usage Report.....	\$17.85
Claim of exemption based on low-income housing.....	215.50
Claim of exemption based on partially completed conversion.....	431.05

3.	COMPLAINT OF UNLAWFUL CONVERSION	\$17. 85
	Determination by Department of Real Estate and cost of independent appraisals	1, 021. 90
4.	INITIAL UNIT USAGE REPORT	\$215. 50
5.	PERMIT TO CONVERT	\$362. 25
6.	REQUEST FOR HEARING TO EXCEED 25% TOURIST SEASON RENTAL LIMIT:	
	Inspection Staff Review - Standard hourly inspection fee	
	. . . \$68. 50	
	plus	
	Statement of Exemption - Hearing Officer fee	\$215. 50
7.	UNSUCCESSFUL CHALLENGE:	
	Usage Report:	
	Inspection Staff Review - Standard hourly inspection fee.....	\$ 68. 50
	plus	
	Statement of Exemption - Hearing Officer fee	\$215. 50
	Request for Winter Rental:	
	Standard hourly inspection fee.	
 \$ 68. 50	

TABLE 1-R c REFUNDS

Partial or complete refunds of only those fees contained herein will be given provided the applicant meets the refund requirements of the applicable section of this code. No other fees are refundable, except as follows:

1.	PERMIT OR INSPECTION FEES:	
	Building Permit.	
	Amount paid less \$ 88. 70	
	Demolition Permit.	
	Amount paid less \$ 68. 50	
	Grading Permit	
	. Amount paid less \$ 68. 50	
	Plan Review	Amount determined by the Director less \$27. 30
2.	COMBINATION PERMIT AND INSPECTION FEES:	
	Electrical Permit/Inspection.	Amount
	paid less \$ 68. 50	
	Plumbing Permit/Inspection.	Amount
	paid less \$ 68. 50	

Mechanical Permit/Inspection. Amount paid less \$ 68.50

If the Director determines that an error has been made in the assessment of fees, a refund for the portion determined to be in error may be made upon written request by the applicant.

TABLE A c MAXIMUM TIME ALLOWED TO COMPLETE ALL WORK AUTHORIZED BY BUILDING PERMIT

Valuation	Time Allowed (1) (2)
Under \$5,000	4 months
\$5,001 to \$25,000	6 months
\$25,001 to \$300,000	12 months
\$300,001 to \$1,000,000	24 months
\$1,000,001 to \$5,000,000	30 months
\$5,000,001 to \$20,000,000	36 months
Over \$20,000,000	48 months

1. For site permits with a valuation of \$2,500,000 or more, the time allowed to complete work authorized by the building permit may be increased by 50 percent. For site permits with a valuation less than \$2,500,000 use Table A.
2. Permits filed under Chapter 16B B EARTHQUAKE HAZARD REDUCTION IN UNREINFORCED MASONRY BUILDINGS B Shall comply with Table 16B-A B Program Implementation Schedule.

TABLE 1-S c UNREINFORCED MASONRY BEARING WALL BUILDING RETROFIT

TABLE 1-S c UNREINFORCED MASONRY BEARING WALL BUILDING RETROFIT	
Review of Inventory Form (Section 1604B.2.1).	
. \$ 75.00	
Review of the Summary of the Engineering Report (Section 1604B.2.3)	
\$150.00	
UMB Appeals Board Filing Fees: (Section 105.7.4)	
Each appeal for a variance from or interpretation	
of code requirements	95.05
Each appeal for the approval of substitute materials	

FIGURE 1-1
HAZARDOUS SOILS AREA MAP

Chapter 2

DEFINITIONS AND ABBREVIATIONS

Section 202-A. Add the following definition:

APPENDAGE is a cornice, an eave overhang, a piece of ornamental statuary, or similar piece of ornamentation or equipment extending beyond the floor area as defined in Section 207-F.

Section 203-B. Revise this definition as follows:

BUILDING OFFICIAL is the Director of the Department or the Director=s duly authorized representative. The Director is the authorized representative of the Building Inspection Commission charged with the administration and enforcement of this code.

Section 204-C. Add the following:

CONSTRUCTION DOCUMENTS, APPROVED, includes construction documents, permit applications, other required documents and data which comprise the permit approved by the Director.

Section 204 - C. Revise this definition as follows:

COMMUNITY KITCHEN is a separate room or building in a labor camp used or intended to be used by the occupants of the labor camp for cooking or preparing their own meals or a kitchen serving multiple guest rooms and congregate residences in accordance with Section 310.2.4.

Section 205-D. Add the following definitions:

DEMOLITION is the removal of all parts of a building or structure that are above grade except those parts that are necessary to provide support for adjoining properties or structures.

DIRECTOR OF PUBLIC HEALTH is the Director of the Department of Public Health of the City and County of San Francisco.

DIRECTOR is the Director of the Department and is the Building Official.

Section 206-E. Replace this definition with the following:

ELECTRICAL CODE is the San Francisco Electrical Code.

Section 207-F. Replace this definition with following:

FIRE CODE is the Fire Code adopted by the State Fire Marshal and amended as the San Francisco Fire Code.

Section 209 - H. Add the following definition:

HAZARDOUS WASTE is any substance that meets the definition of hazardous waste in Section 1210(f) of the San Francisco Health Code.

Section 209 - H ~~Replace~~ Add new paragraph to the definition as follows:

HEIGHT OF BUILDING is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The referenced datum shall be determined by one of the following: The height of buildings situated on lots that are level with the sidewalk curb shall be measured from the top of curb level at the center of the building, in the case of inside lots, and either front at the option of the applicant in the case of corner lots, except as otherwise regulated and except that when buildings are stepped along the street front, the height shall be measured for each step separately from the center of each step.

1. For lots sloping down from the curb the height of a building shall be based on the following criteria:

1.1 The height shall be measured as set forth above for the building portion located on the front property line.

1.2 At any cross-section taken at right angles to the center line, the height shall be measured as the actual height at either side of the building to ground, provided the height shall in no case exceed that allowed by type of construction in Table 5-B. The ground referred to shall be the existing ground or the ground determined by general area configuration on grade changes having resulted from grading operations encompassing an entire block.

2. For lots sloping upward from the curb, the height of a building shall be based on the following criteria:

2.1. The height shall be measured from the curb elevation at the center

line of the building projected to the closest part of the building within 10 feet (3048 mm) on the front property line.

2.2. At any other cross-section taken at right angles to the center line, excluding courts, overhangs, and minor irregularities of the building, the height shall be measured as the average of the ground elevations at either side of the building. The ground referred to shall be the existing ground or the ground determined by general area configuration if grade changes have resulted from grading operations encompassing an entire block.

3. For buildings located on sloping streets, each stepped portion of that building may be measured independently as though it were a separate building.

4. For a lot on which one building line is uphill and the other downhill, the center line slope shall determine whether it is measured as an uphill or downhill lot.

Section 213 - L. Add the following definition:

LIFE HAZARD is any condition that creates or increases the menace to the public from existing or potential hazards from fire, explosion, earthquake, panic, structural failure, or other hazardous conditions below the levels of safety established in this code.

Section 214 - M. Replace this definition with the following:

MECHANICAL CODE is the San Francisco Mechanical Code.

Section 217- P. Replace this definition with the following:

PLUMBING CODE is the San Francisco Plumbing Code.

PORCH is an occupiable roofed projection or appendage on the exterior of a building.

Section 217 - P. Add the following definition:

PUBLIC HEALTH CODE is the San Francisco Health Code

Section 224 - W. Replace definition of aparapet wall as follows:

WALL, PARAPET is that portion of the wall of a building extending upward from the point of anchorage of such wall to the roof framing system.

Chapter 3

USE OR OCCUPANCY

Section 304.8. *Add the following sentence at the end of this section:*

Section 304.8 Special Hazards. *Information technology rooms shall be in accordance with the Fire Code and Electrical Code.*

Section. Add the following section:

310.2.4 Community kitchens.

310.2.4.1 General. Community kitchens provided for the use of occupants of guest rooms shall comply with this section.

The number of guest rooms that may be served by a community kitchen shall be based on the following schedule:

Minimum Size of Community Kitchen (Superficial Area in square feet) ¹	Number of Guest Rooms Served
100	1 \leq 6
10	per additional guest room

¹ Superficial floor area is the net floor area within the enclosing walls of the room in which the ceiling height is not less than 7' 6" excluding built-in equipment such as wardrobes, cabinets, kitchen units, or fixtures which are not readily removable. Adjacent dining areas may be counted as additional superficial floor area.

310.2.4.2 Cooking facilities. Only electric cooking appliances shall be used in community kitchens. Where they consist of electric plates, not more than two single or one double unit shall be permitted for each guest room served by the kitchen. Gas fuel appliances shall be prohibited.

Electric plates shall be securely attached to a metal shelf or metal table, and shall be located not closer than 3 inches from a wall surface. Where a wall of combustible construction is located closer than 24 inches to

an electric plate, a wall guard consisting of sheet metal of not less than 28 gauge over 1/4-inch millboard, or other approved materials, shall be secured to the adjacent wall directly to the rear of the electric plates. Such protective wall guard shall extend a minimum of 24 inches above the cooking top for the full width of the appliance.

310.2.4.3 Storage facilities. Countertops shall be of noncombustible construction. One noncombustible food storage cabinet with a minimum of 4 square feet of shelf space shall be provided for each guest room served by the community kitchen. Countertops may be of combustible materials provided the countertop is of an approved nonabsorbent material. Cooking appliances shall be installed in accordance with the manufacturers instructions. Countertops of combustible materials shall not be used to support electric plates.

Cabinets located over the cooking area shall have a minimum of 30 inches clearance above the cooking top, and shall have a noncombustible covering on the underside above the cooking area.

310.2.4.4 Construction. Community kitchens shall be located in a room with a self-closing door. The minimum ceiling height shall be 7' 6" inches (2.286 m). Floors shall be waterproofed as required in Section 2306.9 for floors. At least one metal kitchen sink drainboard shall be provided. Each sink shall be provided with hot and cold running water.

Section 310.2.5 Add the following section:

310.2.5 Guest room cooking facilities. Cooking facilities located within guest rooms shall comply with Section 310.2.4.2.

Section 310.10 Fire Alarm Systems. Revise the first sentence as follows:

Group R, Division 1 Occupancies shall be provided with a manual and automatic fire alarm system in apartment houses three or more stories in height or containing 6 or more dwelling units, in hotels, in congregate residences three or more stories in height or having an occupant load of 11 or more, and in Group R, Division 3 congregate residences having an occupant load of 6 or more.

Section 311.6 Shaft and Exit Enclosures. Revise the exception as follows:

EXCEPTION: In Group S, Division 2 Occupancies and in Group S, Division 3

Occupancies used for parking garages, exits shall be enclosed as specified in Chapter 10 but other through-floor openings need not be enclosed.

Section 312.2.4 Add the following section:

312.2.4 Fences

312.2.4. Fences. Fences on any property containing a Group R Occupancy shall not be higher than 10 feet. Fences located less than 10 feet from any public sidewalk shall not be higher than 10 feet unless it is of open-type materials such as chain link fabric. Fence height shall be measured from the level of general existing adjacent ground of the general area prior to the improvement of the properties. A fence or railing placed on top of the retaining wall shall be measured from the top of the wall.

Fences constructed wholly or in part of barbed wire are prohibited, except when permitted with the express written permission of the Director, and the Fire Department in feet. the following situations:

1. On top of a fence more than seven feet high, protecting a dangerous or hazardous area.
2. Within a private area, enclosed by a seven-foot-high fence, such that entry to the area is limited by the outer, non-barbed fence.
3. In special instances for localized protection, and in areas within or atop a building to isolate dangerous conditions.

Section 312.5. Revise the title to read as follows:

Section 312.5 Garage Floor Surfaces and Ventilation.

Section 312.5 Garage Floor Surfaces and Ventilation. Add the following paragraph at the end of the section:

Ventilation shall be provided as follows: Natural ventilation shall be required and such space shall be provided with ventilation outlets in the walls or exterior doors. The total net area of such ventilation outlets shall be 200 square inches for a space up to 1,000 square feet in area and shall be increased 30 square inches for each additional 200 square feet of floor area up to maximum floor area of 3,000 square

Chapter 4

SPECIAL USE AND OCCUPANCY

Section 403.2.1. System Design. Add item 3 as follows:

3. A Fire Department connection shall be located on each side of the building which fronts a street. Four inlets shall be provided for each connection.

Section 403.24. Automatic sprinkler system c Existing high-rise buildings. Add the following sections:

403.24.1 General. Regardless of any other provisions of this code, every existing high-rise building as defined in Section 403.11.1 shall be provided with an approved automatic fire sprinkler system conforming to Chapter 9.

Existing high-rise buildings that are also qualified historical buildings as defined in California Health and Safety Code Section 18950 shall be provided with an approved automatic fire sprinkler system when and as required by the State Historical Building Code.

EXCEPTIONS: 1. An apartment house, condominium or other building used as a Group R, Division 1 Occupancy as defined in this code excluding tourist hotels as defined in Section 41.4(r) of the San Francisco Administrative Code.

2. A mixed-use occupancy building containing a Group R, Division 1 Occupancy.

403.24.2 Additional. The following additional requirements shall also apply:

403.24.2.1 Valves and devices. A sprinkler control valve and a waterflow detecting device shall be provided at the lateral connection to the riser for each floor.

403.24.2.2 Signals. A separate and distinct supervisory signal shall be provided to indicate a condition that will impair the satisfactory operation of the sprinkler system. This shall include, but not be limited to, monitoring

control valves, fire pump power supplies, and pump running conditions. Such supervisory signals shall be annunciated at a constantly attended building security control center; when that location is not under constant supervision by qualified personnel, the signals shall be transmitted to a remote monitoring station in accordance with NFPA 72.

403.24.2.3 Water supply. The minimum water supply requirement for the sprinkler shall be determined without regard to inside hose stream demand.

403.24.2.4 Standpipe conversion. Existing standpipes may be converted to sprinkler risers, provided that they are hydrostatically tested for 2 hours at not less than 50 psi in excess of the maximum pressure to be maintained in the system.

403.24.2.5 Supports. Additional hangers, braces, or other attachments for support of existing standpipes which have been converted in accordance with Section 403.24.2.4 shall be provided if they are necessary to meet the requirements of NFPA 13. The installation of additional flexible fittings in such risers is not required.

403.24.2.6 Pipe material. Any type pipe which has been listed by an approved testing agency for use in automatic sprinkler installations may be used when installed in accordance with its listing limitations.

403.24.3 Permissible omissions. The following features required in new high-rise buildings are not required in systems installed under the provisions of this section:

1. Redundant fire pump;
2. Secondary on-site supply of water;
3. More than one fire department connection;
4. Connection of the system to two risers on each floor. Hydraulic calculations may consider all risers in service;
5. In a Group R, Division 1 Occupancy building, sprinklers in bathrooms and closets.

See Section 904.4 for additional permissible sprinkler omissions.

403.24.4 Effective date. The effective date of this ordinance shall be February 15, 1994.

403.24.5 Notification. Not later than 60 days following the effective date of this ordinance, the Director shall notify in writing by certified mail the

owner of each building within the scope of this section. The notice shall contain a copy of this section, a commentary on it, and a notice of intent form. The notice of intent shall be designed to elicit information regarding proposed water supply connections, pumps, risers, and existing partial sprinkler systems. The notice of intent shall include a tentative schedule for phasing the installation of the complete sprinkler system.

403.24.5.1 Deferred notice. If a building within the scope of this section is not discovered by the Director until after the deadline for notification, the building owner shall be notified within 30 days of such discovery.

Failure to receive notification does not exempt a building owner from compliance with this section.

403.24.6 Authority of Director. The Director, in consultation with the San Francisco Fire Marshal, may approve modifications and alternate methods and materials when it is clearly evident that a reasonable degree of fire safety is provided. In such cases, the Director may:

1. Consider alternative protection based on nationally recognized standards, principles and tests, and generally recognized and well-established methods of fire protection.

2. Waive specific individual requirements if it can be shown that such requirements are not physically possible, requires disproportionate effort, or pose an undue hardship with little increase in life safety and that a practical alternate cannot be provided; and

3. Grant necessary extensions of time when it can be shown that the specific time periods are not physically practical or pose an undue hardship. The granting of an extension of time for compliance may be approved by the Director based on the showing of good cause and on approval of an acceptable, systematic, progressive plan of correction.

403.24.7 Appeal of High-Rise Sprinkler Requirements. Application may be made to the Board of Examiners in accordance with Section 105.1 for approval of alternate methods, materials or types of construction or for variances from the provisions of this section.

403.24.8 Implementation. The requirements stated in Section 403.24.2 shall be accomplished by the following steps. Failure to complete any step within the required time frame is a violation of this code, and the Director shall have the power to abate the building in accordance with Section 102.

403.24.8.1 Step 1. Notice of intent. The owner shall submit a properly completed Department–provided notice of intent to the Director not later than three years after the effective date.

EXCEPTION: No notice of intent is required if an approved sprinkler system is completed prior to the deadline above.

403.24.8.2 Step 2. Water supply. The owner shall install the system riser, including floor–control valves, and shall connect it to the approved automatic water supply not later than five years after the effective date of this ordinance. For purposes of this section, an automatic water supply shall consist of a connection to the public water works system and, if required by hydraulic analysis, installation of a fire pump.

403.24.8.3 Step 3. Piping and sprinklers. The owner shall complete the sprinkler system, including required electrical monitoring, not later than twelve years after the effective date of this ordinance.

Section 403.25.3.2. Revise the following section:

403.25.3.2 Installation. The installation of all fire alarm equipment shall be in accordance with the Electrical Code and the California Fire Code.

Section 409.8 Replace this section with the following:

409.8 Pedestrian Walkways over Public Streets. A covered pedestrian walkway may be constructed over a street between buildings of only Types I and II F.R. construction. Permission from the Board of Supervisors and approval of the Department of Public Works and Planning Commission is required. The pedestrian walkway shall comply with the following conditions:

1. The pedestrian walkway shall be equipped with an automatic sprinkler system. The supporting structure shall be three–hour fire–resistive construction. Columns located within 8 feet of the curb, or otherwise vulnerable to vehicle impact, shall either be designed for such impact or protected from the impact.

2. The openings in the exterior walls of the buildings at the ends of the pedestrian walkway shall be protected by 12 hour fire assemblies.

3. When the pedestrian walkway is used only to house mechanical

equipment, and the connected buildings are equipped with automatic sprinkler systems, the walkway may be constructed throughout of unprotected noncombustible materials except for the supporting structure. The fire assemblies at each end may be omitted.

Revise the following section: Section 409.9.1 Add the following section:

409.9. General. When a pedestrian walkway is used for other than pedestrian traffic it shall be classified according to its use or the character of its occupancy and shall conform with the requirements of this code.

Section 419. Add the following section:

419 – Bays, Porches, Balconies and Decks

419.1 Bay and Oriel Windows.

Provisions shall be made at the outer edge of all projections and appendages to control rainwater backflow under the projection. Ventilation shall be provided for all enclosed spaces of exposed soffits, bays, and other projections in wood framed construction.

419.2 Balconies, Decks, and Porches.

419.2.1 Depth. The depth of a balcony, deck or porch shall not exceed 7 feet when extending over areas required for light and ventilation.

419.2.2 Height. The height of a balcony, deck, or porch shall not be less than 7 feet measured from the floor to the lowest projection above.

419.2.2 Construction. Exterior balconies, decks or porches attached to or supported by walls required to be of noncombustible construction shall have brackets or beams constructed of noncombustible materials.

419.2.3 Drainage. Where an uncovered balcony or deck exceeds 200 square feet in area, drainage shall be conveyed directly to a building drain or building sewer.

419.2.4 Roof decks. See Section 1511.5.

Chapter 5

GENERAL BUILDING LIMITATIONS

No San Francisco Building Code Amendments

Chapter 6

TYPES OF CONSTRUCTION

SECTION 601 B CLASSIFICATION OF ALL BUILDINGS BY TYPE OF CONSTRUCTION AND GENERAL REQUIREMENTS.

Section 601.2 – Add the following sections:

601.2.1 Combination Type I garage and multiple buildings or structures.

The construction of more than one building or structure on top of a common Type I garage shall be permitted provided the following conditions are met.

601.2.1.1 Each building or structure on top of the garage shall have direct frontage onto a street or to an approved permanently open driveway equivalent to a street. The driveway shall be not less than the required street width for the occupancy and type of building or structure served. To establish the garage roof as an equivalent street level, the garage roof and access to the roof shall be designed to support the weight of mobile fire apparatus. Access and maneuvering area for that apparatus shall be as required by the Fire Department.

601.2.1.2 Where the building or structure means of egress proceed to the street level the measurement of stories for purposes of determining standpipe and egress requirements shall be from such street level. Where the building or structure means of egress terminates on the top of the garage as the equivalent ground level, the measurement of stories for purposes of determining standpipe and egress requirements may be taken from the top of the garage. Approved fire hydrants shall be provided on top of the garage at not more than 200 feet (60.96m) spacings in locations approved by the Fire Department.

Chapter 7

FIRE RESISTANT MATERIALS AND CONSTRUCTION

No San Francisco Building Code Amendments

Chapter 8

INTERIOR FINISHES

SECTION 807 B SANITATION

Section 807.1.1 Floors. Add the following sentence at the end of the section:

See Section 2306.9 for additional requirements for wood frame floor construction.

Chapter 9

FIRE PROTECTION SERVICES

SECTION 903 B DEFINITIONS

Section 903 – Revise the following two definitions under STANDPIPE SYSTEM:

Class I is a dry standpipe system without a directly connected water supply and equipped with 3-inch outlets for use by the fire department or trained personnel.

Class III is a combination standpipe system directly connected to a water supply and equipped with both 1½-inch (38.1mm) outlets for use by the building occupants and 3-inch outlets for use by the fire department or trained personnel.

SECTION 904 B FIRE EXTINGUISHING SYSTEMS

Section 904.1.1 – General. Add the following sentence to the end of the second paragraph:

Notwithstanding any other provisions of the California Building Code or other codes or regulations, Fire Department connections shall have 3-inch National Standard hose threads.

Section 904.1.4 Add the following section:

904.1.4 Fire Department connections and hose valves. Sprinkler systems requiring a 4-inch (101.6mm) or larger water service shall have dual inlet connections.

904.2.3.2 Revise this section as follows:

904.2.3.2 Basements. An automatic sprinkler system shall be installed in basements which are a part of a Group A Occupancy when the basement is larger than 200 square feet (18.6m²) in floor area.

Section 904.3 Add the following two paragraphs after the first paragraph:

904. 3. 2 Alarms.

All fire extinguishing system monitoring and alarm devices shall be connected to the fire alarm system of the building where such a system is available.

Before any fire alarm system or device designed to actuate the municipal fire alarm system is installed, it shall be submitted to the Department of Telecommunications and Information Services for approval.

Section 904. 6. 2 Revise the first sentence of the second paragraph as follows:

In each floor there shall be provided a 3-inch (76.2mm) valve outlet for Fire Department use.

Section 904. 6. 3 Revise the second sentence as follows:

All outlets shall be 3 inches (76.2mm).

Chapter 10

MEANS OF EGRESS

SECTION 1003 B GENERAL

Section 1003.2.8.2 Add the following sentence at the end of the first paragraph:

Doorways or other openings leading to a fire escape *except within individual dwelling units* shall be provided with a sign reading "FIRE ESCAPE" in letters not less than 6 inches (152 mm) high.

Section 1003.3.3.1 Revise as follows:

1003.3.3.1 General. Every stairway having two or more risers serving any building, structure, property or portion thereof shall comply with the requirements of Section 1003.3.3. For the purposes of Section 1003.3.3, the term "stairway" shall include stairs, landings, handrails and guardrails as applicable. Where aisles in assembly rooms have steps, they shall comply with the requirements in Section 1004.3.2.

Section 1003.3.3.2 Add an exception after the first paragraph as follows:

Exception: Stairways serving one individual dwelling unit in Group R Division 1 or 3, or a Group R Division 3 Congregate Residence or Group U Occupancies may be no less than 30" in width if the area served is limited to 400 square feet.

EXCEPTIONS: 1. Stairs or ladders used only to attend equipment or window wells are exempt from the requirements of this section.

2. Stairways that replace existing stairways in residential occupancies and which complied with the code in effect at the time they were constructed, and which have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy, may be reconstructed in the same configuration and construction as the existing stairways.

Section 1003.3.3.10. Revise the first paragraph as follows:

1003.3.3.10 Protection of exterior wall openings. All openings in the exterior wall below and within 10 feet, measured horizontally, of openings in an interior exit stairway or of any fire escape serving a building over 2 stories in height or a floor level having such openings in two or more floors below, shall be protected by fixed or self-closing fire assemblies having a three-fourth-hour fire-protection rating. See Section 1006.3.3.1.

SECTION 1004 B THE EXIT ACCESS

~~**1004.2.3.2** [Exits] From individual floors. Add as Exception 7:~~

~~*7. Notwithstanding any of the Exceptions above, Group R Occupancy buildings shall be provided with not less than two exits from all stories that are more than 25 feet above exterior grade at any point.*~~

SECTION 1011 B FIRE ESCAPES

Section 1011.1 Add a section as follows:

1011.1 Installation of Fire Escapes. Fire escapes shall conform to the requirements of rules and regulations adopted by the Director pursuant to Section 104.2.1. Fire escapes shall be permitted to be installed to replace existing fire escapes on all buildings, for new and replacement means of egress for qualified historical buildings in accordance with Chapter 34, Division II, and as permitted under other codes and regulations.

Add the following chapter:

Chapter 10A
SECURITY REQUIREMENTS

SECTION 1001A B SCOPE

This chapter shall apply to all Group R, Division 1 Occupancies.

Apartment houses (Group R, Division 1 Occupancies) and buildings containing more than two residential condominium units, shall meet the security requirements of this section.

Hotels and motels shall comply with the security requirements of this section. For the purpose of this section, any building open to the public and offering accommodations to transient persons for compensation shall be considered as a hotel or motel.

SECTION 1002A B DEFINITIONS

AUXILIARY LOCKING DEVICE is a secondary locking system added to the primary locking system to provide additional security.

BURGLARY-RESISTANT GLAZING MATERIALS are materials which are defined in ANSI/UL Standard 972. Where fire-resistive assemblies for opening protection are required by the code, plastic glazing and laminated safety glaze cannot be used. See Section 713.

DEADBOLT is a lock bolt which must be actuated by a key, a knob or thumb-turn and when projected becomes locked against return by end pressure, and does not have spring action, as a latch bolt does. **A SINGLE CYLINDER DEADBOLT** is a deadbolt lock which is activated from the outside by a key and from the inside by a knob, thumbturn lever or similar mechanism. **A DOUBLE CYLINDER DEADBOLT** is a deadbolt which can only be activated by a key from both interior and exterior.

DEADLATCH or **DEADLOCKING LATCH BOLT** is a spring actuated latch bolt having a beveled end and an incorporated plunger which when depressed, automatically locks the projected latch bolt against return by end pressure.

PRIMARY LOCKING DEVICE is the single locking system on a door or window unit whose function is to prevent unauthorized intrusion.

WINDOW LOCKING DEVICE is part of a window assembly which is intended to prevent movement of the movable sash, and may be the sash lock or sash operator.

SECTION 1003A B GENERAL REQUIREMENTS FOR SECURITY

1003A.1 Clearances. The clearance between the door and the frame and between meeting edges of doors swinging in pairs shall not exceed $\frac{1}{8}$ inch (3.2 mm). The clearance between the door and the floor with either flush or raised sill shall be not more than $\frac{3}{4}$ inch (19.1 mm).

1003A.2 Door Assemblies. Excluding main entry doors, all exterior swinging doors, and swinging interior and exterior entry doors, including assemblies and related hardware, which are directly accessible from the ground level or by stairs or by ramp, or from roof areas, or parking lot, or garage areas, shall meet the requirements of Grade 20 of ANSI/ASTM F476, Standard Test Methods for Security of Swinging Door Assemblies .

All such doors shall be self-closing continuously locked, and openable from the interior with no special effort or knowledge or key. Where electrically operated locks are used, they must be self-latching and locking and shall have manual release capability from the interior requiring no special effort or knowledge or key.

1003A.2.1 Main Entrance. All main entry doors including electrically operated main entry door shall be provided with a primary locking device. Main entry doors shall be defined as exterior doors leading directly into the lobby, registration areas or employee entrances.

1003A.2.2 Viewer. Each door shall be provided with a minimum 135-degree viewer which does not have sighting capability when viewed from the outside. Mounting height shall not exceed 58 inches (1473mm).

1003A.3 Fire-Rated Door Assemblies. Fire-rated door assemblies shall meet the requirements of Grade 20, ANSI/ASTM F476.

1003A.4 Glazing. All glazing within 40 inches (1016 mm) of any locking mechanism of exterior and interior dwelling unit doors shall be of laminated

safety glass or burglar-resistant glazing. This requirement shall not exempt the swinging door assembly standards of Grade 20 of ANSI/ASTM F476.

