

File No. 250956

Committee Item No. 3

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: October 27, 2025

Board of Supervisors Meeting:

Date: _____

Cmte Board

- | | | |
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| ☐ | ☐ | Motion |
| ☐ | ☐ | Resolution |
| ☒ | ☐ | Ordinance |
| ☒ | ☐ | Legislative Digest |
| ☐ | ☐ | Budget and Legislative Analyst Report |
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| ☒ | ☐ | <u>DRAFT 2025 Mechanical Code + Exhibit A</u> |
| ☒ | ☐ | <u>Mechanical Code Findings Key</u> |
| ☒ | ☐ | <u>BIC Transmittal – October 16, 2025</u> |
| ☒ | ☐ | <u>CEQA Determination – October 23, 2025</u> |
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| ☒ | ☐ | <u>DBI Intro Memo – September 15, 2025</u> |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |
| ☐ | ☐ | _____ |

Prepared by: John Carroll

Date: October 24, 2025

Prepared by: _____

Date: _____

Prepared by: _____

Date: _____

[Mechanical Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

Ordinance repealing the 2022 Mechanical Code in its entirety and enacting a 2025 Mechanical Code consisting of the 2025 California Mechanical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law.

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

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

Section 1. Environmental Findings. The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 250956 and is incorporated herein by reference. The Board affirms this determination.

Section 2. General Findings.

(a) The California Building Standards Code is contained in Title 24 of the California Code of Regulations. It consists of 12 Parts, which are based upon model codes that are amended by the State agencies with jurisdiction over the subject matter. The California Mechanical Code is Part 4 of Title 24 of the California Code of Regulations.

1 (b) The State of California adopts a new California Building Standards Code every
2 three years (the “triennial CBSC”) with supplemental amendments published in intervening
3 years. The triennial CBSC goes into effect throughout the State of California 180 days after its
4 publication by the California Building Standards Commission or at a later date established by
5 the Commission. The 2025 triennial CBSC will go into effect on January 1, 2026.

6 (c) Local jurisdictions must enforce the California Building Standards Code but they
7 may also enact more restrictive building standards that are reasonably necessary because of
8 local climate, geologic, or topographical conditions. Local amendments may be made both to
9 a triennial CBSC and to its individual Parts during the intervening years; however, local
10 amendments previously adopted are not automatically applicable to a triennial CBSC. Rather,
11 they must be re-enacted with the required findings of local climate, geologic, or topographical
12 conditions, expressly made applicable to the new triennial CBSC, and with an operative date
13 no earlier than the effective date of the triennial CBSC.

14 (d) As in past triennial CBSC adoption cycles, by this ordinance the Board of
15 Supervisors repeals the 2022 San Francisco Mechanical Code in its entirety, enacts the 2025
16 San Francisco Mechanical Code, and re-enacts the existing local amendments to make them
17 applicable to the 2025 California Mechanical Code.

18 (e) On October 16, 2025, the Building Inspection Commission considered this
19 ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building
20 Code Section 104A.2.11.2. A copy of a letter from the Secretary of the Building Inspection
21 Commission regarding the Commission's recommendation is on file with the Clerk of the
22 Board of Supervisors in File No. 250956.

23
24 Section 3. Findings Regarding Local Conditions.
25

1 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that
2 before making any changes or modifications to the California Mechanical Code and any other
3 applicable provisions published by the California Building Standards Commission, the local
4 governing body must make an express finding that each such change or modification is
5 reasonably necessary because of specified local conditions. The local amendments together
6 with the required findings must be filed with the California Building Standards Commission
7 before the local changes or modifications can go into effect.

8 (b) The City and County of San Francisco is unique among California communities
9 with respect to local climate, geologic, topographical, and other conditions. A specific list of
10 findings that support San Francisco's modifications to the 2025 California Mechanical Code,
11 with a section-by-section correlation of each modification with a specific numbered finding, are
12 contained in Exhibit A entitled "Standard Findings for San Francisco Building Standards Code
13 Amendments."

14 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,
15 the Board of Supervisors finds and determines that the local conditions described in Exhibit A
16 constitute a general summary of the most significant local conditions giving rise to the need
17 for modification of the 2025 California Mechanical Code provisions published by the California
18 Building Standards Commission. The Board of Supervisors further finds and determines that
19 the proposed modifications are reasonably necessary based upon the local conditions set
20 forth in Exhibit A.