1003A.5 Metal Gates. Metal gates shall conform to the following:

1. Latch bolt protected by a security plate.
2. Hinges, bolts, screws shall be non-removable.
3. Areas within 40 inches (1016 mm) of latch mechanism protected by mesh screen or approved equal.
4. Interior release mechanism protected with cover.
5. For electrically operated locks see Section 1003A.2.

1002A.6 Sliding Glass Doors. Sliding glass door assemblies shall be so designed that the door cannot be lifted from the track when the door is in a locked position.

In addition to the primary locking device, all sliding glass doors shall have an auxiliary locking device permanently mounted and not accessible from the exterior of the building but easily accessible from the interior.

1002A.7 Sliding Glass Windows. Sliding glass window assemblies shall be so designed that the moving panel cannot be lifted from the track while in a closed position.

1002A.8 Parking Areas. Parking space numbering shall not correspond to the guest room or dwelling unit number.

Exterior parking areas and access thereto shall be provided with a minimum of $1/2$ footcandle (5.38 lx) of light on the parking surface when the area is unoccupied. Lighting devices shall be protected by weather- and vandalism-resistant covers.

SECTION 1004A B SPECIAL HOTEL AND MOTEL SECURITY REQUIREMENTS

1004A.1 Entry Doors to Guest Rooms.

EXCEPTION: Residential care facilities licensed by the State of California under Title 22 of the California Code of Regulations shall not be required to comply with the requirements of this subsection.

Locks shall be a combination of minimum $1/2$ -inch (12.7mm) throw deadlatch with a minimum 1-inch (25mm) deadbolt.

All locks shall be capable of locking out all keys, except the emergency keys for guest privacy while inside the room, and so constructed that both deadlatch and deadbolt are retracted simultaneously by a single knob or lever.

1004A.2 Communicating Door Between Guest Rooms. Communicating doors between guest rooms if not required to be fire-rated shall meet the requirements of Grade 20 of ANSI/ASTM F476 and be of minimum 1³/₈-inch (35mm) bonded wood core or approved equal.

1004A.3 Roof Openings. All skylights leading directly to guest rooms, offices and enclosed commercial space shall be provided with burglary-resistant glazing as defined in Section 1002A.

1004A.4 Message and Key BoxcFront Desk. The message and room key location at the front desk shall not be visible from public view so as to determine an unoccupied room.

SECTION 1005A B SPECIAL APARTMENT HOUSE AND CONDOMINIUM SECURITY REQUIREMENTS

1005A.1 Voice Communications. A two-way voice communication system shall be provided between the common entry door and all interior dwelling units. All systems shall provide direct communication.

1005A.2 Lighting. Lighting shall be minimum of 1/2 footcandle of light on the ground surface from the street to the entry door. Lighting devices shall be protected by weather- and vandalism-resistant covers.

1005A.3 Master Keying. Exterior and main entrance door locks shall not be on any master key system.

1005A.4 Entry Doors. Entry doors and door assemblies shall comply with the following:

1005A.4.1 Locks shall be combination 1/2-inch (12.7 mm) throw deadlatch with a minimum 1-inch (25.4 mm) throw deadbolt, and so constructed that both the deadlatch and deadbolt retract simultaneously by knob or lever. The deadbolt shall have the ability to be thrown from the exterior.

1005A.5 Exit Doors. All exit doors from corridors to exit stairways and from interior stairwells and interior fire escapes shall meet the requirements of Grade 20 of ANSI/ASTM F476 and be continuously locked from the outside.

Locking devices shall be self-latching or self-locking and shall be openable from the interior with no special effort or knowledge or key. [See Section 1003.3.1.8].

1005A.6 Glazed Openings. Glazed openings accessible from the ground level, by stairs, ramps, parking lots or garage areas shall be with approved laminated safety glass or burglar-resistant glazing as defined in Section 1002A. Protective iron grill work may only be installed where it does not interfere with the required means of egress.

1005A.7 Roof Openings. All skylights leading directly to interior corridors, stairwells, dwelling units, and utility rooms shall be provided with burglary-resistant glazing as defined in Section 1002A.

1005A.8 Garage Doors. All doors of the sectional overhead, one-piece overhead, swing or sliding types used on the exterior of a building shall conform to the following standards:

1005A.8.1 Panels of wood doors shall be at least $\frac{5}{16}$ -inch (7.94 mm) thick, except sectional overhead doors may have panels $\frac{1}{4}$ -inch (6.35 mm) thick.

1005A.8.2 Aluminum doors shall be constructed of at least .025-inch (0.635 mm) thick sheet aluminum, riveted, welded or bolted to framing members at least 12 inches (305 mm) on center.

1005A.8.3 Steel doors shall be constructed of at least .023-inch (0.584 mm) thick galvanized steel, riveted, welded or bolted to framing members at least 12 inches (305 mm) on center.

1005A.8.4 Fiberglass sectional doors shall be constructed of formed fiberglass panels of density of at least $5\frac{1}{2}$ oz. per square foot (1678 g/m²), pressure sealed to aluminum framing members.

1005A.8.5 Overhead doors shall be made lockable by either:

For doors 16 feet (4877 mm) wide or less, a slide bolt (minimum diameter $\frac{3}{8}$ -inch (9.5 mm) minimum projection $1\frac{1}{2}$ inches (38mm)) locking into the door jamb, capable of utilizing a padlock with a minimum $\frac{9}{32}$ -inch (7.14 mm) shackle. For doors over 16 feet (4877 mm) wide, except sectional doors, two slide bolt locks shall be required. Slide bolt assemblies shall be attached to

the door with bolts which are non-removable from the exterior.

Electrical operator with automatic locking capability, either inherently in the mechanism or as an added feature.

By at least one single-bar lock mounted in the end stile, with locking bar or bolt extending into the receiving guide a minimum of 1 inch (25 mm), and with minimum five-pin tumble operation. For doors over 16 feet (4877 mm) wide except sectional doors, two single-bar locks shall be required.

Center locking-handle devices will require actuating straps to be enclosed by rigid conduits securely fastened to the door.

1005A. 8. 6 Swinging garage doors shall be lockable by a cylinder deadbolt.

1005A. 8. 7 Door operated by electrical means shall be provided with manual release capability from the interior, requiring no special effort or knowledge or key.

1005A. 8. 8 Manually operated chain-driven garage doors shall require Director's approval.

Chapter 11

ACCESSIBILITY

No San Francisco Building Code amendments

Chapter 11A

HOUSING ACCESSIBILITY

No San Francisco Building Code amendments

Chapter 11B

**ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS,
COMMERCIAL BUILDINGS AND PUBLICLY FUNDED HOUSING**

No San Francisco Building Code amendments

Chapter 11C

**STANDARDS FOR CARD READERS AT
GASOLINE FUEL DISPENSING FACILITIES**

No San Francisco Building Code amendments

Chapter 12

INTERIOR ENVIRONMENT

SECTION 1203 B LIGHT AND VENTILATION IN GROUP R OCCUPANCIES

Section 1203.3.1 Ventilation. Delete the existing San Francisco amendment:

~~1203.3.1 Public hallway ventilation in Division 1 Occupancy.~~ Every public hallway shall be ventilated by one of the following means:

~~1. — Windows with at least 6 square feet (0.56m²) of openable area. The windows shall open upon a street, yard or court.~~

~~2. — Ventilating skylights located in stairway of buildings not over two stories in height. The open ventilating area shall be at least 10 percent of the projected stair shaft area and hallway area served, or 6 square feet (0.56m²), whichever is greater. The ventilating portion of the skylight shall be fixed permanently open or shall be provided with an approved opening device capable of providing the required open area. No portion of a hallway ventilated by a skylight shall be located more than 20 feet (6096mm) horizontally from the skylight.~~

~~3. — Louvers, provided that they are permanently fixed open or are provided with an approved opening device capable of providing the required open area. The required open area shall be as set forth for windows.~~

~~4. — Mechanical ventilation designed to operate continuously, and capable of~~

~~producing not less than 2 complete air changes per hour throughout the hallway.~~

Section 1203.3 Ventilation. Guest rooms and habitable rooms within a dwelling unit or congregate residence, or public corridors, public hallways and other public spaces having openings into adjoining dwelling units, guest rooms, or congregate residences within R-1 Occupancies, shall be provided with natural ventilation by means of openable exterior openings with an area of not less than 1/20 of the floor area of such rooms or spaces with a minimum of 5 square feet (0.46m²).

Section 1203.3. Revise the first and second paragraphs as follows:

In lieu of required exterior openings for natural ventilation, a mechanical ventilating system may be provided. Such system shall be capable of providing two air changes per hour in guest rooms, dormitories, habitable rooms and in public corridors, public hallways and other public spaces having openings into adjoining dwelling units, guest rooms, or congregate residences with R-1 Occupancies, with a minimum of 15 cubic feet per minute (7L/s) of outside air per occupant during such time as the building is occupied.

Chapter 13

ENERGY CONSERVATION

No San Francisco Building Code Amendments

Add the following chapter:

Chapter 13A
COMMERCIAL WATER CONSERVATION

SECTION 1301A c TITLE

This chapter shall be known as the ACommercial Water Conservation Ordinance. @

1302A - Intent

It is the intent of this chapter to conserve existing water supplies by reducing the overall demand for water in commercial buildings by requiring the installation of water conservation devices in commercial buildings upon the occurrence of specific events and in any event no later than November 1, 1994.

1303A - Definitions

For the purpose of this chapter, certain terms are defined as follows:

ACCESSIBLE means there is sufficient space in which to install the specified energy conservation measure without significant alteration to the structure. For ducts, plenums or pipes, accessible shall mean all ductwork, plenums or pipes located in mechanical rooms, on roofs and around all air handling units. In addition, pipes located above movable ceiling panels shall be considered accessible, but not ducts or plenums.

ACCESSIBLE ATTIC SPACE means a space between a ceiling joist and roof rafter where the vertical clear height from the top of the bottom chord of the truss or ceiling joist to the underside of the roof sheeting at the roof ridge is greater than 18 inches.

BUILDING OCCUPANCY means OCCUPANCY as defined in Section 216 of this code and shall also, where practicable, include the primary business activity of the property as classified by Standard Industrial Classification (SIC).

BUILDING TYPE means the type of building construction, as defined in Chapter 6 of this code, and shall take into consideration whether the building is a Ahigh-rise building@ as defined by Section 403 of this code.

COMMERCIAL BUILDING means any privately owned building except those residential buildings and mixed residential-commercial buildings or portions thereof that are subject to the energy conservation requirements of Chapter 12 of the San Francisco Housing Code (Residential Energy Conservation Ordinance).

COST-EFFECTIVE means having a simple economic payback that does not

exceed four years or the expected life of an energy conservation measure, whichever is shorter.

ESCROW means any transaction wherein one person, for the purpose of effecting the sale, transfer, encumbering, or leasing of real property to another person, delivers any written instrument, money, evidence of title to real property, or other thing of value to a third person to be held by such third person until the happening of a specified event or the performance of a prescribed condition, when it is then to be delivered by such third person to a grantee, grantor, promisee, promisor, obligee, obligor, bailee, bailor, or any agent or employee of any of the latter.

ESTABLISHED CONTRACTOR'S COST means the contractor's fee, including labor and material, plus the engineer's fee to do the required work, provided that the engineer's fees do not exceed the schedule of fees provided by the Director.

PERMIT APPLICANT means the person listed on the building permit application as the owner or lessee of the building.

QUALIFIED INSPECTOR. A qualified inspector is an energy inspector defined in Section 1316A, who is authorized to perform a water conservation inspection.

QUALIFIED PROFESSIONAL means a person regularly engaged in the field of making repairs, adjustments and inspection of energy using equipment contained in HVAC, lighting, or service hot water systems.

SERVICE HOT WATER means the supply of hot water for domestic or commercial purposes other than comfort heating.

SIMPLE ECONOMIC PAYBACK means the time needed to recover a conservation investment on the basis of expected energy savings at current energy costs. Simple economic payback is expressed in years, and is calculated by dividing the established contractor's cost of a conservation measure by the estimated dollar savings in the first year. Available tax credits, incentives, and future energy costs are not considered in the calculation.

TRANSFER OF TITLE means the conveyance of title to real property by one or more persons as a result of sale or exchange, and includes the execution of a real property sales contract as defined in Section 2985 of the California Civil Code and any change of ownership described in subdivisions (c) and (h) of Section 61 and subdivision (c) of Section 64 of the Revenue and Taxation Code.

WATER CONSERVATION INSPECTION. Inspection of a commercial building for compliance with the requirements of this chapter.

1304A – RULES AND GUIDELINES

1304A.1 Adopt Rules. The Director, in cooperation with the General Manager of the City Water Department and other advisors as the Director may deem appropriate, shall adopt reasonable rules and guidelines implementing the provisions and intent of this chapter and shall make them available to the public along with the informational brochure described in Section 1309A. The Director, in cooperation with the General Manager of the City Water Department, may amend these rules and guidelines from time to time after considering public input.

1304A.2 Energy Inspection Procedures. The Director shall include coverage of this chapter's requirements in the Water Inspection Procedures established by the Department.

Section 1305A – Civil Remedies

1305A.1 Abatement. A commercial building shall constitute a nuisance under the terms of Section 102 of this code when the installation of a water conservation measure in a commercial building is required pursuant to this chapter and the water conservation measure has not been installed by November 1, 1994.

The nuisance shall be abated by civil action pursuant to procedures set forth in Section 102 of this code for unsafe buildings; provided, however, that in no event shall any violation constitute a misdemeanor.

1305A.2 Title Transfer. No transfer subject to this chapter shall be invalidated solely because of the failure of any person to comply with any provision of this chapter. However, any person who wilfully or negligently violates or fails to perform any duty prescribed by any provision of this chapter shall be liable in the amount of actual damages suffered by a plaintiff. Except as otherwise provided in Section 1308A, the buyer may institute a civil action to require compliance with the requirements of this chapter whenever an inspection and installation of conservation measures required pursuant to this chapter as a result of a title transfer was not done. In addition to the cost of compliance with this chapter, the plaintiff shall be entitled to court fees and attorney=s fees necessary to bring about compliance with the chapter.

SECTION 1306A – REQUIREMENTS

1306A.1 Transfer of Title. The seller shall obtain a valid water conservation inspection and shall comply with the applicable water conservation measures required by this chapter prior to any transfer of title of any commercial building, or portion thereof, subject to the provisions of this chapter.

The seller must furnish a copy of the completed inspection form showing compliance with this chapter to the buyer prior to transfer of title.

1306A.1.1 Scope. This section shall apply to the entire portion of the commercial building that is transferred.

1306A.2 Building Additions. For building additions where the sum of concurrent building permits by the same permit applicant would increase the floor area of the space in a building by more than 10 percent, the permit applicant shall obtain a valid water conservation inspection and shall comply with the applicable water conservation measures required by this chapter as a condition for issuance of a Certificate of Final Completion and Occupancy by the Department upon completion of the addition.

1306A.2.1 Scope. This section shall apply to the entire building.

1306A.3 Building Alterations and Improvements. For alterations or improvements where the total construction cost estimated in the building permit is greater than \$50,000, the permit applicant shall obtain a valid water conservation inspection and shall install the applicable water conservation devices required by this chapter as a condition for issuance of a Certificate of Final Completion and Occupancy by the Department upon completion of the alterations or improvements.

1306A.3.1 Scope. This section shall apply to the entire building.

SECTION 1307A c TIME ALLOWED FOR COMPLIANCE

1307A.1 Title Transfers or Major Improvements. For title transfers or building additions, alterations and improvements (Section 1306A above), compliance with this chapter shall be triggered by the requirement of an energy conservation inspection for compliance with the water conservation measures set forth in this chapter.

1307A.2 Affidavits. In lieu of the inspection and certificate of compliance requirements of Section 1313A, the owner or the owner's authorized agent shall file with the City Water Department an affidavit signed by the owner affirming that the water conservation devices required by Section 1315A either have been installed or compliance is not required. The affidavit shall be on a form provided by the City Water Department. Copies of the affidavit are to be filed in the Department.

SECTION 1308A c TRANSFER OF RESPONSIBILITY FOR COMPLIANCE

1308A.1 Transfer to Buyer. The seller may transfer to the buyer of the building responsibility for compliance with the water conservation measures of this chapter in accordance with the provisions of this section. If, at the time of transfer of title, the requirements of either Section 1308A.2 or 1308A.3 have been met.

1308A.2 Escrow Account Procedure.

1308A.2.1 Water conservation inspection. A qualified inspector shall conduct a water conservation inspection. The seller or the seller's authorized agent shall file the energy inspection form with the Department along with a written statement indicating that an escrow account has been set up pursuant to this section and giving the escrow holder's name and address and the escrow number; and,

1308A.2.2 Written agreement. A written agreement signed by the buyer and seller shall be deposited into the escrow containing the following:

1308A.2.2. The buyer's agreement that the required energy conservation measures will be installed, and the certificate of compliance filed with the Department, within the time allowed for compliance under Section 1307A;

1308A.2.2.2. The seller's agreement that funds equal to one percent of the purchase price indicated on the accepted purchase offer or \$150,000, whichever is less, shall be retained by the escrow holder and disbursed as follows:

(1) Upon delivery to the escrow holder of a copy of the completed certificate of compliance with this chapter as filed with the Department within the time allowed for compliance under Section 1307A, the escrow holder shall, upon written instructions of the buyer, disburse to the buyer so much of these funds as are required to pay the provider(s) of the materials and labor used to bring the property into compliance with the provisions of this chapter and shall disburse the surplus thereafter remaining

to the seller;

(2) If such certificate of compliance is not delivered to the escrow holder within the time allowed for compliance under Section 1307A, the escrow holder shall deposit all said funds into the Commercial Water Conservation Account of the Repair and Demolition Fund of the City and County of San Francisco established pursuant to Section 102.13 of this code to be used exclusively to defray the cost of materials, labor and administrative fees necessary to bring the building into compliance with the provisions of this chapter, with any surplus funds to be returned to the seller once compliance is achieved. No funds shall be deposited in the Commercial Water Conservation Account under this section so long as an appeal is pending or an extension has been granted pursuant to Section 1310A with regard to that building.

1308A.3 Filing of Written Agreement. The seller or the seller's authorized agent shall file the water inspection form with the Department along with a written agreement signed by the buyer and seller whereby the buyer agrees that the required water conservation measures will be installed within 180 days of the close of escrow with a certificate of compliance filed pursuant to Section 1310A.

SECTION 1309A c INFORMATION BROCHURE

1309A.1 Written Notice. The seller, or the seller's authorized agent, involved in the sale or exchange of commercial property subject to the provisions of this chapter shall give written notice of the requirements of this chapter to the buyer. The Department shall make available to the public an informational brochure specifying the water conservation requirements.

Delivery of this brochure by the seller or the seller's agent to the buyer shall satisfy the notice requirements of this section. Failure to give notice as required by this section shall not excuse or exempt the seller or buyer of commercial property from compliance with the requirements of this chapter.

SECTION 1310A – POSTPONEMENT OF REQUIREMENTS

1310A.1 Postponement for Demolition. The duty of a seller, buyer or permit applicant to comply with inspection and water conservation requirements applicable to any portion of a building subject to this chapter shall be

postponed for one year from the date of issuance of a demolition permit for said building. If the building is demolished and a certificate of completion is issued by the Department before the end of the one-year postponement, the requirements of this chapter shall not apply. If the building is not demolished after the expiration of one year, the provisions of this chapter shall apply, subject to appeal, even though the demolition permit is still in effect or a new demolition permit has been issued.

1311A – EARLY COMPLIANCE WITH WATER CONSERVATION MEASURES

1311A.1 Early Compliance. To encourage early compliance with the requirements of this chapter, an affidavit of compliance may be voluntarily filed with the City Water Department in accordance with Section 1307A at any time before compliance would otherwise be required.

1312A – WATER CONSERVATION INSPECTIONS

1312A.1 Inspections. A water conservation inspection which satisfies the requirements of this chapter shall be performed as required by this chapter.

1313A – PROOF OF COMPLIANCE WITH WATER CONSERVATION MEASURES

1313A.1 Inspection Form. The Department shall provide standardized forms suitable for conducting a valid water conservation inspection and certifying compliance with the requirements of this chapter. The inspection form shall be completed and signed by a qualified inspector, furnished to the permit applicant, building owner or the owner's authorized representative, and filed with the Department in accordance with Section 1313A.2 of this code.

1313A.2 Certificate of Compliance. When all of the water conservation requirements have been met, a certificate of compliance shall be signed, filed and recorded in accordance with Section 1313A.3.

1313A.3 Public Records. Completed water conservation inspection forms, informational surveys, and certificates of compliance shall be filed with the Department and are public records and any person may inspect them during regular business hours at the Department.

Affidavits filed pursuant to Section 1307A shall be public records and any person may inspect them during regular business hours at the City Water

Department.

1314A – APPEALS FROM RESULTS OF A WATER CONSERVATION INSPECTION

1314A.1 Notice of Appeal. Any person with an interest in the property subject to a water conservation inspection who contests the determination of a qualified inspector regarding required water conservation measures may appeal said decision to the Director within 20 working days from the date the completed inspection form was filed with the Department. The notice of appeal shall state, clearly and concisely, the grounds upon which the appeal is based. The burden of proof shall be on the applicant to demonstrate that the water conservation measure is not required under this chapter.

1314A.2 Appeal Procedures. The applicant may appeal the Director's decision to a hearing officer or the Abatement Appeals Board within 10 working days from the date that said decision was issued. The hearing officer shall be appointed by the Director. The determination of the hearing officer or Abatement Appeals Board shall be final.

The Director, in conjunction with the City Water Department, shall develop clear rules and procedures for submitting and processing appeals and the rules set forth in Section 105.2 of this code shall not be applicable to these appeals. Any person filing an appeal pursuant to this section shall pay a filing fee.

SECTION 1315A – REQUIRED WATER CONSERVATION MEASURES

The following water conservation measures are required for commercial buildings:

1315A.1 Showerheads. Low-flow devices on all accessible showerheads having a maximum rated flow of not more than 2.5 gallons (9.46 liters) per minute. Showerheads of the ball-joint type that cannot easily be removed from the wall without structural alteration are exempt from this requirement.

1315A.2 Faucet Aerators. Aerators attached to sink faucets which faucets are designed to accept such devices. These aerators shall include a flow restrictor and shall be of a type approved by the Director of the Department. Health care facilities that are subject to the requirements of this chapter

shall be exempt from the requirements of installing aerators on sink faucets within such health care facilities.

1315A.3 Low-Flow Toilets. Low-flow toilets [3.5 gallons (13.25 liters) per flush or less] or approved devices in toilets designed to reduce the total volume of water in each toilet flush, including but not limited to (1) flush reducers, (2) flow restrictors and (3) volume reducers. Installation of a retrofit device will not be required when its installation will impede the designed functioning and/or flushing of the toilet.

SECTION 1316A – WATER CONSERVATION INSPECTIONS

1316A.1 Inspections. Inspections to determine compliance with the water conservation requirements of this chapter may be conducted by one of the following:

1. An authorized inspector of the Department;
2. A private inspector authorized by the Director pursuant to established rules and guidelines;
3. A private inspector hired by the Department, or City Water Department, on a contractual basis under terms and fees to be recommended by the Departments and established by the Board of Supervisors.

1316A.2 Qualified Inspector Duties. The duties of a qualified inspector shall be as follows:

1. To inspect portions of a building that are subject to this chapter to determine whether the water conservation standards specified in Section 1315A have been met, and if met, to sign a certificate of compliance, pursuant to Section 1313A, and to furnish it to the permit applicant, building owner, or owner's agent;
2. To record on an official inspection form, pursuant to Section 1313A, all measures required by this chapter for which the building is in noncompliance, and to sign the inspection form and furnish it to the permit applicant, building owner, or owner's agent.

1316A.3 Private Water Inspectors. Private inspectors shall be required to demonstrate financial responsibility by being insured and/or bonded in amounts to be determined by the Director.

1316A.4 Conflict of Interest. No authorized inspector may conduct a water

inspection on any building in which that inspector has a financial interest. For the purposes of this section, an inspector shall be deemed to have a financial interest in a building if the inspector:

1. Is an owner of the building or the property upon which the building is located in full or in part;
2. Is a full or part-time employee of the building or its owners;
3. Is regularly placed on the building staff by a company that provides building engineering, operations and maintenance, or other building services to the property.

1316A.5 Inspector as Employee. No inspector may sign a certificate of water conservation compliance for a building where that inspector is an employee or officer of a company that performed construction or repair work required by this chapter.

1316A.6 Limitation. Water conservation inspections are intended to enforce the provisions of this chapter only, and are not intended to determine compliance or noncompliance with any other portions of this code.

Chapter 14

EXTERIOR WALL COVERINGS

SECTION 1403 B VENEER

Section 1403.5.1 Add the following sentence at the end of this section:

1403.5.1 Exterior backing, when of solid wood or plywood, shall comply with Section 2312.3.

Section 1403.6.1 Add the following sentence at the end of this section:

1403.6.1 Exterior backing, when of solid wood or plywood, shall comply with Section 2312.3

Chapter 15
ROOFS AND ROOF STRUCTURES

Add the following in italics under the chapter title:

For qualified historical buildings or properties, see Chapter 34, Division II

SECTION 1501 B SCOPE

Section 1501.1. Add the following paragraph at the end of this section:

The City and County of San Francisco adopts Appendix Chapter 15 for the purpose of regulating reroofing.

SECTION 1504 B ROOFING CLASSIFICATION

Section 1504.4 Add the following section:

1504.4 Minimum roofing class. Class B or better roof coverings shall be used on all buildings. Untreated wood shingles and shakes shall not be permitted.

EXCEPTION: Detached accessory structures with a roof of less than 200 square (18.58 M²) feet may have roof coverings of Class A, B or C. Untreated wood shingles and shakes shall not be permitted.

Any existing roof not covered with fire-retardant roofing and which becomes damaged to an extent of 33¹/₃ percent or more shall be reconstructed with a fire-retardant roofing for the entire building.

SECTION 1506 B ROOF DRAINAGE

Section 1506.1 Add the following paragraph at the end of this section:

All storm or casual water from roof areas which total more than 200 square feet (18.58 m²) shall drain or be conveyed directly to ~~a public sewer~~ the building drain or storm drain. Such drainage shall not be directed to flow onto adjacent property or over public sidewalks. Building projections not exceeding 12 inches (305 mm) in width are exempt from drainage requirements without area limitations.

Section 1506.3 Revise as follows:

1506.3 Overflow Drains and Overflow Scuppers. Where roof drains are required, overflow drains having the same size as the roof drains shall be installed with the inlet flow line located 2 inches (51mm) above the low point of the roof, or overflow scuppers having three times the size of the roof drains and having a minimum opening height of 4 inches (102mm) may be installed in the adjacent parapet walls with the inlet flow line located 2 inches (51mm) above the low point of the adjacent roof. Overflow drains and overflow scuppers shall discharge to an approved location and shall not be connected to roof drain lines.

Section 1506.5 Over Public Property. Revise this section as follows:

1506.5. Roof drainage water from a building or structure shall not be permitted to flow over public property.

SECTION 1511 B PENTHOUSES AND ROOF STRUCTURES

Section 1511.3. Add the following sentence at the end of this section:

Penthouses shall be of a size no larger than the minimum clearances required for the mechanical equipment to be installed or no larger than the vertical shaft opening in the roof.

Section 1511.5 Add the following section:

1511.5 Roof Decks. May be constructed of wood when the following conditions are met:

1. The deck is less than 500 square feet (46.45 m²) in area.
2. The deck boards are spaced not greater than 1/8 of an inch (3.2 mm) apart.
3. Any open space around the perimeter between the deck and the roof surface shall be enclosed to within one inch of the roof surface.
4. The deck is constructed of fire-retardant-treated wood approved for exterior use, or the deck is constructed of 2 inch (50.8 mm) nominal all heart redwood. Guardrails and fences may be constructed of any material permitted by this code.

5. The deck is installed on top of a Class A or B fire-resistive roof assembly. The deck shall not be considered part of such roof assembly.

Table 15-A. Revise the table and delete footnotes 1, 3, 4 and 5 as follows:

TABLE 15-A B MINIMUM ROOF CLASSES

OCCUPANCY	TYPES OF CONSTRUCTION								
	I	II			III		IV	V	
	F. R.	F. R.	One-Hour	N	One-Hour	N	H. T.	One-Hour	N
A-1	B	B	B	B	B	B	B	B	B
A) 2- 2.1	B	B	B	B	B	B	B	B	B
A-3	B	B	B	B	B	B	B	B	B
A-4	B	B	B	B	B	B	B	B	B
B	B	B	B	B	B	B	B	B	B
E	B	B	B	B	B	B	B	B	B
F	B	B	B	B	B	B	B	B	B
H-1	A	A	A	A	B	B	B	B	B
H) 2-3-4-5-6-7	A	B	B	B	B	B	B	B	B
I) 1.1 -1.2 -2	A	B	B	B	B	B	B	B	B
I-3	A	B	B	B	B	B	B	B	B
M	B	B	B	B	B	B	B	B	B
R-1	B	B	B	B	B	B	B	B	B
R-1-2.2 - 6.2	B	B	B	B	B	B	B	B	B
R-2.1 -2.3 - 6.1 R-2.1.1 - 2.2.1 - 2.3.1, R- 6.1.1 - 6.2.1	B	B	B	B	B	B	B	B	B
R-3	B	B	B	B	B	B	B	B	B
S-1, S-3	B	B	B	B	B	B	B	B	B
S-2, S-5	B	B	B	B	B	B	B	B	B
S-4	B	B	B	B	B	B	B	B	B
U	B	B	B	B	B	B	B	B	B

Notes: A C Class A Roofing

F. R. B Fire

B C Class B Roofing
resistive
H. T. B Heavy
timber
B C Occupancy not Allowed in that Construction Type
N ----- No requirement for fire resistance

Appendix Chapter 15 REROOFING

SECTION 1515. Revise the heading:

SECTION 1515 B PERMIT REQUIRED

Section 1515 – Replace this entire section with the following sentence:

1515.1 Permit Required. New roofing shall not be applied without first obtaining a reroofing permit from the Department.

Excerpts from Chapter 16
STRUCTURAL DESIGN REQUIREMENTS

SECTION 1605 B DESIGN

Section 1605.4. Add the following section:

Section 1605.4 Minimum Lateral Forces for Existing Buildings.

1605.4.1 General. This section is applicable to existing buildings when invoked by Section 3403.6. This section may be used as a standard for voluntary upgrades.

An existing building or structure which has been brought into compliance with the lateral force resistance requirements of the San Francisco Building Code in effect on or after May 21, 1973 shall be deemed to comply with this section except when a vertical extension other alterations are to made which would increase the mass or reduce the seismic resistance capacity of the building or structure.

1605.4.2 Wind forces. Building and structures shall be capable of resisting wind forces as prescribed in Sections 1615 through 1625.

Exception: C_e for wood frame buildings not more than 4 stories in height need not exceed 0.4. when compliance with this section is required by:

1. Section 3403.2.2.1 Substantial change; or
2. Section 3403.2.2.2 Structural alterations; or
3. Section 3403.2.1.2 Horizontal additions; for those lateral force resisting elements which do not share lateral loads with the addition; or
4. Section 3405, Change in Use which does not involve a change in the I or I_w factors of Table 16-K; or
5. Section 1630.1.1 New storage or warehouse live loads in more than 10 percent of the total floor area.

1605.4.3 Seismic forces. Buildings and structures shall comply with the

applicable provisions of Sections 1626 through 1634, except that, when compliance with this Section is required by:

1. Section 3403.2.2.1 Substantial change; or
2. Section 3403.2.2.2 Structural alterations; or
3. Section 3403.2.1.2 Horizontal additions; for those lateral force resisting elements which do not share lateral loads with the addition; or
4. Section 3405, Change in Use which does not involve a change in the I or I_w factors of Table 16-K; then structures and elements may be designed for seismic forces of not less than 75 percent of those given in Sections 1626 through 1634, and
 1. near field effects (N_a and N_v of Tables 16-S and 16-T) and the reliability/redundancy factor (ρ) need not exceed 1.0; and
 2. the load factor resulting from the vertical component of the earthquake ground motion (E_v) may be 0; and
 3. 50 % of Δ_m may be used to evaluate deformation compatibility of existing elements and existing exterior elements in accordance with Section 1633.2.4; new elements shall meet the full criteria of this code; and
 4. the building separation limitations of Section 1633.2.11 do not apply; and
 5. the maximum allowable height to length ratio for shear resisting construction with wood frame may be taken as 3.5; and
 6. in wood frame buildings not more than 4 stories in height, R may be 5.5 regardless of the bracing system or materials used.

When upper floors are exempted from compliance by Section 3405, the lateral forces generated by their masses shall be included in the analysis and design of the lateral force resisting systems for the strengthened floor. Such forces may be applied to the floor level immediately above the topmost strengthened floor and distributed in that floor in a manner consistent with the

construction and layout of the exempted floor.

In lieu of meeting the specific requirements of this section, an alternative lateral analysis procedure complying with Section 1629.10.1 and incorporating inelastic behavior may be submitted and approved in accordance with rules and regulations adopted by the Director pursuant to Section 104.2.1.

1605.4.4 Design values for existing materials. The incorporation of existing materials, construction and detailing into the designed lateral force system shall be permitted when approved by the Director. Minimum quality levels and maximum load and stress values shall comply with the Uniform Code for Building Conservation, Table 16C-D of this code, Tables 8-8-A and 8-8-B of the State Historical Building Code, printed in this code as Chapter 34, Division II, or with other rules, regulations and standards adopted by the Director pursuant to Section 104.2.1.

**Appendix Chapter 16
STRUCTURAL FORCES**

DIVISION II B EARTHQUAKE RECORDING INSTRUMENTATION

See Appendix Chapter 16, Volume 2

Add the following chapter:

Chapter 16B

**EARTHQUAKE HAZARD REDUCTION IN UNREINFORCED
MASONRY BEARING WALL BUILDINGS**

SECTION 1601B B PURPOSE

The purpose of this chapter is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of an earthquake on existing unreinforced masonry bearing wall buildings.

The provisions of this chapter are intended as minimum standards for structural seismic resistance for earthquake ground shaking and are established primarily to reduce the risk of life loss or injury. Compliance with these provisions will not necessarily prevent loss of life or injury, or prevent earthquake damage to rehabilitated structures, or protect against the release of hazardous materials, or protect the function of essential facilities. These provisions are not intended to mitigate ground failure hazards such as liquefaction. The Community Safety Element of the General Plan of the City and County of San Francisco should be consulted for areas most susceptible to ground failure.

Time limits are given for owners of unreinforced masonry bearing wall buildings to submit an inventory of each building and an evaluation of the degree of risk presented by the building. Priorities and time limits are established for work to be completed.

Requirements for seismic strengthening of unreinforced buildings are contained in Chapter 16C.

SECTION 1602B B SCOPE

The provisions of this chapter shall apply to all existing buildings having one or more bearing walls of unreinforced masonry as defined in Chapter 16C.

EXCEPTIONS: 1. Buildings housing Group R occupancies containing less than five dwelling units or guest rooms and used solely for residential purposes.

2. Buildings accessory to and on the same lot as those described in Exception 1.
3. Buildings which have been brought into full compliance with the requirements of Section 3403.6 in effect on or after May 21, 1973.

Compliance with the provisions of Chapters 16B and 16C does not supersede

the requirement for compliance with Section 3403.6 when otherwise required under Chapter 34 of this code.

A permit issued solely for compliance with any of the procedures of Chapters 16B and 16C of this code shall not be considered a substantial change or structural work as defined in Section 3403 and compliance with Section 3403.6 will not be required.

SECTION 1603B B DEFINITIONS

1603B. Definitions. For the purpose of Chapters 16-B and 16C, certain terms are defined as follows.

BOLTS-PLUS is the installation of shear and tension anchors at the roof and floors and, when required, the bracing of the unreinforced masonry bearing walls upon evaluation of the height-to-thickness ratio of these walls.

POOR SOIL. Poor soil is all soil lying bayward of the line indicating the landward limit of Bay Mud deposits as shown on the U.S. Geological Survey Map MF-1376, title aMap Showing the 200-foot thickness contour of surficial deposits and the landward limit of Bay Mud deposits of San Francisco, California, @ by William B. Joyner, 1982.

EXCEPTION: A building need not be considered as being located on poor soil when a subsurface exploration demonstrates that the soil is not underlain by Bay Mud.

UNREINFORCED MASONRY BEARING WALL BUILDING is a building or structure having at least one unreinforced masonry bearing wall.

SECTION 1604 B COMPLIANCE REQUIREMENTS

1604B.1 General. The owner of each unreinforced masonry bearing wall building within the scope of this chapter and Chapter 16C shall cause a structural analysis to be made of the building by a registered civil or structural engineer or licensed architect, and, if the building does not meet the minimum standards specified in this code except as provided for in Chapters 16B and 16C, the owner shall cause the building to be structurally altered to conform to such standards or cause the building to be demolished pursuant to the program implementation schedule set forth.

1604B.2 Program Implementation. The requirements stated in Section 1604B.1 above shall be accomplished by submitting to the Director the following:

1604B.2.1 Inventory form. The owner is required to submit to the Department within the time limits set forth in Table 16B-A, a properly completed inventory

form, signed and sealed by the owner's civil or structural engineer or architect. See Section 110, Table 1-S for the applicable fee for the review of the inventory form. A failure to respond within the time limits set forth in Table 16B-A is a violation of this code.

1604B. 2. 2 Risk assessment.

1604B. 2. 2. 1 General. When filling out the required information on the inventory form, the owner's architect or civil or structural engineer shall assign to the building a relative level of risk depending upon the occupancy, soil conditions at the site and the density of the population exposed.

1604B. 2. 2. 2 Level of risk assigned.

1. Level 1 buildings are buildings containing occupancy Groups A-1, 2 or 2.1, or E, and those buildings greater than 3 stories in height which are located on poor soil.

2. Level 2 buildings are all non-Level 1 buildings which are located on poor soil in the Downtown, North of Market/Civic Center, South of Market, South of Market Residential and Chinatown Unreinforced Masonry Building Study Areas as delineated on Figure 16B-1.

3. Level 3 buildings are buildings in the above areas which are not located on poor soil and buildings located on poor soil outside the above areas.

4. Level 4 buildings are all other unreinforced masonry bearing wall buildings.

1604B. 2. 3 Engineering reports. The owner shall engage a registered civil or structural engineer or licensed architect to prepare an engineering report on the building when:

1. An owner desires to demolish a qualified historical building or any building containing a non-exempt Group R Occupancy rather than retrofit the building, and a report is requested by the Director or the Director of the Planning Department; or

2. The Bolts-plus level of strengthening is proposed; or

3. Strengthening to comply with the State Historical Building Code is proposed; or

4. The owner believes the building complies with Chapters 16B and 16C without any further alteration.

The engineering report shall detail applicable retrofit requirements of the least restrictive retrofit procedure for which the building qualifies. The required retrofit measures shall be developed schematically and a conceptual

construction cost estimate shall be included. If the Bolts-plus level of strengthening defined above and described in Exception 1 to Section 1609C.2 is proposed, the necessary measures for compliance with the Special Procedure of Section 1611C shall also be designated and a second cost estimate for this option shall also be included in the report. If the engineering report demonstrates that no deficiencies exist, and the report is approved by DBI, the structure will be considered to conform to the requirements of this chapter. Except as noted in 1. above, the report shall be submitted not later than the date when the application for the building permit to either strengthen or demolish the building would otherwise be required. The format and content of the engineering report shall comply with the provisions of rules and regulations to be issued by the Director pursuant to Section 104.2.1 after consultation with the Seismic Safety Retrofit Bond Program Board. See Section 110, Table 1-S for the applicable fee for the review of the engineering report.

1604B.2.4 Application for building permit. The owner shall submit to the Department an application for a structural alteration permit accompanied by structural plans, specifications and calculations for the proposed mitigation solution or a permit application to demolish the building. Time limits for submission of the application and for permit processing and approval are established in Table 16B-A.

1604B.2.5 Commencement and completion of construction. Construction work shall commence and a Certificate of Final Completion and Occupancy or final inspection of work under a demolition permit shall be obtained within the time limits set forth in Table 16B-A.

1604B.2.6 Transfer of title. No transfer of title shall alter the time limits for compliance set forth in Table 16B-A.

SECTION 1605B B ADMINISTRATION

1605B.1 Service of Notice. The Director shall, not later than February 15, 1993, issue a notice to comply with Section 1604B.1 to the owner of each building known by the Department to be within the scope of this chapter. The notice shall be accompanied by an informational letter or brochure and a sample inventory form. If, on or before February 15, 1993, an owner of an unreinforced masonry bearing wall building has knowledge that he or she owns such a building then failure of the Director to issue a notice or failure of the owner to receive such a notice shall not relieve the owner of the obligation to comply

with the provisions of Chapters 16B and 16 C within the time limits set forth in Table 16B-A. An owner is presumed to have knowledge that he or she owns an unreinforced masonry bearing wall building if the building is on the inventory list of potential hazardous unreinforced masonry bearing wall buildings required by Section 8877(a) of the California Government Code.

For buildings not known to the Department to be unreinforced masonry bearing wall buildings and whose owners have no knowledge that the buildings are unreinforced masonry bearing wall buildings, the time limits set forth in Table 16B-A shall commence upon the owners having actual or constructive knowledge that their buildings are unreinforced masonry bearing wall buildings.

1605B.2 Appeal from Notice. The owner or the owner's agent may appeal the Director's notice to the Unreinforced Masonry Building Appeals Board in accordance with Section 105.7.

1605B.3 Processing and Recordation. Within 30 days of receipt of the inventory form, the Director shall review it and either approve it as submitted or reject it and return it for correction. Inventory forms returned for correction shall be revised by the owner's architect or engineer and returned to DBI within 30 days of the date of DBI's initial rejection. The Director shall cause to be recorded with the Assessor-Recorder's Office, a notice of the requirement for structural alteration or demolition and the inventory form. The Director may cause such a notice to be recorded upon expiration of the time limits for submittal of the inventory form as stated in Table 16B-A.

1605B.4 Enforcement. Whenever an inventory form has not been submitted or a notice issued by the Director to structurally alter or demolish an unreinforced masonry bearing wall building, has not been complied with within the time limits set forth in Table 16B-A, the Director shall have the power to abate the building in accordance with Section 102.

1605B.5 Removal from Inventory. After all of the retrofit work required by this chapter and Chapter 16C has been completed in any building to the satisfaction of the Director and a Certificate of Final Completion and Occupancy has been issued in accordance with Section 109, or after a final inspection of building demolition work has been made, or if the Director finds that no retrofit work is required, the Director shall remove that building from the inventory list of potentially hazardous unreinforced masonry bearing wall buildings required by Section 8877(a) of the California Government Code. The

Director shall thereupon cause to be filed with the Assessor-Recorder's Office a release of any notice or Abatement Order recorded under Section 1605B.3 or 1605B.4. Additionally, the Department shall furnish to each owner upon satisfactory completion of a retrofit a sign, on a standard Department form, of the same size as that required by California Government Code Section 8875.8 stating "This building has been seismically retrofitted to reduce the risk of death or injury in the event of a major earthquake pursuant to Chapters 16B and 16C of the San Francisco Building Code." The sign shall also indicate the retrofit procedure used and shall bear the signature of the Director. The posting of the sign shall be at the option of the owner.

1605B.6 Voluntary Seismic Strengthening. The owner of a building that is exempt from compliance with this chapter may voluntarily retrofit the building using the procedures for seismic strengthening set forth in Chapter 16C.

1605B.7 Application of Future Retrofitting Legislation. It is the present intent of the Board of Supervisors that, absent a compelling public safety necessity, buildings strengthened pursuant to Chapter 16C will not be subject to future mandatory seismic retrofitting legislation adopted by the Board.

1605B.8 Phased Strengthening. Other provisions of this code notwithstanding, an unreinforced masonry bearing wall building may be strengthened in phases under multiple alteration permits provided:

1. A complete structural analysis accompanied by plans, specifications and calculations for the proposed mitigation solution is submitted to DBI with the first alteration permit application; and
2. A phasing program is submitted to and approved by DBI as part of the review of the first alteration permit application; and
3. Each subsequent alteration permit application clearly indicates the further work proposed and the work completed to date; and
4. The engineer or architect responsible for the structural design for the strengthening program provides structural observation in accordance with Section 1702; and
4. All of the required strengthening work is completed within the time limits set forth in Table 16B-A.

SECTION 606B. c EXISTING UTILITY, FIRE PROTECTION, LIFE-SAFETY SYSTEMS,

HOMELESS SHELTERS AND DISABLED ACCESS REQUIREMENTS

This chapter does not require alteration of existing electrical, plumbing, mechanical, fire protection or life-safety systems which are in compliance with the code in effect at the time of their construction or installation. The application of Section 3403.7 relating to homeless shelters does not waive the requirement for compliance with the provisions of this chapter and Chapter 16C within the time limits set forth in Table 16B-A. This section does not exempt any building from compliance with the requirements of State or Federal disability access regulations.

SECTION 1607B. c ENERGY CONSERVATION.

The provisions of California Code of Regulations, Title 24, Part 6, the California Energy Code, San Francisco Housing Code, Chapter 12 (the Residential Energy Conservation Ordinance) are not applicable to buildings altered as required by this chapter, unless the alteration work also constitutes a change in use as defined in Section 3405, or increases the conditioned space or alters the lighting or mechanical systems.

TABLE 16B-A c PROGRAM IMPLEMENTATION SCHEDULE^{1, 2}

I	II	III	IV	V
Risk Level of Building	Submission of Inventory Form to DBI	Application of Building Permit with Plans or Application for Demolition ⁴	Permit Processing and Approval ⁴	Structural Alterations Completion ^{3, 4}
1	1.0	2.0	2.5	3.5
2	1.0	2.5	3.0	5.0
3	1.0	8.0	9.0	11.0
4	1.0	10.0	11.0	13.0

¹ All time periods are in years measured from February 15, 1993.

² When compliance with this table is required, the time limits and extensions of Chapter 1 are not applicable.

³ One or more extensions of time totaling not more than 2 years may be approved by the Director for a building with pre-existing lease(s) due to expire, for tenant relocation conditions, for delays in obtaining financing under the City bond fund loan program and for other conditions causing delay. Such extension requests must be submitted to the Chief Building Inspector in writing prior to the expiration of the permit with payment of a fee. Any construction inspection granted under this footnote during the period of extension will require payment of an inspection fee in addition to the basic extension fee. These extensions are not cumulative with the extensions allowed by Footnote 4.

⁴ For structures containing Occupancy Group A or E and owned by organizations exempt from taxation under the Internal Revenue laws of the United States and the Revenue and Taxation Code of the State of California as bona fide fraternal, charitable, benevolent, religious or other nonprofit organizations, extensions of time in increments of not more than 3 years up to the maximum time limit set forth in Column V of this table

may be approved by the Director provided all of the following conditions are met:

1. The owner demonstrates that an application has been made for funding available under the general obligation bond or the owner is actively seeking other sources of funds; and
2. The building is vacated and secured to the Director's satisfaction. For Occupancy Group A buildings only, in lieu of vacation, an owner may agree in writing to limit occupancy of the building for use as an assembly building with an actual occupant load greater than 299 persons to not more than 12 hours per week or 4 hours in any one day. The signs required by California Government Code Section 8875.8 shall also be posted at each entrance to the building; and
3. When deemed necessary by the Director, pedestrian protection canopies complying with Chapter 33 of this code and Department of Public Works Order No. 157,501 are erected and maintained along sidewalks adjacent to the building; and
4. The Director finds that there is no hazard to any adjacent building or that hazard is satisfactorily mitigated; and
5. The owner, for the period of time in which the extension is in effect, agrees not to file an application for a demolition permit.

Add the following chapter:

Chapter 16C
SEISMIC STRENGTHENING PROVISIONS FOR
UNREINFORCED MASONRY BEARING WALL BUILDINGS

SECTION 1601C PURPOSE

The purpose of this chapter is that stated in Section 1601B.

SECTION 1602C SCOPE

1602C.1 General. The seismic strengthening of unreinforced masonry bearing wall buildings shall comply with the provisions of this chapter when strengthening either is mandated by Chapter 16B or is done voluntarily under Section 1605B. 6. The elements regulated by this chapter shall be determined in accordance with Table 16C–A. Except as provided herein, other structural provisions of this code shall apply.

1602C.2 Essential and Hazardous Facilities. The provisions of this chapter are not intended to apply to the strengthening of buildings or structures in Occupancy Categories I and II of Table 16–K. Such buildings or structures shall be strengthened to meet the requirements of this code for new buildings of the same occupancy category or to such other criteria as has been established by the Director.

1602C.3 Unreinforced Masonry Private Schools Buildings. The strengthening of unreinforced masonry private schools buildings shall comply with Sections 39160c39176 of the California Education Code.

1602C.4 Qualified Historical Buildings. Qualified historical buildings shall be strengthened to comply with this chapter or the alternative provisions contained in Title 24, California Code of Regulations, Part 8, the State Historical Building Code, reprinted as Chapter 34, Division II of this code.

1602C.5 Party Wall Buildings. In buildings separated by party walls, all segments sharing the party walls shall be strengthened at the same time whenever feasible. When such action is not feasible, a party wall in any segment undergoing strengthening shall be provided with the capacity to resist a reasonable estimate of the shear forces generated by the adjacent unstrengthened

segments.

1602C.6 Buildings of Mixed Construction. When buildings having at least one bearing wall of unreinforced masonry also utilize other structural systems, the following requirements shall apply:

1602C.6.1 Masonry-wood mix. When the lower stories of the building are of unreinforced masonry bearing wall construction and the upper stories are of wood frame or steel stud construction, the unreinforced masonry stories shall be strengthened to meet the requirements of the general procedure of this chapter and the other stories need not be strengthened.

1602C.6.2 Masonry-concrete/steel mix. When a building is of mixed unreinforced masonry bearing wall construction and reinforced concrete or masonry construction, the entire building shall be strengthened in accordance with a program developed by the owner's architect or engineer and approved by the Director.

SECTION 1603C DEFINITIONS

For the purpose of this chapter, the applicable definitions in this code shall also apply.

COLLAR JOINT is the vertical space between adjacent wythes and may contain mortar.

CROSSWALL is a new or existing wall that meets the requirements of Section 1611C.3. A crosswall is not a shear wall.

CROSSWALL SHEAR CAPACITY is the allowable shear value times the length of the crosswall, $v_c L_o$.

DIAPHRAGM EDGE is the intersection of the horizontal diaphragm and a shear wall.

DIAPHRAGM SHEAR CAPACITY is the allowable shear value times the depth of the diaphragm, $v_u D$.

ESSENTIAL FACILITY is any building or structure classified in Occupancy Category I of Table 16-K.

HAZARDOUS FACILITY is any building or structure classified in Occupancy Category II of Table 16-K.

NORMAL WALL is a wall perpendicular to the direction of seismic forces.

OPEN FRONT is an exterior building wall line, without vertical elements of the lateral force resisting system in one or more stories.

PARTY WALL is a wall common to two or more buildings located on separate parcels of land.

POINTING is the partial reconstruction of the bed joints of an unreinforced

masonry wall as defined in Section 1616C.

QUALIFIED HISTORICAL BUILDING is a building or structure as defined in the June 1, 1990 edition of Title 24, California Code of Regulations, Part 8, Section 8-302.

UNREINFORCED MASONRY includes burned clay, concrete or sand-lime brick, hollow clay or concrete block, plain concrete and hollow clay tile. These materials shall comply with the requirements of Section 1606C.

UNREINFORCED MASONRY WALL is a masonry wall in which the area of reinforcing steel is less than 25 percent of the minimum steel ratios required by this code for reinforced masonry. To qualify, reinforcing steel must have been installed in grouted cells within the masonry.

UNREINFORCED MASONRY BEARING WALL is an unreinforced masonry wall which provides the vertical support for a floor or roof for which the total superimposed load exceeds 200 pounds per linear foot of wall.

YIELD STORY DRIFT is the lateral displacement of one level relative to the level above or below at which yield stress is first developed in a frame member.

SECTION 1604C SYMBOLS AND NOTATIONS

1604C.1 For the purpose of this chapter, the applicable symbols and notations in this code shall apply.

- A = cross sectional area of unreinforced masonry pier or wall, square inches.
- A_b = total area of the bed joints above and below the test specimen for each in-place shear test.
- C_p = numerical coefficient as specified in Section 1630.2a and given in Table 16-0 for wall anchorage and parapet and appendage strengthening and Table 16C-C for Special Procedure diaphragm shear transfer.
- D = in-plane width dimension of pier, inches, or depth of diaphragm, feet.
- DCR = demand-capacity ratio specified in Section 1611C.4.2.
- F_{wx} = force applied to a wall at level x , pounds.
- H = least clear height of opening on either side of a pier, inches.
- h/t = height-to-thickness ratio of an unreinforced masonry wall. Height, h , is measured between wall anchorage levels and/or slab-on-grade.
- L = span of diaphragm between shear walls, or span between shear wall and open front, feet.
- L_o = length of crosswall, feet.

- L_i = effective span for an open front building specified in Section 1611C.8, feet.
- P_D = superimposed dead load at the location under consideration, pounds. For determination of the rocking shear capacity, dead load at the top of the pier under consideration shall be used.
- p_{D+L} = stress resulting from the dead plus actual live load in place at the time of testing, pounds per square inch (psi).
- P_w = weight of wall, pounds.
- V_a = $v_a A$, the allowable shear in any unreinforced masonry pier, pounds.
- V_{ca} = total shear capacity of crosswalls in the direction of analysis immediately above the diaphragm level being investigated, $\Sigma v_c L_o$ pounds.
- V_{cb} = total shear capacity of crosswalls in the direction of analysis immediately below the diaphragm level being investigated, $\Sigma v_c L_o$ pounds.
- V_p = shear force assigned to a pier on the basis of its relative shear rigidity, pounds.
- V_r = pier rocking shear capacity of any unreinforced masonry wall or wall pier, pounds.
- V_{test} = load at incipient cracking for each in-place shear test per Section 1614C, pounds.
- V_{wx} = total shear force resisted by a shear wall at the level under consideration, pounds.
- v_a = allowable shear stress for unreinforced masonry, pounds per square inch (psi).
- v_c = allowable shear value for a crosswall sheathed with any of the materials given in Table 16C-D or 16C-E, pounds per foot.
- v_t = mortar shear strength as specified in Section 1606C.3.3.4, pounds per square inch (psi).
- v_{to} = mortar shear test values as specified in Section 1606C.3.3.4, pounds per square inch (psi).
- v_u = allowable shear value for a diaphragm sheathed with any of the materials given in Table 16C-D or 16C-E, pounds per foot.
- $\Sigma v_u D$ = sum of diaphragm shear capacities of both ends of the diaphragm, pounds.

$\Sigma \sigma v_u D$	=	for diaphragms coupled with crosswalls, $\Sigma \Sigma v_u D$ includes the sum of shear capacities of both ends of diaphragms coupled at and above the level under consideration.
W	=	total seismic dead load as defined in Chapter 16, pounds.
W_d	=	total dead load tributary to a diaphragm, pounds.
ΣW_d	=	total dead load to all the diaphragms at and above the level under consideration, pounds.
W_w	=	total dead load of an unreinforced masonry wall above the level under consideration or above an open front building, pounds.
W_{wx}	=	dead load of a unreinforced masonry wall assigned to Level x halfway above and below the level under consideration, pounds.
Z	=	seismic zone factor given in Table 16-I.

SECTION 1605C GENERAL REQUIREMENTS

1605C.1 General. All buildings shall have a seismic resisting system conforming with Section 1603.3, except as modified by this chapter.

1605C.2 Alterations and Repairs. Alterations and repairs required to meet the provisions of this chapter shall comply with all other applicable structural requirements of this code unless specifically provided for in this chapter.

1605C.3 Requirements for Plans. In addition to the requirements of Section 106.3.3 of this code, the following construction information shall be included in the plans required by this chapter:

1. Dimensioned floor and roof plans showing existing walls and the size and spacing of floor and roof framing members and sheathing materials. The plans shall indicate all existing and new crosswalls and shear walls and their materials of construction. The location of these walls and their openings shall be fully dimensioned and drawn to scale on the plans.

2. Dimensioned wall elevations showing openings, piers, wall classes as defined in Section 1606C.3.3.6, thickness, heights, wall shear test locations, and cracks or damaged portions requiring repairs. Where the exterior face is veneer, the type of veneer, its thickness and its bonding and/or ties to the structural wall masonry shall also be noted.

3. The type of interior wall and ceiling materials and framing.

4. The extent and type of existing wall anchorage to floors and roof when used in the design.

5. The extent and type of parapet and appendage corrections which were previously performed, if any.

6. Repair details, if any, of cracked or damaged unreinforced masonry wall walls required to resist forces specified in this chapter.
7. All other plans, sections and details necessary to delineate required retrofit construction.
8. The design procedure used shall be stated on both the plans and the permit application.
9. Details of the anchor prequalification program required by Section 1615C, if utilized, including location and results of all tests.
10. In buildings with party walls, the details of construction on both sides of each party wall shall be shown. Where required by Section 1611C.1.5 the owners' consent statements shall be included with the plans.

SECTION 1606C MATERIALS REQUIREMENTS

1606C.1 General. All materials permitted by this chapter, including their appropriate allowable design values and those existing configurations of materials specified herein, may be utilized to meet the requirements of this chapter.

1606C.2 Existing Materials. All existing materials utilized as part of the required vertical load-carrying or lateral force-resisting system shall be in sound condition or shall be repaired or removed and replaced with new materials. All unreinforced masonry materials shall comply with the following requirements:

1. The construction (lay-up) of the masonry units complies with 1606C.3.2 and the quality of bond between the units has been verified to the satisfaction of the Director and,
2. Concrete masonry units are verified to be load-bearing units complying with U.B.C. Standard 21-4 or such other standard as is acceptable to the Director.
3. Hollow clay tile units are verified to be structural load-bearing units complying with ASTM Standard Specification C 34 or such other standard as is acceptable to the Director.
4. The compressive strength of plain concrete walls shall be determined based on cores taken from each class of concrete wall. The location and number of tests shall be the same as prescribed for strength tests in Sections 1606C.3.3.2 and 1606C.3.3.3.