21
22 Section 4. Repeal of the 2022 San Francisco Mechanical Code and Enactment of the
23 2025 San Francisco Mechanical Code.

24 (a) The 2022 San Francisco Mechanical Code is hereby repealed in its entirety. The
25 San Francisco Mechanical Code being repealed was enacted on November 10, 2022, by

1 Ordinance No. 228-22, with an operative date of January 1, 2023. This ordinance is available
2 on the Board of Supervisors' website and in the Office of the Clerk of the Board of
3 Supervisors.

4 (b) The 2025 San Francisco Mechanical Code is hereby enacted. It consists of the
5 2025 California Mechanical Code and San Francisco's existing local amendments, which are
6 re-enacted and expressly made applicable to the 2025 California Mechanical Code. Copies of
7 the 2025 California Mechanical Code and the stand-alone San Francisco amendments are
8 declared to be part of Board File No. 250956 and are incorporated into this ordinance by
9 reference as though fully set forth. Existing San Francisco amendments that are being made
10 applicable to the 2025 California Mechanical Code are shown in unformatted ("plain") text and
11 may include bold and/or italicized formatting; new San Francisco amendments are underlined;
12 and deleted San Francisco amendments are in strikeout text.

13
14 Section 5. Continuance of Actions Under Prior Code. Nothing contained in this
15 ordinance shall be construed as abating any action now pending under or by virtue of any
16 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance
17 be construed as discontinuing, abating, modifying or altering any penalties accruing, or to
18 accrue, or as waiving any right of the City under any such ordinance.

19
20 Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this
21 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the
22 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would
23 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this
24 ordinance, irrespective of the fact that any one or more sections, subsections, sentences,
25 clauses, or phrases be declared invalid.

1
2 Section 7. Effective and Operative Dates. This ordinance shall become effective 30
3 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor
4 returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it,
5 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall
6 be operative on and after either January 1, 2026 or its effective date if the effective date is
7 later.

8
9 Section 8. Directions to Clerk. Upon enactment of this ordinance, the Clerk of the
10 Board of Supervisors is hereby directed to transmit to the California Building Standards
11 Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit
12 A attachment, and 3) the San Francisco amendments to the 2025 California Mechanical
13 Code.

14
15 APPROVED AS TO FORM:
16 DAVID CHIU, City Attorney

17 By: /s/ Robb Kapla
18 ROBB KAPLA
19 Deputy City Attorney

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25

LEGISLATIVE DIGEST

[Mechanical Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

Ordinance repealing the 2022 Mechanical Code in its entirety and enacting a 2025 Mechanical Code consisting of the 2025 California Mechanical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law.

Existing Law

The Mechanical Code regulates heating, ventilating, air-conditioning, exhaust and duct systems, refrigeration, and miscellaneous heat-producing and energy-utilizing equipment. The current San Francisco Mechanical Code consists of the 2022 California Mechanical Code (which incorporates the 2021 Uniform Mechanical Code) and San Francisco's local amendments to the 2022 California Mechanical Code ("San Francisco Amendments").

Amendments to Current Law

Every three years the State of California adopts a new California Building Standards Code ("triennial CBSC"), which amends the California Mechanical Code and the other state codes that constitute the CBSC. The 2025 triennial CBSC will go into effect throughout the State on January 1, 2026. As in past triennial CBSC adoption cycles, San Francisco will repeal its existing Mechanical Code in its entirety and adopt a new Mechanical Code that applies San Francisco's existing local amendments to the new California Mechanical Code. Except for non-substantive or technical modifications required by amendments to the state code, there are no changes to the existing San Francisco Mechanical Code amendments being carried forward.

Background Information

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

MECHANICAL CODE

2025 Edition

PREFACE

Text Format:

The text in this publication is formatted to allow the user to quickly and easily determine the source of the included material. Language derived from the 2025 California Code that is *unchanged* by local amendment is printed in shaded text (see below). Language constituting San Francisco *amendments* to the California Code is printed in unformatted (or “plain”) text. In either case, bold and/or italic typefaces may be used as appropriate for emphasis, etc. See below for examples.