1606C.3 Existing Unreinforced Masonry Walls.

1606C.3.1 General. All unreinforced masonry walls utilized to carry vertical loads or seismic forces parallel and perpendicular to the wall plane shall be

tested as specified in this section. All masonry that does not meet the minimum standards established by this chapter shall be removed and replaced with new materials, repaired or alternatively shall have its structural functions replaced with new materials and shall be anchored to supporting elements.

1606C. 3. 2 Construction (lay-up) of walls.

1606C. 3. 2. 1 Multi-wythe solid brick. The facing and backing shall be bonded so that not less than 10 percent of the exposed face area is composed of solid headers extending not less than 4 inches into the backing. The clear distance between adjacent full-length headers shall not exceed 24 inches vertically or horizontally. Where the backing consists of two or more wythes, the headers shall extend not less than 4 inches into the most distant wythe or the backing wythes shall be bonded together with separate headers whose area and spacing conform to the foregoing. Wythes of walls not bonded as described above shall be considered as veneer. Veneer wythes shall not be included in the effective thickness used in calculating the height to thickness and the shear capacity of the wall.

1606C. 3. 2. 2 Grouted or ungrouted hollow concrete or clay block and structural hollow clay tile. These materials shall be laid in a running bond pattern.

Other lay-up patterns may be acceptable if their performance can be justified as being at least equal to those specified above.

1606C. 3. 3 Mortar.

1606C. 3. 3. 1 Tests. The quality of mortar in all masonry walls shall be determined by performing in-place shear tests in accordance with Section 1614C. Alternative methods of testing may be approved by the Director for masonry walls other than brick.

1606C. 3. 3. 2 Location of tests. The shear tests shall be taken at locations representative of the mortar conditions throughout the entire building, taking into account variations in workmanship at different building height levels, variations in weathering of the exterior surfaces, and variations in the condition of the interior surfaces due to deterioration caused by leaks and condensation of water and/or by the deleterious effects of other substances contained within the building. The exact test locations shall be determined at the building site by the engineer or architect in responsible charge of the structural design work. An accurate record of all such tests and their location in the building shall be recorded and these results shall be submitted to the Department for approval as part of the structural analysis.

1606C.3.3.3 Number of tests. The minimum number of tests per class shall be as follows:

1. At each of both the first and top stories, not less than two tests per wall or line of wall elements providing a common line of resistance to lateral forces.
2. At each of all other stories, not less than one test per wall or line of wall elements providing a common line of resistance to lateral forces.
3. In any case, not less than one test per 1,500 square feet of wall surface nor less than a total of eight tests.

1606C.3.3.4 Minimum quality of mortar.

1. Mortar shear test values, v_{to} , in psi shall be obtained for each in-place shear test in accordance with the following equation:

$$v_{to} = (V_{test} / A_b) - p_{D+L} \dots \dots \dots (16C-1)$$

2. The mortar shear strength, v_t , is the value in psi that, after discarding the lowest 20 percent of the mortar shear tests values, v_{to} , is the lowest of the remaining 80 percent of the mortar shear test values.

3. Any unreinforced masonry bearing wall with v_{to} , or with mortar shear strength, v_t , less than 30 psi shall be either removed, entirely pointed and retested or have its structural function replaced and shall be anchored to supporting elements in accordance with Section 1606C.3.1 and Section 1613C.8. When existing mortar in any wythe is pointed to increase its shear strength and retested, the condition of the mortar in the adjacent bed joints of the inner wythe or wythes and the opposite outer wythe shall be examined for extent of deterioration. The shear strength of any wall class shall be no greater than that of the weakest wythe of that class.

1606C.3.3.5 Collar joints. The collar joints shall be inspected at the test locations during each in-place shear test, and estimates of the percentage of the surfaces of adjacent wythes which are covered with mortar shall be reported along with the results of the in-place shear tests.

1606C.3.3.6 Unreinforced masonry classes. All existing unreinforced masonry shall be categorized into one or more classes based on quality of construction, state of repair, deterioration and weathering. A class shall be characterized by the allowable masonry shear stress determined in accordance with Section 1608C.2. Classes shall be defined for whole walls, not for small areas of masonry within a wall.

1606C.3.3.7 Pointing. All deteriorated mortar joints in unreinforced masonry bearing walls shall be pointed according to Section 1616C. Nothing shall prevent pointing of any deteriorated masonry wall joints before the tests are made, except as required in Section 1607C.1.

SECTION 1607C QUALITY CONTROL

1607C.1 Pointing. All preparation and mortar pointing shall be performed with special inspection.

EXCEPTION: At the discretion of the Director, incidental pointing may be performed without special inspection.

1607C.2 Masonry Shear Tests. In-place shear tests shall comply with Section 1614C.

1607C.3 Existing Wall Anchors. Existing wall anchors utilized as all or part of the required tension anchors shall be tested in pullout according to Section 1615C. The minimum number of anchors tested shall be four per floor, with two tests at walls with joists framing into the wall and two tests at walls with joists parallel to the wall, but not less than 10 percent of the total number of existing tension anchors at each level.

1607C.4 New Bolts. Twenty-five percent of all new embedded bolts resisting only shear forces in unreinforced masonry walls shall be tested using a calibrated torque wrench in accordance with Section 1615C.

EXCEPTION: The number of bolts tested may be reduced to 10 percent when special inspection in accordance with Section 1701 is provided during installation but in no case shall less than 2 bolts per 500 square feet of wall or 4 bolts per wall be tested.

All new embedded bolts resisting tension forces or a combination of tension and shear forces shall be subject to periodic special inspection in accordance with Section 1701.1 prior to placement of the bolt and grout or adhesive in the drilled hole. Five percent of all embedded bolts resisting tension forces, but not less than 2 bolts, shall be subject to a direct tension test and an additional 20 percent, but not less than 3 bolts, shall be tested using a torque calibrated wrench. Testing shall be performed in accordance with Section 1615C.

New through bolts and existing bolts installed under the Parapet Safety

Program need not be tested.

SECTION 1608C ALLOWABLE DESIGN VALUES

1608C.1 Allowable Values.

1608C.1.1 Existing materials. Allowable values for existing materials are given in Table 16C-D, and for new materials in Table 16C-E.

1608C.1.2 Values not specified. Allowable values not specified in this chapter shall be as specified elsewhere in this code.

1608C.2 Masonry Shear. The allowable unreinforced masonry shear stress, v_a shall be determined for each masonry class from the following equation:

$$v_a = 0.1v_t + 0.15P_v/A \dots\dots\dots (16C-2)$$

The mortar shear test value, v_t , shall be determined in accordance with Section 1606C.3.3, and shall not exceed 100 psi for the determination of v_a .

The one-third increase in allowable values of this code for short term loading is not allowed for v_a .

1608C.3 Masonry Compression. Where any increase in dead plus live compression stress occurs, the allowable compression stress in unreinforced masonry shall not exceed 100 psi. The one-third increase in allowable stress of this code is allowed.

1608C.4 Masonry Tension. Unreinforced masonry shall be assumed as having no tensile capacity.

1608C.5 Unreinforced Masonry Materials Other Than Solid Brick. The provisions of this chapter are primarily intended for brick construction but are also applicable to other unreinforced masonry materials when the following conditions are satisfied:

1. The building does not exceed two stories in height.
2. In the case of hollow concrete and clay block, the shear stress is limited to that permitted by Equations 16C-1 and 16C-2 based on the net area in contact through the bed joints but not more than that calculated using a mortar shear strength, v_t , of 100 psi.
3. In the case of plain concrete, the compressive strength (f'_{c}) shall be not less than 900 psi and the allowable shear strength is limited to not more

than $0.02 f N_c$.

4. In the case of all other unreinforced masonry materials, the shear stress is limited to 3 psi based on the net area in contact through the bed joint.

Unreinforced masonry not meeting the above criteria shall have its structural function replaced and shall be resupported, if required, in accordance with Section 1613C.8.

1608C.6 Existing Tension Anchors. The allowable resistance values of the existing anchors shall be 40 percent of the average of the tension tests of existing anchors having the same wall thickness and joist orientation. The one-third increase in allowable value of this code is not allowed for existing tension anchors.

1608C.7 Foundations. For existing foundations new total dead loads may be increased over existing dead load by 25 percent. New total dead load plus live load plus seismic forces may be increased over existing dead load plus live load by 50 percent.

EXCEPTION: In buildings located in poor soil areas as defined in Chapter 16B, any increase in dead load shall require an evaluation of the existing foundation system.

Higher values may be justified only in conjunction with a geotechnical investigation. A foundation investigation shall be also submitted with the building permit application when:

1. A building has an existing full or partial pile supported, or similar foundation system or whenever the installation of such a system is proposed as part of the strengthening.
2. Whenever there is evidence of significant distress attributable to foundation or geotechnical conditions.
3. An investigation is required by Section 1804 or 1805.
4. It is desired to prove that the building is not on poor soil as permitted by the exception to Section 1603B.

SECTION 1609C SELECTION OF PROCEDURE

1609C.1 General. Except as modified herein, the analysis and design relating to the structural alteration of existing buildings shall be in accordance with this code.

1609C.2 Selection of Procedure. All buildings shall be analyzed by either the General Procedure of Section 1610C or, when applicable, buildings may be analyzed by the Special Procedure of Section 1611C.

EXCEPTIONS: 1. A building may be strengthened to the Bolts-plus level by complying only with the requirements for wall anchorage (tension bolts), diaphragm shear transfer (shear bolts) and out-of-plane wall and parapet and appendage bracing provided the entire building complies with all of the following requirements:

(1) The building does not have any vertical irregularities of Types 1 (Soft Story), 4 (In-Plane Discontinuity) or 5 (Weak Story) as defined in Table 16-L or horizontal irregularities of Types 3 (Diaphragm Discontinuity) or 4 (Out-of-Plane Offset) as defined in Table 16-M or those irregularities are corrected.

(2) The building does not contain any Group A, Division 1, 2, 2.1 Occupancies, or Group E, Group I or Group H, Division 1, 2, or 7 Occupancies.

(3) The building has a mortar shear strength, v_t , as determined by Section 1606C.3.3, of 30 psi or more for all masonry classes.

(4) The building has wood or plywood diaphragms at all levels above the base of building.

(5) The building contains a maximum of six stories above the base of the building. The base shall be the ground level and basement or basements shall be excluded from the story count.

EXCEPTION: In an otherwise qualifying building of greater than six stories, a maximum of six of the uppermost contiguous stories may be retrofitted using the Bolts-Plus Procedure providing the building is not located on poor soil as defined in Section 1603B. The masonry walls required by Item 7 below shall occupy not less than 50 percent of the wall length in the lowest two of the uppermost six stories. Non-qualifying stories and stories below the uppermost six shall be retrofitted to any other procedure for which they qualify.

(6) The building has or will be provided with crosswalls as defined in Section 1611C.3 at a spacing that does not exceed 40 feet on center. Any story which does not have or is not provided with complying crosswalls and all stories below that story shall be analyzed using the General Procedure of Section 1610C or, where applicable, the Special Procedure of Section 1611C. The floor structure that separates the Bolts-Plus and General or Special Procedure stories shall be investigated for its adequacy to act as a diaphragm in accordance with Section 1610C.1 or, where the Special

Procedure is applicable, Section 1611C. 4.

(7) The building has or will be provided with a minimum of two lines of vertical elements of the lateral force resisting system parallel to each axis. Masonry walls shall have wall piers with a height-to-width ratio that does not exceed 2 to 1 and shall occupy not less than 40 percent of the wall's length in order to be considered as providing a line of resistance. Existing moment frames and other lines of resistance added or altered to comply with this requirement shall fully comply with Section 1612C. At least one line in each direction shall be a masonry or concrete shear wall.

(8) In buildings containing one or more party walls, the Bolts-Plus Procedure shall not be used unless each building sharing a party wall individually complies with all of the limitations set forth above and the owner of each such building consents to the use of the procedure in writing.

When the Bolts-Plus Procedure is applicable, the forces to be used for diaphragm shear transfer and irregularity correction shall be those specified in Sections 1611C.5 and 1611C.6 and h/t ratios shall be evaluated in accordance with Section 1611C.7. When the intersection of the diaphragm span and demand capacity ratio falls outside the three regions of Figure 16C-1, the h/t ratios for all other buildings in Table 16C-B shall be used. The measures used to comply shall be part of, and be coordinated with, the complete strengthening scheme described in the engineering report required by Section 1604B.2.3.

2. Buildings which are strengthened to conform to the requirements of Section 3403.6 in effect on or after May 21, 1973 are exempt from compliance with the provisions of this chapter.

SECTION 1610C GENERAL PROCEDURE

1610C.1 Minimum Design Lateral Forces. Buildings shall be analyzed to resist minimum lateral forces assumed to act nonconcurrently in the direction of each of the main axes of the structure in accordance with the following:

$$V = 0.10 W \dots\dots\dots (16C-3)$$

EXCEPTION: The lateral forces need not exceed those prescribed by Section 1605.4.3.

For buildings more than one story in height, the total force shall be distributed over the height of the building in accordance with the procedures of Chapter 16.

For the purpose of this chapter, a dynamic analysis need not be performed

for those buildings with irregularities, as defined in Table 16-L and Table 16-M which would otherwise require such analysis. All other design and analysis requirements of those tables shall apply.

1610C.2 Lateral Forces on Elements of Structures. Parts of structures shall be analyzed and designed as required in Chapter 16.

EXCEPTIONS: 1. Unreinforced masonry walls for which height-to-thickness ratios do not exceed ratios set forth in Table 16C-B need not be analyzed for out-of-plane loading. Unreinforced masonry walls which exceed the allowable h/t ratios of Table 16C-B shall be braced according to Section 1613C.5.

2. Parapets complying with Section 1613C.6 need not be analyzed for out-of-plane loading.

3. Out-of-plane anchorage of the walls shall be designed to 0.3 times the mass of the wall.

1610C.3 Shear Walls (In-Plane Loading). Shear walls shall comply with Section 1612C.

1610C.4 Chords. When required by the structural analysis, chord forces of horizontal diaphragms shall be developed in existing materials or by the addition of new materials.

SECTION 1611C SPECIAL PROCEDURE

1611C.1 Limits for Application. The Special Procedure of this section may only be applied to buildings with the following characteristics:

1. The building is not an essential or hazardous facility.
2. Wood or plywood diaphragms at all levels above the base of structure.
3. A maximum of six stories above the base of the building. The base shall be the ground level and basement or basements shall be excluded from the story count.

EXCEPTION: An otherwise qualifying building of greater than six stories may also be retrofitted using the Special Procedure provided the building is not located on poor soil as defined in Section 1603B or does not contain any Group A, Division 1, 2, 2.1 Occupancies, or Group E, or Group I Occupancies.

4. Except for single-story buildings with an open front on one side only, a minimum of two lines of vertical elements of the lateral force resisting system complying with Section 1612C parallel to each axis. At least one line in each direction shall be a masonry or concrete shear wall. Requirements for open front buildings are contained in Section 1611C.8.

5. In buildings containing one or more party walls, the Special Procedure shall not be used unless each building sharing a party wall individually complies with all of the limitations set forth above and the owner of each such building consents to the use of the procedure in writing.

1611C.2 Lateral Forces on Elements of Structures. With the exception of the diaphragm provisions in Section 1611C.4, elements of structures shall comply with Section 1610C.2.

1611C.3 Crosswalls. Crosswalls when used shall meet the requirements of this section.

1611C.3.1 Crosswall definition. A crosswall is a wood-framed wall sheathed with any of the materials described in Table 16C-D or 16C-E or other system as defined in Section 1611C.3.5. Spacing of crosswalls shall not exceed 40 feet on center measured perpendicular to the direction of consideration, and shall be placed in each story of the building. Crosswalls shall extend the full story height between diaphragms.

EXCEPTIONS: 1. Crosswalls need not be provided at all levels in accordance with Section 1611C.4.2(4).

2. Existing crosswalls need not be continuous below a wood diaphragm at or within 4 feet of grade provided:

(1) Shear connections and anchorage requirements, Section 1611C.5 are satisfied at all edges of the diaphragm.

(2) Crosswalls with total shear capacity of $0.20\sum W_d$ interconnect the diaphragm to the foundation.

(3) The demand-capacity ratio of the diaphragm between the crosswalls that are continuous to their foundations shall be calculated as:

$$DCR = (0.83\sum W_d + V_{ca}) / 2V_u D \dots\dots\dots (16C-4)$$

and *DCR* shall not exceed 2.5.

1611C.3.2 Crosswall shear capacity. Within any 40 feet measured along the span of the diaphragm, the sum of the crosswall shear capacities shall be at least 30 percent of the diaphragm shear capacity of the strongest diaphragm at or above the level under consideration.

1611C.3.3 Existing crosswalls. Existing crosswalls shall have a maximum height-to-length ratio between openings of 1.5 to 1. Existing crosswall connections to diaphragms need not be investigated as long as the crosswall extends to the framing of the diaphragm above and below.

1611C.3.4 New crosswalls. New crosswall connections to the diaphragm shall develop the crosswall shear capacity. New crosswalls shall have the capacity to resist an overturning moment equal to the crosswall shear capacity times the story height. Crosswall overturning moments need not be cumulative over more than two stories.

1611C.3.5 Other crosswall systems. Other systems, such as moment resisting frames, may be used as crosswalls provided that the yield story drift does not exceed one inch in any story.

1611C.4 Wood Diaphragms.

1611C.4.1 Acceptable diaphragm span. A diaphragm is acceptable if the point (L, DCR) on Figure 16C-1 falls within Regions 1, 2 or 3.

1611C.4.2 Demand-capacity ratios. Demand-capacity ratios shall be calculated for the diaphragm at any level according to the following formulas:

1. For a diaphragm without qualifying crosswalls at levels immediately above or below:

$$DCR = 0.83ZW_d / \Sigma v_u D \dots\dots\dots (16C-5)$$

2. For a diaphragm in a single-story building with qualifying crosswalls:

$$DCR = 0.83ZW_d / (\Sigma v_u D + V_{cb}) \dots\dots\dots (16C-6)$$

3. For diaphragms in a multi-story building with qualifying crosswalls in all levels:

$$DCR = 0.83Z\Sigma W_d / (\Sigma\Sigma v_u D + V_{cb}) \dots\dots\dots (16C-7)$$

DCR shall be calculated at each level for the set of diaphragms at and above the level under consideration. In addition, the roof diaphragm shall also meet the requirements of Formula (16C-6).

4. For a roof diaphragm and the diaphragm directly below if coupled by crosswalls:

$$DCR = 0.83Z\Sigma W_d / \Sigma\Sigma v_u D \dots\dots\dots (16C-8)$$

1611C.4.3 Chords. An analysis for diaphragm flexure need not be made and chords need not be provided.

1611C.4.4 Collectors. An analysis of diaphragm collector forces shall be made for the transfer of diaphragm edge shears into vertical elements of the lateral force resisting system. Collector forces may be resisted by new or existing

elements.

1611C. 4. 5 Diaphragm openings.

1611C. 4. 5. 1 Forces. Diaphragm forces at corners of openings shall be investigated and shall be developed into the diaphragm by new or existing materials.

1611C. 4. 5. 2 Demand-capacity ratio. In addition to the demand-capacity ratios of Section 1611C. 4. 2, the demand-capacity ratio of the portion of the diaphragm adjacent to an opening shall be calculated using the opening dimension as the span.

1611C. 4. 5. 3 End quarter of diaphragm. Where an opening occurs in the end quarter of the diaphragm span, $v_u D$ for the demand-capacity ratio calculation shall be based on the net depth of the diaphragm.

1611C. 5 Diaphragm Shear Transfer. Diaphragms shall be connected to shear walls with connections capable of developing a minimum force given by the lesser of the following formulas:

$$V = 1/2 Z C_p W_d \dots\dots\dots (16C-9)$$

using the C_p values in Table 16C-C, or

$$V = v_u D \dots\dots\dots (16C-10)$$

1611C. 6 Shear Walls (In-Plane Loading).

1611C. 6. 1 Wall story force. The wall story force distributed to a shear wall at any diaphragm level shall be the lesser value calculated as:

1. For buildings without crosswalls,

$$F_{wx} = 0. 33Z (W_{wx} + W_d / 2) \dots\dots\dots (16C-11)$$

but need not exceed

$$F_{wx} = 0. 33Z W_{wx} + v_u D \dots\dots\dots (16C-12)$$

2. For buildings with crosswalls in all levels:

$$F_{wx} = 0. 25Z (W_{wx} + W_d / 2) \dots\dots\dots (16C-13)$$

but need not exceed

$$F_{wx} = 0. 25Z [W_{wx} + \Sigma W_d (v_u D / \Sigma v_u D)] \dots\dots\dots (16C-14)$$

and need not exceed

$$F_{wx} = 0. 25Z W_{wx} + v_u D \dots\dots\dots (16C-15)$$

1611C.6.2 Wall story shear. The wall story shear shall be the sum of the wall story forces at and above the level of consideration.

$$V_{wx} = \Sigma F_{wx} \dots\dots\dots (16C-16)$$

1611C.6.3 Shear wall analysis. Shear walls shall comply with Section 1612C.

1611C.6.4 Moment frames. Moment frames used in place of shear walls shall be designed as required in Chapter 16 except that the forces shall be as specified in Section 1611C.6.1 and the story drift ratio shall be limited to 0.005, except as further limited by Section 1612C.4.2.

1611C.7 Out-of-Plane Forces Unreinforced Masonry Walls.

1611C.7.1 Allowable unreinforced masonry wall height-to-thickness ratios. The provisions of Section 1610C.2 are applicable except the allowable height-to-thickness ratios given in Table 16C-B shall be determined from Figure 16C-1 as follows:

1. In Region 1, height-to-thickness ratios for buildings with crosswalls may be used if qualifying crosswalls are present in all stories.
2. In Region 2, height-to-thickness ratios for buildings with crosswalls may be used whether or not qualifying crosswalls are present.
3. In Region 3, height-to-thickness ratios for all other buildings shall be used whether or not qualifying crosswalls are present.

1611C.7.2 Walls with diaphragms in different regions. When diaphragms above and below the wall under consideration have demand-capacity ratios in different regions of Figure 16C-1, the lesser height-to-thickness ratio shall be used.

1611C.8 Open Front Design Procedure. A single-story building with an open front on one side and crosswalls parallel to the open front may be designed by the following procedure:

1. Effective diaphragm span, L_i , for use in Figure 16C-1 shall be determined in accordance with the following formula:

$$L_i = 2 [(W_w / W_d)L + L] \dots\dots\dots (16C-17)$$

2. Diaphragm demand-capacity ratio shall be calculated as:

$$DCR = 0.83Z (W_d + W_w) / [(v_d D) + V_{cb}] \dots\dots\dots (16C-18)$$

SECTION 1612C ANALYSIS AND DESIGN

1612C.1 Analysis of Vertical Elements of the Lateral Force-Resisting System.

General. The following requirements are applicable to both the General Procedure

and Special Procedure.

1612C.2 Existing Unreinforced Masonry Walls.

1612C.2.1 Flexural rigidity. Flexural components of deflection may be neglected in determining the rigidity of an unreinforced masonry wall.

1612C.2.2 Shear walls with openings. Wall piers shall be analyzed according to the following procedure which is diagramed in Figure 16C-2:

1612C.2.2.1 For any pier,

1. The pier shear capacity shall be calculated as:

$$V_a = v_a A \dots\dots\dots (16C-19)$$

2. The pier rocking shear capacity shall be calculated as:

$$V_r = 0.5 P_o D/H \dots\dots\dots (16C-20)$$

1612C.2.2.2 Pier behavior. The wall piers at any level are acceptable if they comply with one of the following modes of behavior:

1. Rocking controlled mode. When the pier rocking shear capacity is less than the pier shear capacity, i.e., $V_r < V_a$ for each pier in a level, forces in the wall at that level, V_{wx} , shall be distributed to each pier in proportion to $P_o D/H$.

For the wall at that level:

$$V_{wx} < \Sigma V_r \dots\dots\dots (16C-21)$$

2. Shear controlled mode. Where the pier shear capacity is less than the pier rocking capacity, i.e., $V_a < V_r$ in at least one pier in a level, forces in the wall at the level, V_{wx} , shall be distributed to each pier in proportion to D/H .

For each pier at that level:

$$V_p < V_a \dots\dots\dots (16C-22)$$

and

$$V_p < V_r \dots\dots\dots (16C-23)$$

If $V_p < V_a$ for each pier and $V_p > V_r$ for one or more piers, such piers shall be omitted from the analysis, and the procedure shall be repeated for the remaining piers, unless the wall is strengthened and reanalyzed.

1612C.2.2.3 Masonry pier tension stress. Unreinforced masonry wall piers need not be analyzed for tension stress.

1612C.2.3 Shear walls without openings. Shear walls without openings shall be

analyzed as for walls with openings except that V_r shall be calculated as follows:

$$V_r = (0.50P_D + 0.25P_w) D/H \dots\dots\dots (16C-24)$$

1612C.3 Plywood Sheathed Shear Walls. Plywood sheathed shear walls may be used to resist lateral forces for buildings with wood diaphragms analyzed according to provisions of Section 1610C. Plywood sheathed shear walls may not be used to share lateral forces with other materials along the same line of resistance.

1612C.4 Combinations of Vertical Elements.

1612C.4.1 Lateral force distribution. Lateral forces shall be distributed among the designated vertical resisting elements in a line in proportion to their relative rigidities except that moment frames shall comply with Section 1612C.4.2.

1612C.4.2 Moment-resisting frames. A moment frame shall not be used with an unreinforced masonry wall in a single line of resistance unless the wall has piers that are capable of sustaining rocking in accordance with Section 1612C.2.2 and the frames are designed to carry 100 percent of the lateral forces, and the story drift ratio shall be limited to 0.0025.

1612C.5 Shear Force. The shear force used in the design of any party wall shall be the sum of the shear forces contributed by each building sharing that wall.

SECTION 1613C DETAILED SYSTEM DESIGN REQUIREMENTS

1613C.1 Wall Anchorage.

1613C.1.1 Anchor locations. All unreinforced masonry walls shall be anchored at the roof and floor levels as required in Section 1610C.2. Ceilings of plaster, gypsum board or similar heavier materials, when not attached directly to roof or floor framing, and abutting masonry walls, shall be either anchored to the walls at a maximum spacing of 6 feet or removed.

1613C.1.2 Anchor requirements. Anchors shall consist of bolts installed through the wall as specified in Table 16C-E, or by an approved equivalent at a maximum anchor spacing of 6 feet. All existing wall anchors shall be secured to the joists to develop the required forces.

1613C. 1.3 Minimum wall anchorage. Anchorage of masonry walls to each floor or roof shall resist a minimum force determined in accordance with Chapter 16 or 200 pounds per linear foot, whichever is greater, acting normal to the wall at the level of the floor or roof. Anchor spacing shall not exceed 6 feet on center. Existing through-the-wall anchors, if used, must meet the requirements of this chapter or must be upgraded.

1613C. 1.4 Anchors at corners. At the roof and floor levels, both shear and tension anchors shall be provided within 2 feet horizontally from the inside of the corners of the walls.

1613C. 1.5 Anchors with limited access. When access to the exterior face of the masonry wall is prevented wall anchors conforming to Item 4.b. in Table 16C-E may be used.

1613C. 1.6 Anchors at interior and party walls. When floor or roof framing aligns vertically at party and interior masonry walls, continuous anchors shall be utilized to directly connect the floor or roof framing on either side of the wall. Where the roof or floor framing is offset more than the least depth of any adjacent framing, the intervening wall section shall be investigated for cross wythe shear assuming that the diaphragm to wall tensions on either side of the wall are acting in opposite directions.

1613C. 2 Diaphragm Shear Transfer. Bolts transmitting shear forces shall have a maximum bolt spacing of six feet and shall have nuts installed over malleable iron or plate washers when bearing on wood and heavy cut washers when bearing on steel.

1613C. 3 Collectors. Collector elements shall be provided which are capable of transferring the seismic forces originating in other portions of the building to the element providing the resistance to those forces.

1613C. 4 Ties and Continuity. Ties and continuity shall conform to Section 1631.2.5.

1613C. 5 Wall Bracing.

1613C. 5.1 General. Where a wall height-to-thickness ratio exceeds the specified limits, the wall may be laterally supported by vertical bracing members per Section 1613C.5.2 or by reducing the wall height by bracing per Section

1613C. 5. 3.

1613C. 5.2 Vertical bracing members. Vertical bracing members shall be attached to floor and roof construction for their design loads independently of required wall anchors. Horizontal spacing of vertical bracing members shall not exceed one-half the unsupported height of the wall nor 10 feet. Deflection of such bracing members at design loads shall not exceed one-tenth of the wall thickness.

1613C. 5.3 Intermediate wall bracing. The wall height may be reduced by bracing elements connected to the floor or roof. Horizontal spacing of the bracing elements and wall anchors shall be as required by design but shall not exceed 6 feet on center. Bracing elements shall be detailed to minimize the horizontal displacement of the wall by the vertical displacement of the floor or roof.

1613C. 6 Parapets. Parapets and appendages not conforming to this chapter shall be removed, or stabilized or braced to ensure that the parapets and appendages remain in their original position.

EXCEPTIONS: 1. Parapets, appendages, and roof to wall tension anchors which have already been removed, stabilized or braced to comply with Chapter 16D of this code or Section 251 of previous codes pursuant to an application filed before the effective date of this ordinance need not be reanalyzed or restrengthened.

2. Parapets whose heights do not exceed 3 times their thicknesses need not be removed, stabilized or braced provided they are located either immediately adjacent to a normally inaccessible court or yard or another building. In the case of an adjoining building, the top of the parapet of the building under consideration shall not be more than 12 inches above the top of the parapet of the adjoining building. In order to qualify for this exception, the owner must execute an agreement with the Department to voluntarily abate any hazard that may arise as a result of changed conditions such as demolition of the adjacent building or development or occupancy of the adjoining court or yard. The owner must record the agreement with the County Recorder on a form satisfactory to the Department and supply a copy of the recorded agreement to the Department.

Parapets previously exempted that would not be exempted under Exception 2 above shall be removed, or stabilized or braced when the building is strengthened.

The maximum height of an unbraced unreinforced masonry parapet above the lower of either the level of tension anchors or roof sheathing, shall not exceed 12 times the thickness of the parapet wall. If the required parapet height exceeds this maximum height, a bracing system designed for the forces determined in accordance with Chapter 16 shall support the top of the parapet. Parapet corrective work must be performed in conjunction with the installation of tension

roof anchors.

The minimum height of a parapet above any wall anchor shall be 12 inches.

EXCEPTION: If a reinforced concrete beam is provided at the top of the wall, the minimum height above the wall anchor may be 6 inches.

1613C. 7 Veneer.

1613C. 7.1 Anchorages. Veneer shall be anchored with approved anchor ties, conforming to the required design capacity specified in this code and placed at a maximum spacing of 24 inches with a maximum supported area of 4 square feet.

EXCEPTION: Existing anchor ties for attaching brick veneer to brick backing may be acceptable provided the ties are in good condition and are corrugated galvanized iron strips not less than 1 inch in width, 8 inches in length and $\frac{1}{16}$ inch in thickness or equal.

1613C. 7.2 Verification. The location and condition of existing veneer anchor ties shall be verified as follows:

1. An approved testing laboratory shall verify the location and spacing of the ties and shall submit a report to the Director for approval as part of the structural analysis.

2. The veneer in a selected area shall be removed to expose a representative sample of ties (not less than four) for inspection by the Director.

1613C. 8 Nonstructural Masonry Walls. Unreinforced masonry walls which carry no design vertical or lateral loads and are not required by the design to be part of the lateral force resisting system shall be adequately anchored to new or existing supporting elements. The anchors and elements shall be designed for the out-of-plane forces specified in Chapter 16. The height or length to thickness ratio between such supporting elements for such walls shall not exceed 13.

1613C. 9 Truss and Beam Supports. Where trusses and beams, other than rafters or joists, are supported on masonry, independent secondary columns shall be installed to support vertical loads of the roof or floor members.

1613C. 10 Adjacent Buildings. Where elements of adjacent buildings do not have a separation of at least 5 inches, the allowable height-to-thickness ratios for ~~All other buildings~~ per Table 16C-B shall be used in the direction of consideration.

SECTION 1614C IN—PLACE MASONRY SHEAR TESTS

1614C. 1 Scope. This section applies when this chapter requires in-place testing

of the quality of masonry mortar.

1614C.2 Preparation of Sample. The bed joints of the outer wythe of the masonry shall be tested in shear by laterally displacing a single brick relative to the adjacent bricks in the same wythe. The head joint opposite the loaded end of the test brick shall be carefully excavated and cleared. The brick adjacent to the loaded end of the test brick shall be carefully removed by sawing or drilling and excavating to provide space for a hydraulic ram and steel loading blocks.

1614C.3 Application of Load and Determination of Results. Steel blocks, the size of the end of the brick, shall be used on each end of the ram to distribute the load to the brick. The blocks shall not contact the mortar joints. The load shall be applied horizontally, in the plane of the wythe, until either a crack can be seen or slip occurs. The strength of the mortar shall be calculated by dividing the load at the first cracking or movement of the test brick by the nominal gross area of the sum of the two bed joints.

SECTION 1615C TEST OF ANCHORS IN UNREINFORCED MASONRY WALLS

1615C.1 Scope. Shear and tension anchors embedded in existing masonry construction shall be tested in accordance with this section when and as required by this chapter.

1615C.2 Direct Tension Testing of Existing Anchors and New Bolts. The test apparatus shall be supported on the masonry wall. The distance between the anchor and the test apparatus support shall not be less than one-half the wall thickness for existing anchors and 75 percent of the embedment for new embedded bolts. Existing wall anchors shall be given a preload of 300 pounds prior to establishing a datum for recording elongation. The tension test load reported shall be recorded at $\frac{1}{8}$ inch relative movement of the existing anchor and the adjacent masonry surface. New embedded tension bolts shall be subject to a direct tension load of not less than 2.5 times the design load but not less than 1,500 pounds for five minutes (10 percent deviation).

1615C.3 Torque Testing of New Bolts. Bolts which are embedded in unreinforced masonry walls shall be tested using a torque calibrated wrench to the following minimum torques:

$\frac{1}{2}$ -inch-diameter bolts \geq 40 foot-pounds.

$\frac{5}{8}$ -inch-diameter bolts \geq 50 foot-pounds.

$\frac{3}{4}$ -inch-diameter bolts \geq 60 foot-pounds.

1615C.4 Prequalification Test for Bolts and Other Types of Anchors. This section is applicable when it is desired to use tension or shear values for anchors greater than those permitted by Table 16C-E. The direct tension test

procedure set forth in Section 1615C.2 for existing anchors may be used to determine the allowable tension values for new embedded or through bolts except that no preload is required. Bolts shall be installed in the same manner and using the same materials as will be used in the actual construction. A minimum of 5 tests for each bolt size and type shall be performed for each class of masonry in which they are proposed to be used. The allowable tension value for such anchors shall be 40 percent of the average value of the tests for each size and type of bolt and class of masonry.

Shear bolts may be similarly prequalified. The test procedure shall comply with ASTM E 488-90 or such other procedure as is approved by the Director.

The allowable values determined in this manner may exceed those set forth in Table 16C-E.

1615C.5 Reports. Results of all tests shall be reported. The report shall include the test results as related to anchor size and type, orientation of loading, details of the anchor installation and embedment, wall thickness and joist orientation.

SECTION 1616C POINTING OF UNREINFORCED MASONRY WALLS

1616C.1 Scope. Pointing of deteriorated mortar joints when required by this chapter shall be in accordance with this section.

1616C.2 Joint Preparation. The old or deteriorated mortar should be cut out, by means of a tothing chisel or non-impact power tool, to a uniform depth of $\frac{3}{4}$ inch until sound mortar is reached. Care shall be taken not to damage the brick edges. After cutting is completed, all loose material shall be removed with a brush, air or water stream.

1616C.3 Mortar Preparation. The mortar mix shall be Type N or S proportions as required by the construction specifications. The pointing mortar shall be pre-hydrated by first thoroughly mixing all ingredients dry, and then mixing again, adding only enough water to produce a damp unworkable mix which will retain its shape when pressed into a ball. The mortar shall be kept in a damp condition for one and one-half hours; then sufficient water shall be added to bring it to a proper consistency that is somewhat drier than conventional masonry mortar.

1616C.4 Packing. The joint into which the mortar is to be packed shall be damp but without freestanding water. The mortar shall be tightly packed into the joint in layers not exceeding $\frac{1}{4}$ inch in depth until it is filled; then it shall be tooled to a smooth surface to match the original profile.

FIGURE 16C-1cACCEPTABLE DIAPHRAGM SPAN

FIGURE 16C-2c ANALYSIS OF UNREINFORCED MASONRY WALL IN-PLANE SHEAR FORCES

TABLE 16C-A c ELEMENTS REGULATED BY THIS CHAPTER

ELEMENTS	SECTION	PROCEDURE			
		BOLTS-PLUS	SPECIAL	GENERAL	<u>3403.6</u> ⁽²⁾
Masonry Shear Strength	1606C. 3.	X	X	X	<u>X</u>
Diaphragms	1610C. 1			X	
	<u>1605. 4</u>				<u>X</u>
Diaphragm Shear Transfer	1610C. 1	<u>X⁽¹⁾</u>			
	1611C. 5	<u>X⁽¹⁾</u>	X		
	1613C. 2	X	X	X	
	<u>1605. 4</u>				<u>X</u>
Chords	1611C. 4			X	
	<u>1605. 4</u>				<u>X</u>
Diaphragm Capacity Ratios	1611C. 4		X		
Collectors	1613C. 3			X	
	1611C. 4		X		
	<u>1605. 4</u>				<u>X</u>
Analysis of Vertical Elements	1612C		X	X	
	<u>1605. 4</u>				<u>X⁽⁴⁾</u>
Crosswalls	1611C. 3		X		
Shear Walls	1610C. 3			X	
	1611C. 6		X		
	<u>1605. 4</u>				<u>X^{(3), (4)}</u>
Out of Plane Wall Anchorage	1613C. 1	X	X	X	
	<u>1605. 4</u>				<u>X</u>
Ties & Continuity	1613C. 4		X	X	
	<u>1605. 4</u>				<u>X</u>
Wall Bracing	1613C. 5	X	X	X	<u>X⁽⁵⁾</u>
Parapets	1613C. 6	X	X	X	<u>X</u>

ELEMENTS	SECTION	PROCEDURE			
		BOLTS-PLUS	SPECIAL	GENERAL	<u>3403.6</u> ⁽²⁾
Veneer	1613C.7	<u>X</u>	X	X	<u>X</u>
Nonstructural Masonry Walls	1613C.8		X	X	<u>X</u>
Truss & Beam Supports	1613C.9		X	X	<u>X</u>
Adjacent Buildings Subdiaphragms	1613C.10		X	X	<u>X</u>
	<u>1605.4</u>				<u>X</u>
	<u>1633.2.8</u>				
	<u>1633.2.9</u> <u>(4)</u>				

¹ Diaphragm shear transfer forces shall be calculated using the General Procedure unless the building qualifies for the use of the Special Procedure.

⁽²⁾ Retrofit procedure per Section 3403.6

⁽³⁾ Wood shear walls allowed only for one or two story building per Section 2315.2.

⁽⁴⁾ Only in-plane shear check required. (Rocking not allowed.)

⁽⁵⁾ Use (h/t) for ~~All other walls~~ from Table 16C-B.

TABLE 16C-B c ALLOWABLE VALUE OF HEIGHT-TO-THICKNESS RATIO OF UNREINFORCED MASONRY WALLS

WALL TYPES	SEISMIC ZONE 0, 1 & 2A BUILDINGS	SEISMIC ZONE 2B BUILDINGS	SEISMIC ZONE 3 BUILDINGS	SEISMIC ZONE 4 BUILDINGS WITH CROSSWALLS ¹	SEISMIC ZONE 4 ALL OTHER BUILDINGS
Walls of one-story buildings	<i>NOT APPLICABLE</i>			16 ^{2, 3}	13
First story wall of multistory buildings				16	15
Walls in top story of multistory buildings				14 ^{2, 3}	9
All other walls				16	13

¹ Applies to the Special Procedure of Section 1611C and the Bolts-plus procedure of the last paragraph of Exception 1 to Section 1609C. 2 only. See Section 1611C.7 for other restrictions.

² This value of height-to-thickness ratio may be used only where mortar shear tests establish a tested mortar shear strength, v_t , of not less than 100 psi. This value may also be used where the tested mortar strength is not less than 60 psi and a visual examination of the collar joint indicates not less than 50 percent mortar coverage.

³ Where a visual examination of the collar joint indicates not less than 50

percent mortar coverage, and the tested mortar shear strength, ν_t , is greater than 30 psi but less than 60 psi, the allowable height-to-thickness ratio may be determined by linear interpolation between the larger and smaller ratios in direct proportion to the tested mortar strength.

TABLE 16C-C c HORIZONTAL FORCE FACTOR, C_p'

CONFIGURATION OF MATERIALS	C_p'
Roofs with straight or diagonal sheathing and roofing applied directly to the sheathing, or floors with straight tongue-and-groove sheathing.	0.50
Diaphragms with double or multiple layers of boards with edges offset, and blocked plywood systems.	0.75

¹ Applicable to the Special Procedure of Section 1611C only.

TABLE 16C-D c ALLOWABLE VALUES FOR EXISTING MATERIALS

EXISTING MATERIALS OR CONFIGURATION OF MATERIALS ¹	ALLOWABLE VALUES
<p>1. HORIZONTAL DIAPHRAGMS²</p> <p>a. Roofs with straight sheathing and roofing applied directly to the sheathing.</p> <p>b. Roofs with diagonal sheathing and roofing applied directly to the sheathing.</p> <p>c. Floors with straight tongue-and-groove sheathing.</p> <p>d. Floors with straight sheathing and finished wood flooring with board edges offset or perpendicular.</p> <p>e. Floors with diagonal sheathing and finished wood flooring.</p>	<p>100 pounds per foot seismic shear</p> <p>250 pounds per foot seismic shear</p> <p>100 pounds per foot seismic shear</p> <p>500 pounds per foot seismic shear</p> <p>600 pounds per foot seismic shear</p>
<p>2. CROSSWALLS^{2, 3}</p> <p>a. Plaster on wood or metal lath.</p> <p>b. Plaster on gypsum lath.</p> <p>c. Gypsum wallboard, unblocked edges.</p>	<p>per side: 200 pounds per foot seismic shear</p> <p>175 pounds per foot seismic shear</p> <p>75 pounds per foot seismic shear</p>

EXISTING MATERIALS OR CONFIGURATION OF MATERIALS ¹	ALLOWABLE VALUES
d. Gypsum wallboard, blocked edges	125 pounds per foot seismic shear
EXISTING MATERIALS OR CONFIGURATION OF MATERIALS ¹	ALLOWABLE VALUES

<p>3. EXISTING FOOTINGS, WOOD FRAMING, STRUCTURAL STEEL AND REINFORCING STEEL</p> <p>a. Plain concrete footings.</p> <p>b. Douglas fir wood.</p> <p>c. Reinforcing steel.</p> <p>d. Structural steel.</p>	<p>$f N_c = 1,500$ psi unless otherwise shown by tests⁴</p> <p>Allowable stress same as D.F. No. 1⁴</p> <p>$f_t = 18,000$ psi maximum⁴</p> <p>$f_t = 20,000$ psi maximum⁴</p>
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¹ Material must be sound and in good condition.

² A one-third increase in allowable stress is not allowed.

³ Shear values of these materials may be combined, except the total combined value shall not exceed 300 pounds per foot.

⁴ Stresses given may be increased for combinations of loads as specified in this code.

TABLE 16C-Ec ALLOWABLE VALUES OF NEW MATERIALS USED
CONJUNCTION WITH EXISTING CONSTRUCTION

IN

NEW MATERIALS OR CONFIGURATIONS OF MATERIALS	ALLOWABLE VALUES ¹
<p>1. HORIZONTAL DIAPHRAGMS¹⁰</p> <p>a. Plywood sheathing nailed directly over existing straight sheathing with ends of plywood sheets bearing on joists or rafters and edges of plywood located on center of individual sheathing boards.</p> <p>b. Plywood sheathing nailed directly over existing diagonal sheathing with ends of plywood sheets bearing on joists or rafters.</p> <p>c. Plywood sheathing nailed directly over existing straight or diagonal sheathing with ends of plywood sheets bearing on joists or rafters with edges of plywood located over new blocking and nailed to provide a minimum nail penetration into framing and blocking</p>	<p>225 pounds per foot seismic shear</p> <p>375 pounds per foot seismic shear</p> <p>75 percent of the values specified in Table 23-I-J-1</p>

of 1 ⁵ / ₈ inches.	
<p>2. SHEAR WALLS: (GENERAL PROCEDURE) Plywood sheathing applied directly over wood studs. No value shall be given to plywood applied over existing plaster or wood sheathing.</p>	100 percent of the value specified in Table 23-I-K-1 for shear walls.

<p>3. CROSSWALLS: (SPECIAL PROCEDURE)</p> <p>a. Plywood sheathing applied directly over wood studs. No value shall be given to plywood applied over existing plaster or wood sheathing.</p> <p>b. Drywall or plaster applied directly over wood studs.</p> <p>c. Drywall or plaster applied to sheathing over existing wood studs.</p>	<p>133 percent of the value specified in Table 23-I-K-1 for shear walls.</p> <p>100 percent of the values in Table 25-I.</p> <p>The values in Table 25-I reduced as noted in Footnote 1 of that table.²</p>
<p>4. TENSION BOLTS</p> <p>a. Bolts extending entirely through unreinforced masonry walls secured with bearing plates on far side of a 3 wythe minimum wall with at least 30 square inches of area.^{3, 4, 11}</p> <p>b. Bolts extending to the exterior face of the wall with a 22-inch round plate under the head and drilled at an angle of 22 degrees to the</p>	<p>1,800 pounds per bolt⁸</p> <p>900 pounds per bolt for 2 wythe walls⁸</p> <p>1,200 pounds per bolt</p>

horizontal, installed as specified for shear bolts. ^{3,4,5}
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NEW MATERIALS OR CONFIGURATIONS OF MATERIALS	ALLOWABLE VALUES ¹
5. SHEAR BOLTS Bolts embedded a minimum of 8 inches into unreinforced masonry walls and centered in a 22-inch diameter hole filled with dry-pack or non-shrink grout. Through bolts with first 8 inches as noted above and embedded bolts as noted in Item 4b. ^{4,5,9}	$1/2$ inch dia. = 350 pounds ^{7,8} $5/8$ inch dia. = 500 pounds ^{7,8} $3/4$ inch dia. = 750 pounds ^{7,8}
6. INFILLED WALLS Reinforced masonry infilled openings in existing unreinforced masonry walls. Provide keys or dowels to match reinforcing.	Same values as for unreinforced masonry walls.
7. REINFORCED MASONRY Masonry piers and walls reinforced per Chapter 21.	Same values as specified in Section 2107. ⁶
8. REINFORCED CONCRETE Concrete footings, walls and piers reinforced as specified in Chapter 19 and designed for tributary loads.	Same values as specified in Chapter 19. ⁶

¹ A one-third increase in allowable stress is not allowed, except as noted.

² In addition to existing sheathing value.

³ Bolts to be 2 inch minimum in diameter.

⁴ Drilling for bolts and dowels shall be done with an electric rotary drill. Impact tools shall not be used for drilling holes or tightening anchors and shear bolt nuts.

⁵ Embedded bolts to be tested as specified in Section 1607C.

⁶ Stress given may be increased for combinations of load as specified in this code.

⁷ A one-third increase in allowable stress is allowed for short term loading.

⁸ Other bolt sizes, values, and installation methods may be used provided a

testing program is conducted in accordance with Section 1615C. Bolt spacing shall not exceed 6 feet on center and shall not be less than 12 inches on center.

- ⁹ Tension and shear from seismic loads need not be assumed to act simultaneously.
- ¹⁰ Values and limitations are for nailed plywood. Higher values may be used for other approved fastening systems such as staples when approved by the Director.
- ¹¹ Plate size may be reduced to not less than 9 square inches provided the bearing stress on the masonry at design load does not exceed 60 pounds per square inch, psi.

Add the following chapter:
Chapter 16-D
PARAPETS AND APPENDAGES c RETROACTIVE PROVISIONS

SECTION 1601D B GENERAL

Every parapet or appendage which is supported on or attached to an exterior wall of a building adjacent to a property line, passageway, open courtyard, or public way, or which occurs in any other location where failure of such parapet or appendage would be hazardous to life or limb in such areas shall, when required by the Director, be subject to inspection by a registered architect or civil engineer employed by the owner. The provisions of this section are retroactive and shall apply to and include buildings erected prior to the adoption of this code.

SECTION 1602D CORRECTION OF HAZARDOUS PARAPETS AND APPENDAGES. Whenever the Director determines by visual inspection or from the report furnished by the architect or civil engineer, that an existing parapet or appendage which is within the scope of this section is not adequate to resist the lateral forces due to earthquake as detailed in Chapter 16 of the Building Code which was in effect on July 1, 1969, the Director shall conclude that inadequacies exist, and shall, by written notice to the owner or person or the agent in charge of the building, direct that necessary steps be taken to eliminate the hazard.

Upon receipt of such notice, the owner or person or agent in control of the building where such hazardous parapet or appendage exists shall:

1. Within one year from the date of receipt of such notice:

(1) Submit to the Director an acceptable written plan or procedure for the elimination of the hazardous condition by removal or alteration of the hazardous parapet or appendage.

(2) Obtain the necessary alteration permit in accordance with the procedures set forth in Section 106 of this code.

2. Within one year after obtaining the alteration permit, complete all work indicated on the approved construction documents. A one-year extension may be granted by the Director when mitigating circumstances exist.

SECTION 1603D VARIANCE PROCEDURE

Any person receiving a notice as set out in Section 1602D above may appeal for a variance from the notice to the Board of Examiners in the manner provided by Section 105.1 or, in the case of parapets or appendages of unreinforced masonry bearing wall buildings, to the Unreinforced Masonry Building Appeals Board in the manner provided by Section 105.7.

SECTION 1604D UNREINFORCED MASONRY PARAPETS AND APPENDAGES.

The removal, stabilization or bracing of unreinforced masonry parapets and appendages, the application for a permit for which was filed after February 15, 1993, shall comply with Section 1613C.6. Certain parapets and appendages, previously exempted under this section, shall be removed, or stabilized, or braced when required by Section 1613C.6.

Excerpts from Chapter 17

STRUCTURAL TESTS AND INSPECTIONS

SECTION 1701 B SPECIAL INSPECTION

Section 1701.2. Replace this section with the following:

1701.2 Special Inspector. The special inspector shall be one of the following:

1. A qualified person employed by an approved inspection and testing agency conforming insofar as applicable to the requirements of ASTM E329.

Documentary evidence of such conformance shall be submitted to the Director for approval of the agency to perform each specific inspection activity.

Except for testing of materials and reporting of numerical results therefrom, the inspector shall work under the general supervision of a registered civil engineer, and all reports and certification of compliance must be signed by the engineer.

2. A registered civil engineer or licensed architect who can demonstrate to the satisfaction of the Director that he or she has the experience and expertise to qualify as a special inspector for the specific type of inspection work, and has appropriate equipment to conduct such inspections and tests.

3. For life-safety provisions required by Section 403, construction review and validation testing shall be performed by, or under the supervision of a registered electrical or mechanical engineer responsible for those areas of work involving his or her design. All reports on construction review and testing, and certification of compliance and full operational status, shall be signed by the engineer and endorsed by the design professional of record for the building. The design professional of record shall bear overall responsibility for the proper installation and testing of the life-safety system. When approved by the Director this responsibility may be borne by an approved independent testing agency.

4. The design engineer or architect of record.

6. For plant fabrication of precast concrete elements, a registered civil engineer who supervises all phases of quality control work. The registered civil engineer shall be subject to the approval of the Director.

SECTION 1701.5 Revise the item as follows:

1. Concrete. During the taking of test specimens and placing of reinforced concrete. See Item 12 for shotcrete.

Exceptions: 1. Concrete for foundations conforming to minimum requirements of Table 18-I-C or for Group R, Division 3, or Group M, Division 1 Occupancies, provided the building official

finds that a special hazard does not exist.

2. For foundation concrete, other than cast-in-place drilled piles or caissons, where the structural design is based on an f'_c no greater than 2,500 pounds per square inch (psi) (17.2 Mpa). This exception shall not apply to foundations serving as retaining walls of soil over 5 feet (1829 mm) in height measured from the base of the foundation.

Section 1701.5 Revise this item as follows:

15. Special cases. Work which, in the opinion of the Director, involves unusual hazards or conditions such as underpinning, shoring, removal of hazardous materials and new construction methods not covered by this code.

Section 1701.5 Types of Work. Add the following items:

16. Exterior facing. During fastening of all exterior veneer and ornamentation facing units constructed of concrete, masonry, stone or similar materials, and all curtain walls weighing more than 15 pounds per square foot of wall.

EXCEPTIONS: 1. Veneers weighing less than five pounds per square foot located less than 15 feet above grade.

2. Anchored veneer located less than 10 feet above grade.

17. Demolition. Demolition of buildings more than two stories or 25 feet in height. See Section 3303.9 for demolition requirements.

EXCEPTION: Type V buildings.

18. Retrofit of unreinforced masonry bearing wall buildings.

18.1. During the testing of mortar quality and performance of masonry shear tests in accordance with Section 1614C when required by Sections 1606C.3.3 and 1607C.2.

18.2. During repointing operations in accordance with Section 1616C when required by Sections 1606C.3.3.7 and 1607C.1.

18.3. During the installation of new shear bolts when required by the exception to Section 1607C.4.

18.4. Prior to the placement of the bolt and grout or adhesive for embedded bolts as required by Section 1607C.4.

18.5. During the pre-qualification tests in accordance with Section 1615C.3 as permitted by Footnote 8 to Table 16C-E.

19. Bolts installed in existing masonry or concrete. Except for through bolts with plate washers conforming to Table 16C-E, bolts that are newly installed in existing masonry or concrete shall be tested in accordance with Section 1615C. The number and type of tests required shall be the same as required by Section 1607C.

20. Shear walls and floor systems used as shear diaphragms. All connections, including nailing,

tiedowns, framing clips, bolts and straps, for those parts of a lateral force resisting system utilizing the following components:

20.1. Plywood diaphragms, where shear values exceed $\frac{2}{3}$ the values in Tables 23-II-H and 23-II-I-1.

20.2. Double sheathed shear walls, in all cases.

20.3. Plywood shear walls, wherever nailing or hardware are not visible to the district inspector at the time of cover-up inspection.

If nailing is not visible to the inspector at the called inspection, or if the special inspector has not inspected the work prior to the concealment, all work concealing such nailing shall be removed in order to permit a complete inspection.

20.4. Gypsum wallboard shearwalls where shear values exceed one-half of the values permitted by Footnote 1 of Table 25A-I.

20.5. Fiberboard shearwalls where shear values exceed one-half of the values in Table 23-II-J.

20.6. Particle-board diaphragms, where shear values exceed one-half of the values in Table 23-I-I-2.

21. Construction of a new building or structure, or alterations that involve substantial increase in the envelope of an existing building or structure within the Edgehill Mountain Slope Protection Area, created by Building Code Section 104.4.1.2; provided, however, that, until the special inspection reports required by Building Code Section 1701.3 are submitted to and approved by the Department, the phase of construction subsequent to the phase or element for which the report was completed cannot commence. [added 1-24-2000 by Ord. No. 8-00]

Section 1701.8 Add the following section:

1701.8 Crane Safety.

No owner or other person shall operate, authorize or permit the operation of a tower crane on a high-rise building structure until a signed Crane Site Safety Plan, Submittal Form and Crane Safety Compliance Agreement have been accepted by the Director.

Excerpts from Chapter 18
FOUNDATIONS AND RETAINING WALLS

No San Francisco Building Code Amendments

**Excerpts from Chapter 19
CONCRETE**

No San Francisco Building Code Amendments

Chapter 20

LIGHTWEIGHT METALS

Chapter 20 is printed in Volume 2

Excerpts from Chapter 21
MASONRY

No San Francisco Building Code Amendments

**Excerpts from Chapter 22
STEEL**

No San Francisco Building Code Amendments

Excerpts from Chapter 23
WOOD

SECTION 2306 B DECAY AND TERMITE PROTECTION

Section 2306.9 Replace this section with the following:

2306.9 Wood Supporting Roofs, Floors and Stairs. In all occupancies, wood sheathing and structural members supporting moisture-permeable floors, roofs or stairs which are exposed to the weather, moisture or mopping, such as concrete or masonry slabs, or brick, tile, terrazzo or exterior wood decking, shall be approved wood of natural resistance to decay or treated wood unless a waterproof membrane at least equivalent to the following is provided.

Where enclosed useable space or fire protection occurs below, the sheathing and structural members shall be separated from such moisture-permeable floors, roofs or stairs by an approved impervious moisture barrier or a roof covering system complying with Section 1507. The moisture barrier shall extend up the walls not less than 4 inches or shall otherwise be adequately flashed and counterflashed. When an exterior membrane also provides the finished surface, it shall meet the requirements for a fire-retardant roof covering.

Regardless of finish flooring type or structural materials, the wood sub-floor of toilet rooms and bathrooms shall be protected by a waterproof membrane. Where a single ply sheet membrane is used, all adhesives shall be of a waterproof type, and shall be applied so as to form a full unbroken coat between the backing and the membrane being applied. All seams and joints shall be thoroughly sealed.