To further simplify use of the San Francisco amendments with corresponding sections of the 2025 California Code, explanatory remarks appearing in italics are provided (in boxes at the beginning of affected provisions) indicating whether the San Francisco amendment to the California Code is adding, revising, or replacing a section or portion of a section.

To summarize:

Explanatory remarks are boxed and italicized.

Unchanged language from the 2025 California Code is shaded, and may include **bold** and/or *italicized* formatting.

San Francisco amendments are printed in unformatted ("plain") text, and may include **bold** and/or *italicized* formatting.

Marginal Markings:

An arrow [←] represents the location of language that has been deleted by San Francisco from the 2025 California Code.

A solid line represents a change from the original published edition of the 2025 San Francisco Mechanical Code.

Historical Notations:

Language which has been added, amended, or deleted from the 2025 publication of the San Francisco Mechanical Code is indicated with an historical notation, setting forth the ordinance number and date of adoption. Additionally, a table is included below that lists and summarizes all legislation that has affected this Code and the other Building Inspection Commission codes after their initial enactment.

Chapter 1

ADMINISTRATION

Division I

CALIFORNIA ADMINISTRATION

*See Division II Administration for San Francisco Mechanical Code administrative provisions.
No San Francisco Mechanical Code Amendments.*

Division II

ADMINISTRATION

SECTION 101.0 – TITLE

101.1 Revise this section as follows:

101.1 Title. This document shall be known as the [←] 2025 San Francisco Mechanical Code, may be cited as such, and will be referred to herein as “this code.”

SECTION 103.0 – DUTIES AND POWERS OF THE AUTHORITY HAVING JURISDICTION

103.1 Revise the first paragraph as follows:

103.1 General. The Authority Having Jurisdiction shall be the Authority duly appointed to enforce this code. For such purposes, the Authority Having Jurisdiction shall have the powers of a law enforcement officer. The Authority Having Jurisdiction, when necessary, may call upon the Police Department and other city agencies for aid or assistance in carrying out or enforcing any of the provisions of this code. The Authority Having Jurisdiction shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code as deemed necessary in order to clarify the application of the provisions of this code. Such interpretations, rules and regulations shall comply with the intent and purpose of this code.

103.4 Revise the first paragraph as follows:

103.4 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 Authority Having Jurisdiction has reasonable cause to believe that there exists in a building or upon a premises a condition or violation of this code or other codes or ordinances that makes the building or premises unsafe, insanitary, dangerous or hazardous, the Authority Having Jurisdiction shall be permitted to enter the building or premises at reasonable times to inspect or to perform the duties imposed upon the Authority having Jurisdiction by this code or other codes or ordinances, provided that where such building or premises is occupied, the Authority Having Jurisdiction shall present credentials to the occupant and request entry. Where such building or premises is unoccupied, the Authority Having Jurisdiction 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. Where entry is refused, the Authority Having Jurisdiction has recourse to every remedy provided by law to secure entry.

103.5 Add the following section:

103.5 Authority Having Jurisdiction May Adopt Rules and Regulations. The Authority Having Jurisdiction 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 Authority Having Jurisdiction except in unusual circumstances where the Authority Having Jurisdiction has determined there is an immediate need to protect the public health and safety. When the Authority Having Jurisdiction finds that such circumstances exist, the Authority Having Jurisdiction may order immediate enforcement of a particular rule or regulation. The Authority Having Jurisdiction shall arrange for a subscription service to such rules and regulations, the entire cost of which is to be borne by the subscribers.

103.6 Add the following section:

103.6 Code Revisions. The Authority Having Jurisdiction 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 variances from this code, and for approvals 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 from 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 complaints of unsatisfactory mechanical system performance.
7. Periodic changes to the California Mechanical Code and other State regulations which may affect this code.
8. Administrative Bulletins and Code Rulings currently in effect.
9. Violations of this code found on inspections or investigations.

SECTION 104.0 – PERMITS

104.2 Add item (6) as follows:

(6) Replacement water heaters of not more than 100 gallons (378.54 liters) capacity are exempt from building permits when a new flue is not installed, but shall require plumbing permits.