EXCEPTION: Interior floors, in Group R, Division 3 Occupancies.

2306.9.1 Weather-exposed stairways. Wood stringers of weather-exposed stairways shall be of natural resistance to decay or pressure-treated wood which is field-treated with an approved preservative where cut or notched. Where the stairway or its supports form part of the building enclosure, a waterproof membrane complying with Section 2306.9 shall be provided.

Weather-exposed stairways constructed with concrete, masonry, brick, tile or terrazzo shall be supported on hot-dipped galvanized steel or reinforced concrete stringers.

Exception: In Group R, Division 3 Occupancies, wood construction on masonry or concrete foundations may be used as supports, and the area under the stair shall be ventilated in compliance with Section 2306.7.

Weather-exposed stairs of precast concrete or metal pan treads may be supported on wood stringers provided the entire stairway is exposed and the treads are connected to the stringers by hot-dipped galvanized steel or other approved corrosion-resistant fasteners.

Section 2306.12 Weather Exposure. Revise the second paragraph as follows:

All wood structural panels, when designed to be exposed in out-door applications, shall be of exterior type, except as provided in Section 2306.2 of the state building code. ~~In geographical areas where experience has demonstrated a specific need, a~~ Approved wood of natural resistance to decay or treated wood shall be used for those portions of wood members which form the structural supports of buildings, balconies, porches or similar permanent building appurtenances when such members are exposed to the weather without adequate protection from a roof, eave, overhang or other covering to prevent moisture or water accumulation on the surface or at joints between members. ~~Depending on local experience, s~~ Such members shall include horizontal members such as girders, joists and decking; or vertical members such as posts, poles and columns; or both horizontal and vertical members

SECTION 2310 B EXTERIOR WALL COVERINGS

Section 2310.3 Add the following second paragraph:

Blind walls and walls not accessible for maintenance shall have exterior covering of siding or plywood that are either treated wood or wood of natural resistance to decay. Plywood shall be exterior type, C-C Grade minimum, and not less than 1/2-inch thickness unless applied over sheathing. Plywood manufactured with redwood or cedar faces but with inner plies of other species conforming to U. B. C. Standard No. 23-2 may be used provided the exposed outer face is plugged and not grooved or patterned.

SECTION 2312 B SHEATHING

Section 2312.3. Add the following section:

2312.3 Wall Sheathing. Solid wood or plywood wall sheathing used as backing for veneer or cement plaster shall be pressure treated with an approved preservative.

Excerpts from Chapter 24

GLASS AND GLAZING

No San Francisco Building Code Amendments

Chapter 25
GYPSUM BOARD AND PLASTER

SECTION 2506 B EXTERIOR LATH

Section 2506.3 Add the following sentence at the end of the section:

Exterior backing, when of solid wood or plywood, shall comply with Section 2312.3.

Chapter 26
PLASTIC

SECTION 2602 B FOAM PLASTIC INSULATION

Section 2602.5.3. Revise the first paragraph as follows:

2602.5.3 Roofing. Foam plastic insulation meeting the requirements of Sections 2602.2, 2602.3 and 2602.4 may be used as part of a roof-covering assembly, provided the assembly with the foam plastic insulation is a Class A or B roofing assembly when tested in accordance with U.B.C. Standard 15-2. Foam plastic insulation, which is a part of a Class A or B roof-covering assembly, need not meet the requirements of Sections 2602.2, 2602.3 and 2602.4, provided the assembly with the foam plastic insulation satisfactorily passes a test for insulated roof decks.

Chapter 27
ELECTRICAL SYSTEMS

No San Francisco Building Code Amendments

**CHAPTER 28
MECHANICAL SYSTEMS**

No San Francisco Building Code Amendments

Chapter 29
PLUMBING SYSTEMS

SECTION 2903 B ALTERNATE NUMBER OF FIXTURES

Section 2903. Add the following second paragraph to this section:

The City and County of San Francisco adopts Appendix Chapter 29, including Table A-29-A, for the purpose of determining the minimum number of plumbing fixtures required for new construction and changes of occupancy. The minimum number of plumbing fixtures required to serve existing occupancies shall be the number of fixtures required at the time of original construction or at the time of work previously performed under properly issued permits.

Table A29A Note#3. Add the following new sentence at the end of this section:

In groups B,F,H,M, and S occupancies, then where there are four (4) or fewer employees, separate facilities for each sex need not be provided.

**Chapter 30
ELEVATORS, DUMBWAITERS, ESCALATORS
AND MOVING WALKS**

Section 3010. Add the following section:

**SECTION 3010 c PRIVATE RESIDENCE ELEVATORS,
DUMBWAITERS, PRIVATE RESIDENCE VERTICAL WHEELCHAIR LIFTS AND PRIVATE
RESIDENCE INCLINED STAIRWAY CHAIRLIFTS**

3010.1 Definitions. For the purposes of this chapter, the following definitions shall apply:

DUMBWAITER is a hoisting and lowering mechanism equipped with a car of limited size which moves in guide rails and serves two or more landings.

INCLINED STAIRWAY CHAIRLIFT is a powered hoisting and lowering mechanism which is guided and equipped with a seat to transport seated passengers along stairways.

PRIVATE RESIDENCE TYPE ELEVATOR is a power passenger elevator which is limited in size, capacity, rise, and speed, and is installed in a private residence or in a multiple dwelling as a means of access to a private residence.

3010.2 Construction. The construction and installation of private residence elevators, dumbwaiters, private residence vertical wheelchair lifts, and private residence inclined lifts shall comply with ANSI/ASME 17.1-1996.

[Note: For other than private residence elevators, dumbwaiters, private residence vertical wheelchair lifts and private residence inclined stairway chairlifts see Title 24, Part 7, California Code of Regulations, California Elevator Safety Regulations.]

Chapter 31
SPECIAL CONSTRUCTION

SECTION 3103 c TEMPORARY BUILDINGS OR STRUCTURES

Section 3103 Revise as follows:

Temporary buildings or structures, **including those on grade and on the roof of buildings**, such as reviewing stands, **bleachers, grandstands** and other miscellaneous structures, sheds, canopies or fences used for the protection of the public around and in conjunction with construction work, may be erected **under a permit** for a limited period of time. **See Section 106.1.7 for permit requirements.**

All such structures shall be designed and constructed to sustain, within the limitations specified in this code, all loads set forth in Chapter 16 and elsewhere in this code, combined in accordance with Section 1612. Design shall be in accordance with Strength Design, Load and Resistance Factor Design or Allowable Stress Design methods, as permitted by the applicable materials chapters.

Such buildings or structures need not comply with the type of construction or fire-resistive time periods required by this code. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

Chapter 31A
SYSTEMS FOR WINDOW CLEANING
OR EXTERIOR BUILDING MAINTENANCE

No San Francisco Building Code Amendments

**Chapter 31B
PUBLIC SWIMMING POOLS**

No San Francisco Building Code Amendments

**Chapter 31C
RADIATION**

No San Francisco Building Code Amendments

**Chapter 31D
FOOD ESTABLISHMENTS**

No San Francisco Building Code Amendments

Chapter 31E
TENTS AND MEMBRANE STRUCTURES

No San Francisco Building Code Amendments

Add the following chapter:

Chapter 31F
SIGNS

SECTION 3105F B SCOPE

3101F.1 General. Except as otherwise provided herein, all signs placed upon or attached to any building, structure or property shall comply with this chapter, and shall be installed under a valid sign permit.

The electrical portion of the sign shall be constructed in accordance with the requirements of the Electrical Code, and an electrical permit shall be obtained in accordance with that code.

Plans shall be filed with the application for a permit for any sign. When required, computations shall be provided.

3101F.2 Exempt Signs. The following signs are exempt from the requirements of this code:

1. Signs painted on structures. However, such signs must comply with the San Francisco Planning Code, and an application filed with the Department.
2. Bulletin boards for public, charitable or religious institutions, when such boards are located on the premises of said institutions.
3. Real estate signs advertising the sale, rental or lease of the premises on which they are maintained, which do not exceed 15 square feet in size, and which are mounted flush to the building.
4. Professional occupation signs denoting only the name and profession of an occupant in a commercial building, public institutional building or dwelling house, and not exceeding 3 square feet in area for each occupant.

SECTION 3102F B GENERAL

3102F.1 Prohibitions. The following prohibitions apply to signs:

1. No signs shall be erected, relocated or maintained so as to block any exits or required windows. No sign shall be attached to a standpipe, gutter drain, stairway or fire escape, or interfere with the function or operation of any standpipe or fire escape. No roof sign shall be located within 6 feet of a standpipe outlet.
2. No sign shall be increased in size, altered in shape or changed by the addition of other signs or advertising matter not specifically allowed by the

provisions of this code and the San Francisco Planning Code.

3. No wall sign shall extend across or in front of any window or other exterior opening located above the first story of a building, except as approved by the Director.

4. No wall sign erected on a wall adjacent to and facing a street, public space or yard, shall project above the parapet walls.

EXCEPTIONS: 1. On a building located on a corner lot, a wall sign may project a maximum of 7 feet above the roof line on only one street.

2. On any frontage, signs not more than 10 feet long for any 40-foot frontage and occupying no more than 25 percent of the lot frontage may project a maximum of 7 feet above the roof line.

3102F.2 Permit Number On Sign. Every sign shall have the permit number clearly painted and maintained on its face or edge, and of such size and location as to be legible from the sidewalk level, ground level, or an easily accessible location. Electric signs may have an approved metal tag attached to them instead of painted characters.

3102F.3 Revocable Permits. The permit for any sign over public property may be revoked. A permit granted under Chapter 1 and this chapter for a sign over public property shall not be construed to create any perpetual right but is a revocable license which may be terminated by revocation by the Board of Supervisors.

3102F.4 Existing Signs. This chapter shall not render unlawful the existence or maintenance of any sign, erected or maintained by a lawful permit issued prior to the adoption of this ordinance.

EXCEPTION: Signs for which lawful permits were issued and which due to a sidewalk narrowing or street widening project no longer conform to the requirements of Section 3103F shall be altered to conform not later than 90 days following completion of such project.

3102F.5 Definitions. For the purposes of this chapter, certain terms are defined as follows:

APPROVED PLASTIC is a plastic material found to be suitable functionally for the purpose for which it is intended, and which complies with the requirements of Chapter 26. For outdoor signs, the approval of the plastic

shall be based upon considerations of flame spread value only. For indoor signs, the approval shall be based upon flame spread and smoke density values.

AREA OF A SIGN is that area of exposed vertical surface which is included within a rectangle enclosing all the features of the sign. In cases of an irregular sign, it is the sum of the areas of the enclosing rectangles estimated to the nearest 5 square feet.

BUSINESS SIGN is a sign which directs attention to a business, commodity, service, industry or other activity which is sold, offered or conducted on the premises upon which such sign is located, or to which it is affixed.

SIGN is any structure, part thereof, or device or inscription which is located upon, attached to, or painted, projected or represented on the exterior of any building or structure, including an awning, canopy, marquee or similar appendage, or affixed to the glass on the outside or inside of a window so as to be seen from the outside of the building, and which displays or includes any numeral, letter, word, model, banner, emblem, insignia, symbol, device, light, trademark or other representation used as, or in the nature of, an announcement, advertisement or designation by or of any person, firm, group, organization, place, commodity, product, service, business, profession, enterprise or industry. A sign includes the support, uprights and framework of the display.

SECTION 3103F B HEIGHT, PROJECTION AND LOCATION

3103F.1 General. Height, projection and location of all signs shall be as specified in Article 6 of the San Francisco Planning Code. No sign shall project past the curb line of any street, alley or public way.

The minimum vertical clearance of signs over public sidewalks shall be 10 feet. Additionally, signs or portions within the outer one-third of a sidewalk shall have 12-foot clearance, and when within 2 feet of the curb line, shall have 14-foot clearance.

Roof signs shall be not less than 5 feet above the roof. Supports shall be spaced at least 6 feet apart.

SECTION 3104F B DESIGN

3104F.1 General. The design shall make allowances for the effects of corrosion and lack of maintenance.

No anchor or support of any sign shall be connected to, or suspended by, an unbraced parapet wall, unless such wall is designed in accordance with the requirements for parapet walls specified in Chapter 16.

Fasteners and braces shall be of noncombustible construction, except that stringers for attachment of roof signs may be of 6-inch minimum dimension redwood or approved preservative-treated lumber.

SECTION 3105F B CONSTRUCTION

3105F.1 General. All signs shall be constructed of noncombustible materials except that approved plastics may be used in sign facings as described in 3105F.2. All ferrous metal and all fastenings used in construction or installation, excluding stainless steel, shall be hot-dipped galvanized, porcelain-enameled, or otherwise protected in an approved manner against corrosion.

Aluminum may only be used for minor internal members such as stiffeners and closures, and for sign faces and nonstructural trim. The minimum thickness shall be .0299 inch.

Steel shapes or plates used for primary support shall be not less than $\frac{3}{16}$ inch in thickness. Sheet metal formed integrally with the sign face or used as cabinet cover shall be not less than .0239 inch (24 gauge). Secondary support members not formed integrally with the design face shall be not less than .1046 (12 gauge) inch.

The minimum material thickness requirements in this section pertain to the base metal before application of protective covering and need not apply to signs located inside a building.

3105F.2 Plastics. Where plastics are included in a sign, the application to install a sign shall set forth the manufacturer's trade name, or the common name of the plastic material to be used in the sign, thickness of plastic, aspect ratio, corrugation type, if any, and span. The plastic employed in the signs shall be identified as set forth in Chapter 26 with the manufacturer's trade name, or with the common name of the plastic material.

Plastic sign facing shall conform to the provisions of this section. Plastic sign faces, formed or flat, letters, and decorations shall

be of sufficient thickness or so formed or supported that they will withstand all loads required by this code.

Plastic facing shall be mounted in a metal frame. Proper provision shall be made for the difference in thermal expansion between plastic members and the frame.

3105F.3 Electric Plastic Signs. Every electric sign containing approved plastics shall comply with the minimum requirements set forth in the Standard for Electric Signs, UL No. 48. The attachment of Underwriters Laboratories label, or other approved laboratory per the Electrical Code, shall be sufficient proof that a sign has complied with the requirements of the Electrical Code.

3105F.4 Wood-Faced Signs. Projecting signs with wood facing or backing are permitted on any building.

Plywood used for signs shall be exterior grade and not less than $\frac{5}{8}$ -inch thickness. Lumber shall be not less than 1-inch nominal and shall be finished to provide a weather-resistant finish.

SECTION 3106F – GROUND SIGNS

3106F.1 Height. The maximum height of a ground sign constructed with wood supports shall be 30 feet, as measured from the top of the sign to the sidewalk in front of the sign or the existing ground under the sign, whichever is higher.

3106F.2 Design and Construction. The design and construction of wood signs shall comply with Chapters 16 and 23 of this code. All wood within 12 inches of the ground shall be pressure-treated wood.

SECTION 3107F B REMOVAL OF BUSINESS SIGNS

It shall be unlawful for any person to allow any business sign to remain posted more than ~~90~~ 180 days after the activity for which the business sign has been posted has ceased operation on the premises if such person (1) owns, leases or rents the property on which the sign is posted, or (2) owns or operates such business, service, industry or other activity

Chapter 32
CONSTRUCTION IN THE PUBLIC RIGHT OF WAY

SECTION 3201 B GENERAL

Section 3201. Revise the first paragraph as follows:

No part of any structure or any appendage thereto, except signs and fire escapes, shall project beyond the property line of the building site except as specified in this chapter.

SECTION 3204 B BALCONIES, SUN CONTROL DEVICES AND APPENDAGES

Section 3204. Replace the third paragraph as follows:

A 3-foot projection shall be permitted for bay and oriel windows when the clearance above grade is at least 10 feet, and the width of the sidewalk is greater than 9 feet. Where the sidewalk width is 9 feet or less, the projection shall not exceed 2 feet.

For all other appendages, a 2-foot projection is permitted when the clearance above grade is at least 10 feet. The projection may be increased 1 inch for each additional foot of clearance over 10 feet, to a maximum of 4 feet.

SECTION 3205 B MARQUEES

Section 3205.6. Revise the second paragraph as follows:

Every roof and skylight of a marquee shall be sloped to downspouts that shall conduct any drainage of the marquee to the building drain or building sewer.

SECTION 3208 c CANOPIES

Section 3208 -Add a section as follows:

As used in this section, a canopy shall be a light structure supported on the building and on columns, or wholly on columns, and used for protection from weather. Canopies shall be allowed only over entrance doorways and only for Occupancy Groups A, B, F-1, M, S-1, S-2, and R. Canopies may be constructed as awnings and with the same limitations except that:

1. The maximum width shall be 10 feet; and
2. The maximum extension over public sidewalk may be to a point 2 feet from the curb; and
3. The outer column support shall be located in the outer one-third of the sidewalk.

SECTION 3209 c SIDEWALK CONSTRUCTION

Section 3209. Add a section as follows:

3209.1 General. Sidewalks shall be constructed in accordance with the Public Works Code.

Sidewalks over excavated areas shall be supported on noncombustible construction with 3-hour fire-rated protection. The sidewalk shall be waterproofed by use of a hot mopped asphalt membrane or other approved means.

3209.2 Openings in Sidewalks.

3209.2.1 Sidewalk trapdoor. Every basement extending under the sidewalk shall have an approved sidewalk trapdoor. The minimum size of the trapdoor opening shall be 4 feet by 4 feet. However, trapdoors shall not be required where the basement is provided with an automatic sprinkler system.

3209.2.2 Sidewalk elevators. All openings hereafter constructed in sidewalks for sidewalk elevators shall be located in the outer half of the sidewalks, next to the curb. The outer edges of the openings shall be not more than 30 inches from the outer line of the curb. The length of the sides of the openings at right angles to the curb shall not exceed one-half of the width of the sidewalk and in no case shall it exceed 5 feet.

3209.2.3 Any other purpose. Openings on the sidewalks for any other purpose, if placed outside the property line, shall be covered with approved gratings having a maximum opening between bars of $\frac{1}{2}$ inch, or with covers having a rough surface, and rabbeted flush with the sidewalk. When a cover is placed in any sidewalk, it shall be placed as near as practicable to the line of the curb. All spaces under sidewalks shall be thoroughly ventilated.

3209.2.4 Framing. All framing supporting only the sidewalk opening shall be of noncombustible material.

3209.2.5 Guards. Metal guards will be required for openings in sidewalks in accordance with the Police Code.

3209.3 Electrical Transformers. No portion of any electrical transformer pad shall be constructed, nor electrical transformer installed on the surface of any portion of any public sidewalk.

Chapter 33
SITE WORK, DEMOLITION AND CONSTRUCTION

SECTION 3301 B EXCAVATIONS AND FILLS

Section 3301.1 Revise the first sentence as follows:

3301.1 General. Excavation or fills for buildings, structures or properties shall be so constructed or protected that they do not endanger life or property, and shall be located with respect to property lines so as to safeguard against encroachment on adjoining property.

Section 3301.1 Replace the last paragraph as follows:

The City and County of San Francisco adopts Appendix Chapter 33 for the purpose of regulating excavation and grading.

Section 3301.2.1 Add the following section:

3301.2.1 Temporary wood shoring and forms. All wood used for temporary shoring, lagging or forms that will be backfilled against, or otherwise left permanently in place below grade, shall be treated wood as defined in Section 2302.

Section 3303.9 Add the following new sections:

3303.9.1 General. Protection of the public. The demolition of any building shall be done in a manner so as to protect the adjacent properties and to prevent material from falling onto the street or adjacent property.

Chutes for the removal of materials and debris shall be provided in all parts of demolition operations that are more than 20 feet above the point where the removal of material is effected. Such chutes shall be completely enclosed. They shall not extend in an unbroken line for more than 25 feet vertically but shall be equipped at intervals of 25 feet or less with substantial stops or offsets to prevent descending material from attaining dangerous speeds.

The bottom of each chute shall be equipped with a gate or stop with a

suitable means for closing or regulating the flow of material.

Chutes, floors, stairways, and other places affected shall be watered sufficiently to keep down the dust.

Wood or other construction materials shall not be allowed to fall in large pieces onto an upper floor. Bulky materials, such as beams and columns, shall be lowered and not allowed to fall.

In buildings of wood frame construction, the supporting structure shall not be removed until the parts of the structure being supported have been removed.

In buildings with basements, the first floor construction shall not be removed until the basement walls are braced to prevent overturning, or an analysis acceptable to the Director is submitted which shows the walls to be stable without bracing.

3303.9.2 Clean-up. When a building is demolished, all debris must be removed as well as all parts of the structure above grade except those parts that are necessary to provide support for the adjoining property.

3303.9.3 Site maintenance. All excavated areas must be filled in or protected by substantial fences not less than five feet in height and properly maintained. Filling operations shall comply with Appendix Chapter 33.

3303.9.4 Protection of adjacent property. Adjacent property shall be protected during construction. When the construction extends more than one story above the roofs of adjacent buildings, provisions shall be made to protect the roof and skylights in the vicinity against falling objects and materials.

3303.9.5 Buildings other than Type V. The demolition of structures of Types I, II, III and IV construction greater than two stories or 25 feet in height shall comply with the requirements of this section.

The requirements of this section shall also apply to the demolition of post-tensioned and pre-tensioned concrete structures.

3303.9.5.1 Required plans. Prior to approval of an application for a demolition permit, two sets of detailed plans shall be submitted for approval, showing the following:

1. The sequence of operation floor by floor, prepared by a registered civil engineer or licensed architect.
2. The location of standpipes.
3. The location and details of protective canopies.
4. The location of truck crane during operation.
5. Any necessary fence or barricade with lights.
6. Any floor or wall left standing.

7. The schedule of the days when the demolition will be done, i.e., on weekdays or on Sundays.

3303.9.5.2 Fencing. Provide for the enclosing, fencing, boarding up, fire watch or other means of preventing access to the site by unauthorized persons when work is not in progress.

3303.9.5.3 Fire safety during demolition. All existing dry standpipes shall be maintained in an operative condition and with all inlets and outlets accessible for use within two floors of the highest remaining portion of a floor of the building. The inlets shall be so identified at the street level as to be easily located by the Fire Department. They shall be removed in place with floor removal and the upper ends capped above the highest remaining valve. The remaining system on the lower floors shall continue operative until all construction above the third floor has been removed.

All stairways and fire escapes shall be maintained accessible until such time as the area immediately adjacent thereto is demolished, and one stairway or fire escape shall serve every remaining floor or portion thereof.

3303.9.5.4 Special inspection. A registered civil engineer or licensed architect shall supervise the demolition work in accordance with rules and regulations adopted by the Director pursuant to Section 104.2.1 to assure the work is proceeding in a safe manner, and shall submit written progress reports to the Department in accordance with Section 1701.3.

**Appendix Chapter 33
EXCAVATION AND GRADING**

SECTION 3306 B PERMITS REQUIRED

Section 3306.2 Exempted Work. Add the following three exemptions:

10. Grading performed incidental to and in connection with the construction of a building or structure on a single lot, pursuant to a valid building permit issued therefor. The cost of such grading shall be included in the total valuation of the building for determining permit fees, and a separate grading permit will not be required.

11. Grading necessary for and incidental to and in connection with the construction of any parks, public streets or roadways, or the construction of sewers, or utilities under or within the boundaries of such roadways or streets when such work is under the direct supervision of the Recreation and Park Department, the Department of Public Works, the Public Utilities Commission, or other governmental agencies.

12. Grading operations which in the opinion of the Director are of such a minor nature that the proposed work will not affect the adjoining land, or any existing structures, either those on the same or adjoining land. For such grading operations, the requirements of this chapter may be waived in whole or in part.

SECTION 3309 B GRADING PERMIT REQUIREMENTS

Section 3309.3. Replace this section with the following:

Section 3309.3 Grading Designation. Grading conforming to all of the following requirements shall be designated as Aregular grading:

1. No cut section is greater than 10 feet in vertical height.
2. No cut slope is steeper than 2 horizontal to 1 vertical.
3. The tops of cut banks are separated from any structure or major improvement by a distance, measured horizontally, equal to not less than the height of the bank.

4. Not more than 5,000 cubic yards (3825 m³) shall be involved in grading.

All other grading shall be designated as Aengineered grading.

Grading performed at a site within the limits of known slide areas shall conform to the requirements for engineered grading.

Section 3309.4 Engineered Grading Requirements. Add the following two items:

8. The design of retaining walls or other structures used to support cuts or fills. Such retaining walls or structures, except when part of a building, may be constructed under this permit, provided the cost of same is included in the valuation shown on the application.

9. The sequencing of cut and fill operations in a manner that assures interim stability of the site.

Section 3310. Replace this section, Table A-33-A and Table A-33-B with the following:

SECTION 3310 c GRADING FEES

Section 3310. Replace this section, Table A-33-A. And Table A-33-B with the following:

The permit and the plan review fees shall be per Section 110, Tables 10-F , 1-A and 10-B. The valuation shall be based on the volume of earthwork.

SECTION 3315 c DRAINAGE AND TERRACING

Section 3315.6 Add the following section:

3315.6 Surface Drainage. All areas which are surfaced with asphalt, concrete, or other paving of similar imperviousness, and which exceed a total area of 200 square feet (18.58 m²), shall have storm and casual water drained directly to a public sewer or storm drain.

Drainage shall not be directed to flow onto adjacent property or to drain onto public sidewalks. See Section 1506.1 for roof drainage.

Chapter 34
EXISTING STRUCTURES

SECTION 3403 c ADDITIONS, ALTERATIONS OR REPAIRS

Section 3403.1 Revise as follows:

3403.1 General. Buildings, structures, and property to which additions, alterations or repairs are made shall comply with all the requirements of this code for new facilities, except as specifically provided in this section, in the San Francisco Housing Code and in other applicable ordinances and regulations. See Section 310.9 for provisions requiring installation of smoke detectors in existing Group R, Division 3 occupancies.

Section 3403.1.1 Add the following section:

3403.1.1 High-rise Buildings. Any existing building or structure to which an addition is made which causes the building or structure to fall within the scope of Section 403 shall comply with the provisions of that section.

3403.2.1 Add the following section:

3403.2.1 Additions. A horizontal or vertical addition to a building or structure is construction which changes the enclosed envelope of the building or structure. A building or structure in which the number of stories is increased within the existing building or structure envelope shall also be considered as a vertical addition except that work which would create a story in a space previously excluded from consideration as a story under Table 5-B need not comply with Section 3403.6. The horizontal expansion of an existing story shall be considered a horizontal addition. Penthouses and other roof structures shall be considered as an addition for compliance with Section 3403.6 when the aggregate areas of all such penthouses and other roof structures exceeds 33 1/3 percent of the roof area.

3403.2.1.1 Vertical additions. Vertical additions shall meet all of the following requirements:

1. The building or structure shall comply with Section 3403.6, Lateral

Force Design Requirements for Existing Buildings and Structures.

Exception: In Type V, Group R occupancies where the lateral force story shear in any story is not increased by more than five percent.

2. The occupancy of the vertical addition shall comply with the limitations of Table 5-B.

3403.2.1.2 Horizontal additions. Horizontal additions shall meet the following requirements:

1. When the cumulative area of horizontal additions, excluding basement additions, exceeds 30 percent of the area of the original building or structure, excluding basements, and the additions are structurally interconnected to, or not separated to comply with Section 1631.2.11, the entire structure shall comply with Section 3403.6, or
2. When the area of the addition does not exceed 30 percent of the original building or structure, excluding basements, only the addition and any lateral force resisting elements common to the addition and original building or structure, must comply with Section 3403.6.

For the purpose of this section, the term "original building or structure" shall mean the building or structure as it existed on May 21, 1973. The combined building or structure may be used for more restrictive occupancy classifications as determined in Chapter 3 only when the structure as a whole meets the requirements in this code for such occupancy.

Section 3403.2 Add the following new section:

3403.2.2 Alterations and Repair. Alterations and repairs shall comply with the following:

3403.2.2.1 Substantial change. Whenever alteration work in a building or structure involves substantial changes to elements such as walls, partitions, or ceilings, on 2/3 or more of the number of stories excluding basements, the building or structure as a whole shall comply with Section 3403.6. The term "substantial change" includes the addition, removal, repair, or modification of such elements. All such work included in alteration permits issued within two years of the date of a permit application shall be included in the determination of whether the application is proposing substantial change to

the building or structure.

3403.2.2.2 Structural alterations. When more than 30 percent, cumulative since May 21, 1973, of the floor and roof areas of the building or structure have been or are proposed to be involved in substantial structural alteration, the building or structure shall comply with Section 3403.6. The areas to be counted towards the 30 percent shall be those areas tributary to the vertical load carrying components (joists, beams, columns, walls and other structural components) that have been or will be removed, added or altered, as well as areas such as mezzanines, penthouses, roof structures and infilled courts and shafts.

When such alterations involve only the lowest story of a wood frame building or structure and Section 3405 does not apply, only the lateral force resisting components in and below that story need comply with Section 3403.6.

3403.2.2.3 Strengthening to support vertical loads. When vertical loading is increased on the roof or floor of a building or structure, the roof or floor involved shall meet the structural requirements of this code and all structural elements supporting the roof or floor with the increased loading shall be capable of supporting the total imposed loads.

3403.2.2.4 Repairs. Repairs to buildings or structures which have sustained structural damage shall comply with the minimum lateral force design requirements of Section 3403.6 or with the code under which the building or structure was designed, whichever is more restrictive.

A building or structure shall be considered to have sustained structural damage when the vertical elements of the lateral force resisting system in any story, in any direction and taken as a whole, have suffered damage such that the capacity has been reduced by more than 20 percent from its pre-damaged condition. A structure shall also be considered to have sustained structural damage when the vertical load carrying components supporting more than 30 percent of the structure's floor or roof area have suffered a reduction in vertical load carrying capacity such that they are required to be either structurally repaired or replaced in order to comply with this code.

Damage may be caused by events or a combination of events, including, but not limited to, fire, explosion, structural pest or wood destroying organism

attack, earthquake, wind storm, vehicular impact, ground subsidence or failure, or the collapse or dislodgement of any portion of any adjacent building or structure. The removal or alteration of structural elements as part of the work described in an approved building permit application shall not be considered to be damage.

Section 3403.6. Add the following section:

3403.6 Lateral Force Design Requirements for Existing Buildings. Whenever other provisions of this code require compliance with the section, the lateral force provisions of Section 1605.4 shall apply to the entire building or structure except as otherwise provided therein.

Section 3403.7. Add the following section:

3403.7 Homeless Shelters. Notwithstanding any other provision of this section, any addition, alteration, repair, installation, change or reconstruction of any building or structure, which is made in order to initiate, expand or continue a facility which, as approved by an authorized government agency, shelters otherwise homeless persons and which is operated by an organization exempt from federal income tax under Internal Revenue Code Sections 501(c)(3) or 501(d), shall meet only those requirements of this code which are determined by the Director, pursuant to rules and regulations adopted by the Director in accordance with Section 104.2.1, after consultation with the Fire Department, to be necessary or appropriate to prevent a life hazard, or to prevent the building or structure from being or becoming substandard. With respect to minimum lateral force requirements, said bulletin shall not waive any requirement which can be satisfied by work eligible to receive financial assistance from the State of California. Any provisions waived by said bulletin shall be applied when homeless shelter use ceases, and may be applied when homeless shelter use is reduced.

SECTION 3404 c MOVED BUILDINGS

Section 3404. Revise this section as follows:

3404.1 General Buildings or structures moved into or within the jurisdiction

shall comply with the provisions of this code for new buildings or structures.

3404.2 Removal of Debris. Immediately after the building is moved and before it is occupied at the new site, the permittee must remove all debris and all walls and footings above grade at the site from which it has been moved, except where such walls provide support to adjacent building, structures, or property. All excavated areas must be filled in or protected by substantial fences not less than five feet (1524 mm) in height.

SECTION 3405 c CHANGE IN USE

Section 3405 Change in Use. Insert the following at the end of the section:

In addition to the other requirements of this code, the term "comply with the requirements of this code for such division or group of occupancy," as used in this section, shall also mean compliance with the lateral force provisions of Section 3403.6 when the change results in:

1. an increase in the *I* factor, based on Table 16-K; or
2. an increase of more than ten percent in the occupant load of the entire building or structure, and which also increases the occupant load by more than one hundred persons as compared to the occupant load of the existing legal use or the use for which the building was originally designed.

EXCEPTIONS: 1. When a change of occupancy or use involves only one story of a building or structure, only the lateral force resisting elements in that story and all lateral force resisting elements below need comply with Section 3403.6

2. A change from a Group R, Division 3 to a Group R, Division 1 Occupancy caused by the construction of a third dwelling unit in the lowest story of a building or structure shall comply with Section 3403.6 as provided in Exception 1 above.

Section 3406. Add the following section:

SECTION 3406 c EXISTING BUILDINGS OR OTHER STRUCTURES LOCATED ON A MILITARY BASE SELECTED FOR CLOSURE

3406.1 General. As authorized by California Health and Safety Code Section

18941.7, a building or other structure that is located on a military base selected for closure by action of the federal Defense Base Closure and Realignment Commission, including Naval Station Treasure Island (including Yerba Buena Island) and Hunters Point Naval Shipyard, may comply with the requirements of this code in a graduated manner over a period not to exceed 3 years provided that:

1. The building or structure is in existence at the time the military base is selected for closure by action of the federal Defense Base Closure and Realignment Commission;

2. The building or structure will be safe for its intended use and occupancy;

3. The building or structure is under a lease from the federal government to either the City and County of San Francisco or the Redevelopment Agency of the City and County of San Francisco (the [Redevelopment Agency](#));

4. The building or structure will be subleased by the City and County of San Francisco or Redevelopment Agency to either a private party, to the City and County of San Francisco, or to the Redevelopment Agency; and

5. The building or structure meets the code compliance inspection and graduated compliance plan requirements set forth below.

3406.2 Pre-Subleasing Code Compliance Inspections. Before the City and County of San Francisco or the Redevelopment Agency enters into any sublease of a building or structure, the public entity proposing to enter into the sublease shall request the Director and the San Francisco Fire Marshal (the [Fire Marshal](#)) to inspect, or cause to be inspected, the building or structure for compliance with applicable codes, in accordance with the provisions of this Section 3406. The Director and the Fire Marshal shall issue a written report containing their findings on the compliance of the building or structure to the agency proposing to enter into the sublease. The Director and the Fire Marshal may, in their discretion, issue the compliance report jointly or separately.

3406.2.1 Applicable codes. The Director and the Fire Marshal shall evaluate the building or structure, including any alterations or changes in use if known, using the codes in effect at the time of original construction. If a determination of what codes were in effect at the time of original construction cannot be made, the Director and the Fire Marshal shall jointly determine which codes are appropriate for evaluation of the building or structure for the purposes herein.

3406.2.2 Notice to proposed subtenants. The Redevelopment Agency or the City

and County of San Francisco agency proposing to enter into a sublease shall notify the proposed subtenant of the final compliance inspection reports for such building or structure by (a) attaching a copy of the final reports of the Director and Fire Marshal to the sublease or (b) providing a copy of such reports to the subtenant and referencing such delivery in the sublease.

3406.3 Graduated Code Compliance Plan and Timetable.

3406.3.1 Buildings with no change in occupancy or use and no anticipated alterations.

3406.3.1.1 Complying building or structure. If, after performing the inspections required by Section 3406.2, the Director and the Fire Marshal concur that the building or structure complies with the applicable codes and will not be hazardous to life safety, fire safety, health or sanitation based on its intended use and occupancy, the Director, with the approval of the Fire Marshal, will issue a Certificate of Final Completion and Occupancy.

3406.3.1.2 Remedial work required. If, after performing the inspection required by Section 3406.2, the Director and the Fire Marshal determine that remedial work is required so that the intended use and occupancy of the building or structure will not be hazardous to life safety, fire safety, health or sanitation, such work must be performed pursuant to building permits issued by the Department. All such remedial work shall either comply with current codes or be approved by the Director and the Fire Marshal as providing equivalent public safety. The Director, with the approval of the Fire Marshal, shall determine that the building or structure is safe for occupancy as evidenced by the issuance of a Temporary Certificate of Occupancy or a Certificate of Final Completion and Occupancy. Such issuance shall not be a precondition to the execution of leases or subleases.

3406.3.1.3 Graduated compliance plan. A graduated plan of compliance with the applicable codes may be approved upon the concurrence of the Director and the Fire Marshal, provided that:

1. The Director and the Fire Marshal have issued a written determination that, in their respective opinions, the intended use and occupancy of the building or structure will not be hazardous to life safety, fire safety, health or sanitation. This determination may, in the discretion of the Director and the Fire Marshal, be issued jointly or separately;

2. The time for full compliance with the applicable codes does not exceed a period of three years from the date that the City and County of San Francisco or the Redevelopment Agency enters into a sublease;

3. All required remedial work either complies with current codes or is approved by the Director and the Fire Marshal as providing equivalent public safety; and

4. A Temporary Certificate of Occupancy is issued by the Director, with the approval of the Fire Marshal, setting forth the approved graduated compliance plan and a timetable for full compliance with the applicable codes. The compliance plan may be amended only with the joint approval of the Director and the Fire Marshal. In no event may the time allowed for full code compliance extend beyond the three-year period.

3406.3.2 Buildings with no change in occupancy or use but with planned alterations.

3406.3.2.1 Complying building or structure. If, after performing the inspection required by Section 3406.2, the Director and the Fire Marshal concur that the building or structure meets current requirements for the new occupancy and will not be hazardous to life safety, fire safety, health or sanitation based on its intended use and occupancy, the Director, with the approval of the Fire Marshal, shall cause a Certificate of Final Completion and Occupancy to be issued.

3406.3.2.2 Remedial work required. If, after performing the inspection required by Section 3406.2, the Director and the Fire Marshal determine that remedial work is required so that the intended use and occupancy of the building or structure will not be hazardous to life safety, fire safety, health or sanitation, such work must be done in conjunction with any planned alterations. A Temporary Certificate of Occupancy or a Certificate of Final Completion and Occupancy shall be issued by the Director, with the approval of the Fire Marshal. Such issuance shall not be a precondition to the execution of leases or subleases.

3406.3.2.3 Graduated compliance plan. A graduated plan for compliance with the applicable codes may be approved with the concurrence of the Director and the Fire Marshal, provided that:

1. The Director and the Fire Marshal have issued a written determination that, in their respective opinions, the intended use and occupancy of the building or structure will not be hazardous to life safety, fire safety, health or sanitation. This determination may, in the discretion of the Director and the Fire Marshal, be issued jointly or separately;

2. The time for full compliance with the applicable codes does not exceed a period of three years from the date that the City and County of San Francisco or Redevelopment Agency enters into a sublease;

3. All new work either complies with current codes or is approved by the Director and the Fire Marshal providing equivalent public safety; and

4. A Temporary Certificate of Occupancy setting forth the approved graduated compliance plan with a timetable for full compliance with the applicable codes is issued by the Director, with the approval of the Fire Marshal. The compliance plan and timetable may be amended only with the joint approval of the Director and the Fire Marshal. In no event may the time allowed for full code compliance extend beyond the three-year period.

3406.3.3 Building with a change in occupancy or use but no anticipated alterations.

3406.3.3.1 Complying building or structure. If, after performing the inspection required by Section 3406.2, the Director and the Fire Marshal concur that the building or structure meets current requirements for the new occupancy and will not be hazardous to life safety, fire safety, health or sanitation based on its intended use and occupancy, the Director, with the approval of the Fire Marshal, shall cause a Certificate of Final Completion and Occupancy to be issued.

3406.3.3.2 Remedial work required. If, after performing the inspection required by Section 3406.2, the Director and the Fire Marshal determine that remedial work is required so that the intended use and occupancy of the building or structure will not be hazardous to life safety, fire safety, health or sanitation, such work must be performed pursuant to building permits issued by the Department. All remedial work shall either comply with current codes or be approved by the Director and the Fire Marshal as providing equivalent public safety. The building or structure may not be occupied until the Director, with the approval of the Fire Marshal, has caused the issuance of a Certificate of Final Completion and Occupancy.

3406.3.3.3 Graduated compliance plan. A graduated plan of compliance with the applicable codes may be approved with the concurrence of the Director and the Fire Marshal, provided that:

1. The Director and the Fire Marshal have issued a written determination that, in their respective opinions, the intended use and occupancy of the building or structure will not be hazardous to life safety, fire safety, health or sanitation. This determination may, in the discretion of the Director and the Fire Marshal, be issued jointly or separately;

2. The time for full compliance with the applicable codes does not exceed a period of three years from the date that the City and County of San Francisco or the Redevelopment Agency enters into a lease;

3. All required remedial work either complies with current codes or is approved by the Director and the Fire Marshal as providing equivalent public safety; and

4. A Temporary Certificate of Occupancy is issued by the Director, with the approval of the Fire Marshal, setting forth the approved graduated compliance plan and a timetable for full compliance with the applicable codes. The compliance plan and timetable may be amended only with the joint approval of the Director and the Fire Marshal. In no event may the time allowed for full code compliance extend beyond the three-year period.

3406.3.4 Buildings with a change in occupancy or use and with planned alterations.

3406.3.4.1 Complying building or structure. If, after performing the inspection required by Section 3406.2, the Director and the Fire Marshal concur that the building or structure meets current requirements for the new occupancy and will not be hazardous to life safety, fire safety, health or sanitation based on its intended use and occupancy, the Director shall cause, with the approval of the Fire Marshal, the issuance of a Certificate of Final Completion and Occupancy upon completion and approval of the planned alteration work.

3406.3.4.2 Remedial work required. If, after performing the inspection required by Section 3406.2, the Director and the Fire Marshal concur that remedial work is required so that the intended use and occupancy of the building or structure will not be hazardous to life safety, fire safety, health or sanitation, that work must be done in conjunction with any planned alterations. The building or structure must meet current code requirements for the new occupancy. All remedial work must either comply with current codes or be approved by the Director and the Fire Marshal as providing equivalent public safety. The building or structure may not be occupied until the Director, with the approval of the Fire Marshal, has caused a Certificate of Final Completion and Occupancy to be issued.

3406.3.4.3 Graduated compliance plan. A graduated plan of compliance with the applicable codes may be approved with the concurrence of the Director and the Fire Marshal, provided that:

1. The Director and the Fire Marshal have issued a written determination that, in their respective opinions, the intended use and occupancy of the building or structure will not be hazardous to life safety, fire safety, health or sanitation. This determination may be issued jointly or separately, in the discretion of the Director and the Fire Marshal;

2. The time for full compliance with the applicable codes does not exceed a period of three years from the date that the City and County of San Francisco or the Redevelopment Agency enters into a sublease;

3. All new work either complies with current codes or is approved by the Director and the Fire Marshal as providing equivalent public safety; and

4. A Temporary Certificate of Occupancy is issued by the Director, with the approval of the Fire Marshal, setting forth the approved graduated compliance plan and a timetable for full compliance with the applicable codes. The compliance plan and timetable may be amended only with the joint approval of the Director and the Fire Marshal. In no event may the time allowed for full code compliance extend beyond the three-year period.

3406.4 Enforcement.

3406.4.1 Notices of violation and orders to abate. The Department and the Fire Department shall provide to the Redevelopment Agency or City and County of San Francisco agency that has entered into a sublease a copy of any notice of violation or order to abate served upon a subtenant. The manner of service shall be as otherwise required by law.

3406.4.2 Revocation of certificate of final completion and occupancy. In the event that the Director or Fire Marshal issues an order to abate code violations and the order is not complied with during the time provided therein, the Director may, in writing, revoke the Certificate of Final Completion and Occupancy.

3406.5 Fees. The Department and the Fire Department may charge the Redevelopment Agency or other appropriate City and County of San Francisco agencies fees for actual time and materials expended in responding to requests for inspection and performing other tasks associated with the graduated compliance plan program. Fees for permits and other services shall be as set forth in the San Francisco Building Code and San Francisco Fire Code. (Added by Ord. 445-96, App. 11/22/96)

Section 3407. Add the following new section:

SECTION 3407 B WORK PRACTICES FOR EXTERIOR LEAD-BASED PAINT

3407.1 Definitions.

3407.1.1 A**Accredited Laboratory**@ means a laboratory which operates within the EPA National Lead Laboratory Accreditation Program.

3407.1.2 A**Adjacent Properties**@ means properties that adjoin the regulated area of the property in question, including at the corners of lot lines.

3407.1.3 A**Certified**@ means a process used by the State of California Department of Health Services (DHS) and the US Environmental Protection Agency (EPA) to identify individuals who have completed training and other requirements to permit the safe execution of lead risk assessments and inspections, or lead hazard reduction and control work. A**Certified**@ includes current A**Interim Certification**@ by DHS, unless and until this status is modified by state legislation.

3407.1.4 A**Containment Barriers**@ means measures that prevent the migration of lead paint contaminants. Containment barriers shall be at least as effective at protecting human health and the environment as those contained in the most current HUD Guidelines.

3407.1.5 A**Contractor**@ means any person, whether or not in possession of a valid state contractor=s license, who undertakes to or offers to undertake to or purports to have the capacity to undertake to or submits a bid to, or does by himself or herself or by or through others, any action that may or will disturb or remove paint. For purpose of this section, A**Contractor**@ shall also include subcontractors.

3407.1.6 A**Disturb or Remove Paint**@ means any action that creates friction, pressure, heat or a chemical reaction upon any lead-based paint on an exterior surface so as to abrade, loosen, penetrate, cut through or eliminate paint from that surface. This term shall include all demolition and surface preparation activities that are performed upon an exterior surface containing lead-based paint.

3407.1.7 A**Exterior**@ means the outside of a building or steel structure and the areas around it within the boundaries of the property, including the outside of any detached structures, including but not limited to, outside and common walls, stairways, fences, light wells, breezeways, sheds and garages.

3407.1.8 A**HEPA**@ means a High Efficiency Particulate Air Filter.

3407.1.9 A**HUD Guidelines**@ means the most recent A**Guidelines for Evaluation and Control of Lead-Based Paint Hazards**@ promulgated by the United States Department of Housing and Urban Development (HUD).

3407.1.10 A**Lead**@ means metallic lead and all inorganic and organic compounds of lead.

3407.1.11 ALead-Based Paint@ or ALead Paint@ means any paint, varnish, shellac or other coating on surfaces with lead in excess of 1.0 mg/cm² (milligrams per square centimeter) as measured by x-ray fluorescence (XRF) detector or laboratory analysis or in excess of 0.5 percent by weight, also expressed as 5,000 ppm (parts per million), 5,000 μ g/g (micrograms per gram), or 5,000 mg/kg (milligrams per kilogram) as measured by laboratory analysis.

3407.1.12 ALead-Based Paint Testing@ means testing of surfaces to determine the presence of lead-based paint performed by an independent Certified Risk Assessor/Inspector, in accordance with the HUD Guidelines, and where testing includes bulk paint samples, such samples are analyzed by an Accredited Laboratory.

3407.1.13 AOwner@ means the owner of a property or the owner=s authorized agent.

3407.1.14 APerson@ means a natural person, his or her heirs, executors, administrators or assigns, and also includes a municipal or state agency to the extent allowable by law, a firm, joint stock company, business concern, association, partnership or corporation, its or their successors or assigns, or the agent of any of the aforesaid.

3407.1.15 AProhibited Practices@ means work practices prohibited under Section 3605 of this section.

3407.1.16 AResponsible Party@ means either (1) the owner of the property where the owner or the owner=s employees or persons otherwise under the control of the owner are performing the activities regulated under this section; or (2) the owner and the contractor where the owner has entered into a contract with another to carry out the activities regulated under this section.

3407.1.17 ARegulated Area@ means an area in which work is being performed that disturbs or removes paint, and to which access is restricted in order to prevent migration of paint contaminants. ARegulated area@ shall also include any area contaminated with lead paint contaminants as a result of a breach or lack of containment barriers or a violation of the containment requirement set forth in Section 3605.1.

3407.1.18 ASteel Structure@ means any structure that is not a building and which has exterior surfaces made of steel or other metal, such as bridges, billboards, walkways, water towers, steel tanks and roadway or railway overpasses.

3407.2 Prohibition.

3407. 2. 1. Generally. No person shall disturb or remove lead paint, or in any other way generate lead paint contaminants during demolition or work on the exterior of any existing building or steel structure except in accordance with the requirements of this Section.

3407. 2. 2. Exemptions. This section shall not apply to activities that disturb or remove paint where those activities are being performed on buildings or steel structures on which construction was completed after 1978, or on new construction. For purposes of this section, all paint on the exterior of any building or steel structure on which the original construction was completed prior to December 31, 1978, shall be presumed to be lead-based paint. Any person seeking to rebut this presumption shall establish through lead-based paint testing, or other means satisfactory to the Director, that the paint on the building or steel structure in question is not lead-based paint.

3407. 2. 3. De Minimis Notification Exemption. Any person performing work subject to this section who disturbs or removes less than ten (10) square feet of lead-based paint in total shall not be required to comply with the notification requirements set forth in Section 3404 of this section.

3407. 3. Performance Standards.

3407. 3. 1. Containment Barriers. Any person performing work subject to this section shall establish containment barriers at least as effective at protecting human health and the environment as those contained in the HUD Guidelines or the *Lead Paint Removal Guide* published by the Steel structure Painting Council, whichever is applicable.

3407. 3. 2. Prohibited Practices. No person performing work subject to this section shall use prohibited practices, including but not limited to:

3407. 3. 2. 1 Acetylene or propane burning and torching;

3407. 3. 2. 2 Scraping, sanding or grinding without containment barriers or a HEPA local vacuum exhaust tool;

3407. 3. 2. 3 Hydroblasting or high-pressure wash without containment barriers;

3407. 3. 2. 4 Abrasive blasting or sandblasting without containment barriers or a HEPA local vacuum exhaust tool;

3407. 3. 2. 5 Heat guns operating above 1,100 degrees Fahrenheit;

3407. 3. 3. Migration. Any person performing work subject to this section shall make all reasonable efforts to prevent migration of lead paint contaminants beyond containment barriers during the course of the work.

3407. 3. 4. Visible Lead Paint Contaminants. The responsible party performing

work subject to this Section shall make all reasonable efforts to remove all visible lead paint contaminants from all regulated areas of the property prior to completion of the work.

3407. 4. Notification Requirements.

3407. 4. 1. Notifying Bidders. In any instance where a property owner or contractor is requesting bids for work that is subject to this section, the property owner or contractor shall notify all bidders of any paint inspection reports verifying the presence of any lead-based paint in the regulated area of the proposed project.

3407. 4. 2. Contents of Notice. Except as otherwise authorized by this section, prior to the commencement of work subject to this section, the owner or contractor shall provide written notice to the Director, either in person, by U.S. Mail or by fax, of the following:

3407. 4. 2. 1. the location of the project;

3407. 4. 2. 2. the scope of work;

3407. 4. 2. 3. the methods and tools for paint disturbance and/or removal;

3407. 4. 2. 4. the approximate age of the building;

3407. 4. 2. 5. the anticipated job start and completion dates for work subject to this section;

3407. 4. 2. 6. whether the building is residential or non-residential, and whether it is owner-occupied or rental property;

3407. 4. 2. 7. the dates by which the responsible party has or will fulfill any tenant or adjacent property notification requirements as described in Sections 3407. 4. 4 and 3407. 4. 5 below; and

3407. 4. 2. 8. the name, address, telephone number, and if available, pager number, of the party who will perform the specified work.

3407. 4. 3. Contents of Notice. The Director shall make available to the public a form that complies with the requirements of Section 3606. 2 and contains blank spaces for the required information.

3407. 4. 4. Sign When Containment is Required. Not later than the commencement of work subject to this section, the owner, or where the owner has entered into a contract with a contractor to perform work subject to this section, the contractor shall post signs in a location or locations clearly visible to the adjacent properties stating the following:

**LEAD WORK IN PROGRESS
PUBLIC ACCESS TO WORK AREA PROHIBITED**

POSTED IN ACCORDANCE WITH BUILDING CODE SECTION 3407.4

3407.4.5. Requirements for Sign When Containment is Required. The sign required by Section 3407.4.4 shall be not less than 24 inches square, and shall be in large boldface capital letters no less than one-half inch in size.

The Director shall make available to the public a form that complies with these requirements and states the required information in English, Chinese and Spanish. The sign required by this section shall remain in place until the work subject to this section has been completed. Where it is not possible to post signs in a conspicuous location or locations clearly visible to the adjacent properties, the owner, or where the owner has entered into a contract with a contractor to perform work subject to this section, the contractor shall provide the notice in written form, such as a letter or memorandum, to the occupants of adjacent properties.

3407.4.6. Notice to Tenants. Where work subject to the requirements of this section is to be performed on a residential property occupied by one or more tenants, not less than three business days before work subject to this section is to commence, the owner shall provide the following information:

3407.4.6.1. Contents of Notice. Except as may be otherwise inconsistent with state law, provide written notice to tenants of the building on which the work is being performed that lead-related work is being performed. This notice shall be in the form of a sign, letter, or memorandum; and shall prominently state the following:

Work is scheduled to be performed beginning [date] on this property that may disturb or remove lead-based paint. The persons performing this work are required to follow state and local laws regulating work with lead-based paint. You may obtain information regarding these laws, or report any suspected violations of these laws, by calling the Department of Building Inspection at 415-558-6598. The owner of this property is also required to provide tenants with a copy of the U.S. Environmental Protection Agency pamphlet entitled *Protect Your Family From Lead-Based Paint in Your Home*, unless the owner has previously provided this pamphlet to the tenant. @

The Director shall make available to the public a form that states the required information in English, Chinese and Spanish.

3407.4.6.2. Availability of Pamphlet. The owner shall provide to all tenants in the building, the U.S. Environmental Protection Agency pamphlet entitled *Protect Your Family From Lead-Based Paint in Your Home*, except that

an owner shall not be required to comply with this requirement with respect to tenants to whom the owner has previously provided a copy of the pamphlet.

3407.4.7. Notice by Contractor. Where work subject to the requirements of this section is being performed by contractor shall, at least three business days prior to the commencement of work on residential property subject to this section notify the property owner of potential lead hazards during the project by distributing the U.S. Environmental Protection Agency pamphlet entitled *Protect Your Family From Lead in Your Home*.

3407.4.8. Early Commencement of Work by Owner. A property owner may commence, or may authorize a contractor to commence, work subject to this section less than three business days after providing notices required in Sections 3407.4.6 and 3407.4.7 above when the property owner determines that such work must be commenced immediately in order to correct an emergency condition such that a delay would pose an immediate threat to the safety or well-being of the building=s occupants, or to correct life=safety hazards.

3407.4.9. Early Commencement of Work Requested by Tenant. Upon written request of tenants, an owner may commence or authorize a contractor to commence, work subject to this section less than three business days after providing notices required in Sections 3407.4.6 and 3407.4.7 above.

3407.5 Inspection and Sampling.

3407.5.1. Authority to Inspect. The Director is authorized to inspect the exterior of any building or steel structure upon which work subject to the requirements of this section is being performed for the purpose of determining whether the work is being carried out in accordance with the requirements of this section. This inspection authority shall be exercised in accordance with Section 104.2.3 of this Code.

3407.5.2. Response to Complaint. Upon receiving a citizen complaint, the Director shall (1) review the complaint; (2) determine whether a valid notification form has been filed for the property in compliance with the requirements of Section 3407.4.2; and (3) where deemed necessary by the Director, conduct an inspection at the job site within two business days to determine the validity of the complaint.

3407.5.3. Evaluation of Complaint. When determining the validity of a complaint, if the Director is not able to observe the actual performance of any work practices constituting violations of the performance standards of Section 3407.3, the Director shall investigate and consider the following:

3407.5.3.1 the containment measures and work tools being used by the

responsible party;

3407.5.3.2 the color(s) of paint being disturbed or removed by the responsible party;

3407.5.3.3 the color(s), quantities, nature, and locations of alleged visible lead paint contaminants;

3407.5.3.4 the colors, locations, and conditions of paint on adjacent properties, to determine if such paint could be a source of the alleged visible lead paint contaminants; and

3407.5.3.5 any work being performed on adjacent properties which could be a source of the alleged visible lead paint contaminants.

3407.5.3.6 any other relevant evidence that the Director determines in the exercise of his or her discretion would help to determine whether a violation of this section has occurred.

3407.5.4. Authority of Director to Sample. The Director or the Director of the Department of Public Health may also collect paint, dust, and soil samples from the property where the work is being performed and from adjacent properties in order to determine the validity of a complaint.

3407.6. Enforcement. The Director is authorized to make use of all enforcement authority authorized by law, including, but not limited to, the authority set forth in Sections 102 and 103 of this code to enforce against any violation of this section. Where the owner and the contractor are both responsible parties, the Director may proceed against either the owner or the contractor, or against both. The Director is further authorized, pursuant to Chapter 17 of this code, following issuance of a Notice of Violation, to require as a condition of resuming work, that the responsible party conduct a special inspection by a certified risk assessor in order to establish that the regulated area is in compliance with this section.

3407.6.1 Stop Work Orders. The Director shall have the power to stop any work that is disturbing or removing lead paint or otherwise generating lead paint contaminants in violation of this section or the construction, alteration or repairs of any steel structure or building subject to the requirements of this section when, in the opinion of the Director, such work is being done in violation of any of the provisions of this section and to order all work to be stopped by notice in writing served upon any persons engaged in the doing or causing such work to be done. The work shall be stopped immediately and shall not be resumed without authorization.

3407.7. Penalties. In addition to any other penalties authorized by law, the Director may impose the following penalties for violations of this section.

3407.7.1. Administrative Penalties. The Director may impose administrative penalties for violations of this section in accordance with the following procedure:

3407.7.1.1. Notice. The Director shall notify the responsible party to whom a Notice of Violation has been issued that he or she has up to three business days to correct or otherwise abate the violation or be subject to the imposition of administrative penalties. For those violations that create an immediate danger to health or safety and violations of notification requirements pursuant to Section 3407.4, the responsible party to whom a Notice of Violation has been issued shall immediately abate the violation or be subject to the imposition of administrative penalties. In circumstances where the Director is aware that there is more than one responsible party, the Director shall make reasonable efforts to give notice to all responsible parties.

3407.7.1.2. Limits. Administrative penalties assessed against a violator pursuant to Section 3407.8.1.1 shall not exceed \$ 500 per day per violation.

3407.7.1.3. Additional Fees. In addition to the administrative penalty assessed pursuant to Sections 3407.7.1.1 and 3407.7.1.2, the Director may assess additional fees to cover the reasonable costs incurred in enforcing the administrative penalty.

3407.7.1.4. Length of Penalties. Penalties and fees assessed under Sections 3407.7.1.1 and 3407.7.1.3 shall continue to accrue against the responsible party or parties until the violation of this section is abated or otherwise remedied in the judgment of the Director.

3407.7.1.5. Collection. The Director, or his or her designated representative, is responsible for charging and collecting any penalty or fee assessed pursuant to this section. The Director shall notify the responsible party or parties in writing of the cost of the penalty and fee and declare that such costs are due and payable to the Treasurer of the City and County of San Francisco. If the penalty and fee are not paid within 30 days of this notice, the Director shall request that the Tax Collector pursue collection of the penalty and fee, up to and including imposition of a special assessment lien in accordance with the requirements of Article XX of Chapter 10 of the San Francisco Administrative Code (commencing with Section 10.230).

3407.7.1.6. Use of Penalty. Any administrative penalty and fee received by

the Treasurer of the City and County of San Francisco shall be placed in the Building Inspection Fund and used to offset the Department=s costs in connection with the administration and enforcement of this section.

3407.7.1.7. Review of Imposition of Penalty. Any person that is designated as a party responsible for a violation or is subject to an administrative penalty or fee may seek administrative review of the designation or the assessment of the penalty or fee. Administrative review shall be initiated by the filing of an appeal with Director that specifies in detail the basis for contesting the designation of the responsible party or the assessment of the penalty or fee. Such appeal shall be filed within 15 business days of the imposition of the penalty or fee. Within ten days of the receipt of the appeal, unless extended by mutual agreement of the affected parties, the Director shall cause a hearing to be held before a hearing officer. The decision of the hearing officer shall be final.

3407.7.2. Alternative Penalty.

3407.7.2.1. Scope. A responsible party in violation of this section may elect to attend a training course approved by the state Department of Health Services in lead-related construction supervision and project monitoring in lieu of paying an administrative penalty pursuant to Section 3407.7.1. The Director shall require proof of attendance and satisfactory completion of the course, including certification from the instructor or provider of the course before dismissing the penalty assessed against the person.

3407.7.2.2. Applicability. The election set forth in Section 3407.7.2.1 shall only be available to persons who have not previously completed such a training course, and who have not been previously found by the Director to be in violation of this section.

3407.8. Remedies and Enforcement by City Officials.

3407.8.1. No Obligation by City. In undertaking the enforcement of this ordinance, the City and County of San Francisco is assuming an undertaking only to promote the general welfare. It is not assuming, nor is it imposing on its officers and employees, an obligation for breach of which it is liable in money damages to any person who claims that such breach proximately caused injury.

3407.8.2. Discretionary Duty. Subject to the limitations of due process, notwithstanding any other provision of this code whenever the words "shall" or "must" are used in establishing a responsibility or duty of the City, its elected or appointed officers, employees, or agents, it is the legislative

intent that such words establish a discretionary responsibility or duty requiring the exercise of judgment and discretion.

3407.9. SEVERABILITY. If any section, paragraph, sentence, clause or phrase of this section is for any reason held to be unconstitutional, invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this section. The Board of Supervisors declares that it would have passed each section, paragraph, sentence, clause or phrase of this section irrespective of the fact that any portion of this section could be declared unconstitutional, invalid or ineffective.

Section 3408. Add the following section:

Section 3408 B Asbestos Information and Notice

3408.1 Definitions. For the purpose of this chapter the following definitions shall apply:

ASBESTOS means naturally occurring fibrous hydrated mineral silicates, chrysotile, crocidolite, amosite, fibrous tremolite, fibrous anthophyllite and fibrous actinolite.

ASBESTOS-CONTAINING CONSTRUCTION MATERIAL means any manufactured construction material, including structural, mechanical and building material, which contains more than one percent asbestos by weight.

ASBESTOS-RELATED WORK means any activity which by disturbing asbestos-containing construction materials may release asbestos fibers into the air and which is not related to its manufacture, the mining or excavation of asbestos-bearing ore or materials, or the installation or repair of automotive materials containing asbestos.

MISCELLANEOUS MATERIAL means interior building material on structural components, structural members or fixtures, such as floor and ceiling tiles, and does not include surfacing material or thermal system insulation.

NONRESIDENTIAL BUILDING means any building as defined in this code except:

1. A building which is used exclusively as a single dwelling unit or multiple dwelling units and is not occupied as a mixed residential-commercial use;

2. A building owned or operated by the State or federal government and exempt from the building permit requirements under Section 106.2;

3. A school building as defined in 15 U.S.C. 2642.

SURFACING MATERIAL means material in a building that is sprayed-on, troweled-on, or otherwise applied to surfaces, such as acoustical plaster on ceilings and fireproofing materials on structural members or other materials on surfaces for acoustical, fireproofing, or other purposes.

THERMAL SYSTEM INSULATION means material in a building applied to pipes, fittings, boilers, breeching, tanks, ducts or other interior structural components to prevent heat loss or gain, or water condensation, or for other purposes.

TRANSFER OF TITLE means the conveyance of title to real property by one or more persons as a result of sale or exchange, and including the execution of a real property sales contract as defined in Section 2985 of the California Civil Code and any change in ownership described in subdivisions (c) and (h) of Section 61 and subdivision (c) of Section 64 of the California Revenue and Taxation Code, with the following exceptions:

1. Transfers pursuant to court order, including, but not limited to, transfers ordered by a probate court in administration of an estate, transfers pursuant to a writ of execution, transfers by a trustee in bankruptcy, transfers by eminent domain, or transfers resulting from a decree for specific performance;

2. Transfers to a mortgage by a mortgagor in default, transfers to a beneficiary of a deed of trust by a trustor in default, transfers by any foreclosure sale after default in an obligation secured by a mortgage, or transfer by a sale under a power of sale after a default in an obligation secured by a deed of trust or secured by any other instrument containing a power of sale;

3. Transfers by a fiduciary in the course of the administration of a guardianship, conservatorship, or trust;

4. Transfers from one co-owner to one or more co-owners;

5. Transfers made to a spouse, or to a person or persons in the lineal line of consanguinity of one or more of the transferors;

6. Transfers between spouses resulting from a decree of dissolution of a marriage or a decree of legal separation or from a property settlement agreement incidental to such decrees;

7. Transfers by the State Controller in the course of

administering the Unclaimed Property Law, Chapter 7 (commencing with Section 1500) of Title 10 of Part 3 of the Code of Civil Procedure;

8. Transfers under the provisions of Chapter 7 (commencing with Section 3691) and Chapter 8 (commencing with Section 3771) of Part 6 of Division 1 of the Revenue and Taxation Code;

9. Transfers resulting by operation of law;

10. Transfers by which title to real property is reconveyed pursuant to a deed of trust.

3408.2 Asbestos Information Notice.

3408.2.1 Nonresidential disclosure. The seller of any nonresidential building, except a nonresidential building for which a building permit to erect the structure was filed with the Department on or after January 1, 1979, shall disclose to the buyer, prior to transfer of title, what efforts, if any, the seller has made to determine if the building contains asbestos-containing construction materials and provide relevant documentation of these efforts.

3408.2.2 Knowledge of seller. The seller of any nonresidential building, except a nonresidential building for which a building permit to erect the structure was filed with the Department on or after January 1, 1979, who knows that the nonresidential building contains asbestos-containing construction materials, shall provide notice to the buyer prior to transfer of title of the following:

1. The existence of, conclusions from, and a description or list of the contents of, any survey conducted to determine the existence and location of asbestos-containing construction materials within the nonresidential building. The seller shall provide copies of any documentation of the final survey results, including any documentation of the inspector's, laboratory's or consultant's asbestos inspection qualifications and state certification.

2. Locations within the nonresidential building identified by the survey or known to the seller where asbestos-containing construction materials in the form of surfacing material, thermal system insulation or miscellaneous material are present.

3. Any final operation and management plans prepared for the seller by consultants, agents or employees of the seller identifying procedures or handling restrictions to minimize or prevent disturbance, release, or exposure to the asbestos-containing construction material.

4. Results of any bulk sample analysis or air monitoring conducted

for or by the seller or within the seller's control, including reference to sampling and laboratory procedures utilized, and copies of the laboratory reports, monitoring data and sampling procedures.

5. Information in a final survey or other document prepared for the seller by consultants, agents or employees of the seller that (a) assesses the condition of asbestos-containing construction material in the form of surfacing material, thermal system insulation or miscellaneous material, or (b) evaluates the potential for exposure to building occupants.

3408.3 Asbestos-Related Work Sign Posting and Affidavits. In addition to any other requirements for notice set forth in this code, any person filing an application for a building permit to perform work in an apartment house or a residential hotel (as defined in Section 41.4(p) of the San Francisco Administrative Code), which work includes asbestos-related work as defined in this code, shall comply with the following requirements.

3408.3.1 Sign posting. Prior to commencement and for the duration of any asbestos-related work, post a sign readable at 20 feet at each noncontiguous location where any asbestos-related work is performed in the apartment house or residential hotel, or in any appurtenant buildings thereto and facilities supplied in connection with the use or occupancy thereof, including garage and parking facilities, stating **ADanger C Asbestos. Cancer and Lung Hazard. Keep Out.** **@** Notwithstanding this requirement, if an owner or contractor of the owner subject to the requirements of California Labor Code Sections 6501.5 et seq. and regulations promulgated pursuant thereto, is in compliance with the requirements for posting locations of asbestos-related work, such owner or contractor shall be deemed to have complied with this requirement.

3408.3.2 Time of posting. Unless the requirement for plans and specifications is waived by the Director of the Department pursuant to Section 106.3.2, provide a notice at least 72 hours prior to commencement of any asbestos-related work to the residential tenants in the building. The notice shall advise the residential tenants of the nature of the asbestos-related work to be performed, the date and time the work is scheduled to commence, the specific location or locations in the building where the work will occur, the name and address of the person or firm performing the work, and the name and telephone number of a person to contact on site if the residential tenant has questions or concerns. The notice shall be provided in one of the following ways:

At least 72 hours prior to commencement and for the duration of any asbestos-related work, post a notice containing the required information in a conspicuous common area of the apartment house or residential hotel measuring 15 inches by 15 inches; or

Mail by first-class registered mail, a notice containing the required information to each person who rents or leases residential space in the apartment house or residential hotel, postmarked at least five days plus 72 hours prior to commencement of any asbestos-related work; or

Personally deliver a notice containing the required information to each person who rents or leases residential space in the apartment house or residential hotel, at least 72 hours prior to commencement of the asbestos-related work.

3408.3.2.1 Affidavits. The applicant shall thereafter submit an affidavit signed under penalty of perjury stating that the notice has been posted in the building or mailed or personally delivered to each person who rents or leases residential space in the building. See Section 110, Schedule 1-L c Affidavit Record Maintenance c for fee to defray the cost of maintaining records of said affidavits. If there is reason to believe that the notice was not posted, mailed or personally delivered as required, the Director shall investigate the matter, shall provide the applicant an opportunity to respond to any complaint of noncompliance, shall determine whether the requirements of this section have been substantially met, and shall revoke the permit if it is determined they have not been substantially met.

3408.3.3 Apartment house and residential hotel exclusions. Notwithstanding the definitions of apartment house or residential hotel (as defined in Section 41.4(p) of the San Francisco Administrative Code) those terms shall not include (1) any school building as defined in 15 U.S.C. Section 2642 as that section read on January 1, 1989, (2) any building as defined in California Health and Safety Code Section 25920, as that section read on September 27, 1989; or (3) the residential area of any multi-use building where the asbestos-related work is to occur solely in a commercial area, the commercial and residential areas of the building do not share supply air or return air handling systems, and the commercial area does not contain facilities supplied in connection with the use or occupancy of the residential area.

[Contact Bay Area Air Quality Management District for pre-permit requirements for demolition and alteration work and other requirements for asbestos related

work.]

Chapter 35
UNIFORM BUILDING CODE STANDARDS

No San Francisco Building Code Amendments

VOLUME 2

VOLUME 2, Chapter 16
STRUCTURAL DESIGN REQUIREMENTS

SECTION 1605 c DESIGN

Section 1605.4. Add the following section:

1605.4 Minimum Lateral Force for Existing Buildings.

1605.4.1 General. This section is applicable to existing buildings when invoked by Section 3403.6. This section may be used as a standard for voluntary upgrades.

An existing building or structure which has been brought into compliance with the lateral force resistance requirements of the San Francisco Building Code in effect on or after May 21, 1973 shall be deemed to comply with this section except when a vertical extension other alterations are to made which would increase the mass or reduce the seismic resistance capacity of the building or structure.

1605.4.2 Wind forces. Building and structures shall be capable of resisting wind forces as prescribed in Sections 1615 through 1625.

Exception: C_e for wood frame buildings not more than 4 stories in height need not exceed 0.4. when compliance with this section is required by:

1. Section 3403.2.2.1 Substantial change; or
2. Section 3403.2.2.2 Structural alterations; or
3. Section 3403.2.1.2 Horizontal additions; for those lateral force resisting elements which do not share lateral loads with the addition; or
4. Section 3405, Change in Use which does not involve a change in the I or I_w factors of Table 16-K, or
5. Section 1630.1.1, New storage or warehouse live loads in more

than 10 percent of the total floor area.

1605.4.3 Seismic forces. Buildings and structures shall comply with the applicable provisions of Sections 1626 through 1634, except that, when compliance with this Section is required by:

1. Section 3403.2.2.1 Substantial change; or
2. Section 3403.2.2.2 Structural alterations; or
3. Section 3403.2.1.2 Horizontal additions; for those lateral force resisting elements which do not share lateral loads with the addition; or
4. Section 3405, Change in Use which does not involve a change in the I or I_w factors of Table 16-K, or
5. Section 1630.1.1, New storage or warehouse live loads in more than 10 percent of the total floor area; or
6. Section 3403.2.2.4, Repair B Repairs to buildings or structures which have sustained structural damage; then structures may be designed for seismic forces of not less than 75 percent of those given in Sections 1626 through 1634, and
 1. near field effects (N_a and N_v of Tables 16-S and 16-T) and the reliability/redundancy factor (ρ) need not exceed 1.0; and
 2. the load factor resulting from the vertical component of the earthquake ground motion (E_v) may be 0; and
 3. 50 % of Δ_m may be used to evaluate deformation compatibility of existing elements and existing exterior elements in accordance with Section 1633.2.4; new elements shall meet the full criteria of this code; and
 4. the building separation limitations of Section 1633.2.11 do not

apply; and

5. the maximum allowable height to length ratio for shear resisting construction with wood frame may be taken as 3.5; and
6. in wood frame buildings not more than 4 stories in height, R may be 5.5 regardless of the bracing system or materials used.

When upper floors are exempted from compliance by Section 3405, the lateral forces generated by their masses shall be included in the analysis and design of the lateral force resisting systems for the strengthened floor. Such forces may be applied to the floor level immediately above the topmost strengthened floor and distributed in that floor in a manner consistent with the construction and layout of the exempted floor.

In lieu of meeting the specific requirements of this section, an alternative lateral analysis procedure complying with Section 1629.10.1 and incorporating inelastic behavior may be submitted and approved in accordance with rules and regulations adopted by the Director pursuant to Section 104.2.1.

1605.4.4 Design values for existing materials. The incorporation of existing materials, construction and detailing into the designed lateral force system shall be permitted when approved by the Director. Minimum quality levels and maximum load and stress values shall comply with the Uniform Code for Building Conservation, Table 16C-D of this code, Tables 8-8-A and 8-8-B of the State Historical Building Code, printed in this code as Chapter 34, Division II, or with other rules, regulations and standards adopted by the Director pursuant to Section 104.2.1.

Section 1605.5 Add the following section:

1605.5 The City and County of San Francisco adopts Appendix Chapter 16, Division II - EARTHQUAKE RECORDING INSTRUMENTATION for the purpose of evaluating the performance of instrumented building in earthquakes.

Section 1605.6. Add the following footnote number 10 to Category 17, Sidewalks and Driveways of Table 16-A - UNIFORM AND CONCENTRATED LOADS:

¹⁰Driveways subject to vehicle loading shall be designed in accordance with the American Association of State Highway and Transportation Officials (AASHTO) HS-20 Standard Specification for Highways and Bridges. Sidewalks subject to vehicle loading shall be designed for a concentrated load of 10,000 pounds placed upon any space 21/2 feet (762 mm) square, wherever this load upon an otherwise unloaded sidewalk would produce stresses greater than those caused by the uniform load of 250 psf required therefor.

Chapter 16A
STRUCTURAL DESIGN REQUIREMENTS

No San Francisco Building Code Amendments

Appendix Chapter 16. ***Revise the following sections:***

STRUCTURAL FORCES

Division II ~~B~~ EARTHQUAKE RECORDING INSTRUMENTATION

SECTION 1649 ~~B~~ GENERAL

In Seismic Zones 3 and 4 every building over six stories in height with an aggregate floor area of 60,000 square feet (5574 m²) or more, and every building over 10 stories in height regardless of floor area, shall be provided with not less than three approved recording accelerographs.

The accelerographs shall be interconnected for common start and common timing.

SECTION 1650 ~~B~~ LOCATION

The instruments shall be located in the basement, midportion, and near the top of the building. Each instrument shall be located so that access is maintained at all times and is unobstructed by room contents. A sign stating MAINTAIN CLEAR ACCESS TO THIS INSTRUMENT shall be posted in a conspicuous location.

SECTION 1651 ~~B~~ MAINTENANCE

Maintenance and service of the instruments shall be provided by the owner of the building, subject to the approval of the ~~building official~~ *Director*. Data produced by the instruments shall be made available to the *Director* ~~building official~~ on request.

SECTION 1652 ~~B~~ INSTRUMENTATION OF EXISTING BUILDINGS

With the agreement of the All owners of existing structures selected by the *Director*, ~~such structures shall have provided~~ *jurisdiction authorities shall provide* accessible space for the installation of appropriate earthquake-recording instruments. Location of said instruments shall be determined by the *Director* ~~jurisdiction authorities~~. The *Director* ~~jurisdiction authorities~~ shall make arrangements to provide, maintain, and service the instruments. Data shall be the property of the jurisdiction, but copies of individual records shall be made available to the public on request and the payment of an appropriate fee.

Chapter 17
STRUCTURAL TESTS AND INSPECTIONS

SECTION 1701 c SPECIAL INSPECTIONS

Section 1701.2. Replace this section with the following:

1701.2 Special Inspector. The special inspector shall be one of the following:

1. A qualified person employed by an approved inspection and testing agency conforming insofar as applicable to the requirements of ASTM E329.

Documentary evidence of such conformance shall be submitted to the Director for approval of the agency to perform each specific inspection activity.

Except for testing of materials and reporting of numerical results therefrom, the inspector shall work under the general supervision of a registered civil engineer, and all reports and certification of compliance must be signed by the engineer.

2. A registered civil engineer or licensed architect who can demonstrate to the satisfaction of the Director that he or she has the experience and expertise to qualify as a special inspector for the specific type of inspection work, and has appropriate equipment to conduct such inspections and tests.

3. For life-safety provisions required by Section 403, construction review and validation testing shall be performed by, or under the supervision of a registered electrical or mechanical engineer responsible for those areas of work involving his or her design. All reports on construction review and testing, and certification of compliance and full operational status, shall be signed by the engineer and endorsed by the design professional of record for the building. The design professional of record shall bear overall responsibility for the proper installation and testing of the life-safety system. When approved by the Director this responsibility may be borne by an approved independent testing agency.

4. The design engineer or architect of record.

7. For plant fabrication of precast concrete elements, a registered civil engineer who supervises all phases of quality control work. The registered civil engineer shall be subject to the approval of the Director.

Section 1701.5 Revise the item as follows:

1701.5 Types of Work. Except as provided in Section 1701.1 the types of work listed below shall be inspected by a special inspector.

1. Concrete. During the taking of test specimens and placing of reinforced concrete. See Item 12 for shotcrete.

Exceptions: 1. Concrete for foundations conforming to minimum requirements of Table 18-I-C or for Group R, Division 3, or Group M, Division 1 Occupancies, provided the building official finds that a special hazard does not exist.

2. For foundation concrete, other than cast-in-place drilled piles or caissons,

where the structural design is based on an f'_c no greater than 2,500 pounds per square inch (psi) (17.2 Mpa). This exception shall not apply to foundations serving as retaining walls of soil over 5 feet (1829 mm) in height measured from the base of the foundation.

Section 1701.5 Revise this item as follows:

15. Special cases. Work which, in the opinion of the Director, involves unusual hazards or conditions such as underpinning, shoring, removal of hazardous materials and new construction methods not covered by this code.

Section 1701.5 Types of Work. Add the following items:

~~1617~~. Exterior facing. During fastening of all exterior veneer and ornamentation facing units constructed of concrete, masonry, stone or similar materials, and all curtain walls weighing more than 15 pounds per square foot of wall.

EXCEPTIONS: 1. Veneers weighing less than five pounds per square foot located less than 15 feet above grade.

2. Anchored veneer located less than 10 feet above grade.

~~1718~~. Demolition. Demolition of buildings more than two stories or 25 feet in height. See Section 3303.9 for demolition requirements.

EXCEPTION: Type V buildings.

~~1819~~. Retrofit of unreinforced masonry bearing wall buildings.

1. During the testing of mortar quality and performance of masonry shear tests in accordance with Section 1614C when required by Sections 1606C. 3. 3 and 1607C. 2.

2. During repointing operations in accordance with Section 1616C when required by Sections 1606C.3.3.7 and 1607C.1.

3. During the installation of new shear bolts when required by the exception to Section 1607C.4.

4. Prior to the placement of the bolt and grout or adhesive for embedded bolts as required by Section 1607C.4.

5. During the pre-qualification tests in accordance with Section 1615C.3 as permitted by Footnote 8 to Table 16C-E.

~~1920.~~ Bolts installed in existing masonry or concrete. Except for through bolts with plate washers conforming to Table 16C-E, bolts that are newly installed in existing masonry or concrete shall be tested in accordance with Section 1615C. The number and type of tests required shall be the same as required by Section 1607C.

~~2021.~~ Shear walls and floor systems used as shear diaphragms. All connections, including nailing, tiedowns, framing clips, bolts and straps, for those parts of a lateral force resisting system utilizing the following components:

~~20.1~~ 21.1. Plywood diaphragms, where shear values exceed $\frac{2}{3}$ the values in Tables 23-II-H and 23-II-I-1.

~~20.2~~ 21.2. Double sheathed shear walls, in all cases.

~~20.3~~ 21.3. Plywood shear walls, wherever nailing or hardware are not visible to the district inspector at the time of cover-up inspection.

If nailing is not visible to the inspector at the called inspection, or if the special inspector has not inspected the work prior to the concealment, all work concealing such nailing shall be removed in order to permit a complete inspection.

~~20.4~~ 21.4. Gypsum wallboard shearwalls where shear values exceed one-half of the values permitted by Footnote 1 of Table 25A-I.

~~20.5~~ 21.5. Fiberboard shearwalls where shear values exceed one-half of the values in Table 23-II-J.

~~20.6~~ 21.6. Particle-board diaphragms, where shear values exceed one-half of the values in Table 23-I-I-2.

~~21~~ 22. Construction of a new building or structure, or alterations that involve a substantial increase in the envelope of an existing building or structure within the Edgemoor Mountain Slope Protection Area, created by Building Code Section 106.4.1.2; provided, however, that, until the special inspection reports required by Building Code Section 1701.3 are submitted to

an approved by the Department, the phase of construction subsequent to the phase or element for which the report was completed cannot commence.

Section 1701.8 Add the following section:

1701.8 Crane Safety.

No owner or other person shall operate, authorize or permit the operation of a tower crane on a high-rise building structure until a signed Crane Site Safety Plan, Submittal Form and Crane Safety Compliance Agreement have been accepted by the Director.

**Chapter 18
FOUNDATIONS AND RETAINING WALLS**

No San Francisco Building Code Amendments

Chapter 18A
FOUNDATIONS AND RETAINING WALLS

No San Francisco Building Code Amendments

Chapter 19
CONCRETE

No San Francisco Building Code Amendments

**Chapter 19A
CONCRETE**

No San Francisco Building Code Amendments

Chapter 20
LIGHTWEIGHT METALS

No San Francisco Building Code Amendments

**Chapter 20A
LIGHTWEIGHT METALS**

No San Francisco Building Code Amendments

Chapter 21
MASONRY

SECTION 2106 c GENERAL DESIGN REQUIREMENTS

Section 2106.2 Add the following new section:

2106.2.16 Expansion Bolts. Expansion bolts subject to tension are not approved for use in existing brick or ungrouted block masonry.

Chapter 21A
MASONRY

No San Francisco Building Code Amendments

Chapter 22
STEEL

No San Francisco Building Code Amendments

Chapter 22A
STEEL

No San Francisco Building Code Amendments

Chapter 23 WOOD

SECTION 2306 B DECAY AND TERMITE PROTECTION

Section 2306.9 Replace this section with the following:

2306.9 Wood Supporting Roofs, Floors and Stairs. In all occupancies, wood sheathing and structural members supporting moisture-permeable floors, roofs or stairs which are exposed to the weather, moisture or mopping, such as concrete or masonry slabs, or brick, tile, terrazzo or exterior wood decking, shall be approved wood of natural resistance to decay or treated wood unless a waterproof membrane at least equivalent to the following is provided.

Where enclosed useable space or fire protection occurs below, the sheathing and structural members shall be separated from such moisture-permeable floors, roofs or stairs by an approved impervious moisture barrier or a roof covering system complying with Section 1507. The moisture barrier shall extend up the walls not less than 4 inches or shall otherwise be adequately flashed and counterflashed. When an exterior membrane also provides the finished surface, it shall meet the requirements for a fire-retardant roof covering.

Regardless of finish flooring type or structural materials, the wood sub-floor of toilet rooms and bathrooms shall be protected by a waterproof membrane. Where a single ply sheet membrane is used, all adhesives shall be of a waterproof type, and shall be applied so as to form a full unbroken coat between the backing and the membrane being applied. All seams and joints shall be thoroughly sealed.

EXCEPTION: Interior floors, in Group R, Division 3 Occupancies.

2306.9.1 Weather-exposed stairways. Wood stringers of weather-exposed stairways shall be of natural resistance to decay or pressure-treated wood which is field-treated with an approved preservative where cut or notched. Where the stairway or its supports form part of the building enclosure, a waterproof membrane complying with Section 2306.9 shall be provided.

Weather-exposed stairways constructed with concrete, masonry, brick, tile or terrazzo shall be supported on hot-dipped galvanized steel or reinforced concrete stringers.

Exception: In Group R, Division 3 Occupancies, wood construction on masonry or concrete foundations may be used as supports, and the area under the stair shall be ventilated in compliance with Section 2306.7.

Weather-exposed stairs of precast concrete or metal pan treads may be supported on wood stringers provided the entire stairway is exposed and the treads are connected to the stringers by hot-dipped galvanized steel or other approved corrosion-resistant fasteners.

Section 2306.12 Revise the second paragraph to read as follows:

All wood structural panels, when designed to be exposed in out-door applications, shall be of exterior type, except as provided in Section 2306.2 of the state building code. ~~In geographical areas where experience has demonstrated a specific need, a~~ Approved wood of natural resistance to decay or treated wood shall be used for those portions of wood members which form the structural supports of buildings, balconies, porches or similar permanent building appurtenances when such members are exposed to the weather without adequate protection from a roof, eave, overhang or other covering to prevent moisture or water accumulation on the surface or at joints between members. ~~Depending on local experience, s~~ Such members *may shall* include horizontal members such as girders, joists and decking; or vertical members such as posts, poles and columns; or both horizontal and vertical members

SECTION 2310 c EXTERIOR WALL COVERINGS:

Section 2310.3 Add the following second paragraph:

Blind walls and walls not accessible for maintenance shall have exterior covering of siding or plywood that are either treated wood or wood of natural resistance to decay. Plywood shall be exterior type, C-C Grade minimum, and not less than 1/2-inch thickness unless applied over sheathing. Plywood manufactured with redwood or cedar faces but with inner plys of

other species conforming to U.B.C. Standard No. 23-2 may be used provided the exposed outer face is plugged and not grooved or patterned.

SECTION 2312 c SHEATHING

Section 2312.3 Add the following section:

2312.3 Wall Sheathing. Solid wood or plywood wall sheathing used as backing for veneer or cement plaster shall be pressure treated with an approved preservative.