104.3 Replace this section as follows:

104.3 Application for Permit. [←] Applications for permits to perform regulated mechanical work shall conform to the applicable requirements as set forth in Chapter 1A of the Building Code and Chapter 1, Division II of the Plumbing Code.

104.4 Replace this section as follows:

104.4 Permit Issuance. [←] Permit processing and issuance for regulated mechanical work shall conform to the applicable requirements as set forth in Chapter 1A of the Building Code and Chapter 1, Division II of the Plumbing Code.

104.4.3 Replace this section as follows:

104.4.3 Permit Expiration. [←] Mechanical permits expire per Section 106A.4.4 of the San Francisco Building Code. Permit fees may be partially refunded if a written cancellation request is made to the Building Official prior to commencement of the permitted work and within 90 days of the date of permit issuance. See Section 110A, Table 1A-R Refunds of the Building Code for refunds.

104.5 Replace this entire section including subsections with the following section:

[←] 104.5 Fees. Fees for regulated mechanical work shall be as set forth in Chapter 1A of the Building Code and in Chapter 1, Division II of the Plumbing Code.

SECTION 106.0 – VIOLATIONS AND PENALTIES

106.0 Add the following three sections:

106.7 Violations. 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 of Building Inspection's Special Fund.

106.8 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 for the penalty provided.

106.9 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 so posted by the Department of Building Inspection.

SECTION 107.0 – BOARD OF APPEALS

107.0 Replace this title and entire section as follows:

107.0 [←] Board of Examiners. Applicants may appeal decisions made by the Department of Building Inspection to the Board of Examiners regarding approval of alternate materials, methods and types of construction and for variances from the provisions of this code. See Building Code Section 105A.1.

Chapter 2 DEFINITIONS

No San Francisco Mechanical Code Amendments.

Chapter 3

GENERAL REGULATIONS

SECTION 302.2 - ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION EQUIVALENCY

302.2.2 Add the following section:

302.2.2 Fees. See Building Code Section 110A, Table 1A-J Miscellaneous Fees for applicable fees.

Chapter 4

VENTILATION AIR

No San Francisco Mechanical Code Amendments.

Chapter 5

EXHAUST SYSTEMS

SECTION 504.3 – DOMESTIC COOKING EXHAUST EQUIPMENT

504.3 Add the following sentence as item number (7) to the list:

(7) Provide exhaust hood above kitchen range, stove or cooktop. Exhaust duct shall terminate to the exterior per California Mechanical Code Section 502.2.1

Chapter 6

DUCT SYSTEMS

No San Francisco Mechanical Code Amendments.

Chapter 7

COMBUSTION AIR

No San Francisco Mechanical Code Amendments.

Chapter 8

CHIMNEYS AND VENTS

SECTION 802.2 – CONNECTION TO VENTING SYSTEMS

802.2.6 *Revise this section as follows:*

802.2.6 Direct-Vent Appliances. Listed direct-vent appliances shall be installed in accordance with the manufacturer's installation instructions and Section 802.8.2. [NFPA 54:12.3.5], provided the installation does not violate existing State or Local ordinance and does not create a nuisance as defined within this code and section 216.0 of the San Francisco Plumbing Code.

SECTION 802.6 – GAS VENTS

802.6.1 *Revise the heading and first sentence of this section as follows:*

802.6.1 Additional Termination Requirements. A gas vent shall terminate at least four (4) feet (1219 mm) from a property line, except a public way and in accordance with one of the following:

SECTION 802.8 – THROUGH-THE-WALL VENT TERMINATIONS

802.8 *Revise the first sentence of this section and add an exception (3) to this section as follows:*

802.8 Through-the-Wall Vent Termination. A mechanical draft venting system shall terminate at least four (4) feet (1219 mm) from a property line, except a public way and not less than 3 feet (914 mm) above any forced air inlet located within 10 feet (3048 mm). (See Figure 802.8)

Exceptions:

- (1) This provision shall not apply to the combustion-air intake of a direct-vent appliance.
- (2) This provision shall not apply to the separation of the integral outdoor-air inlet and flue gas discharge of listed outdoor appliances. [NFPA 54:12.9.1]
- (3) Direct-vent appliances shall comply with sections 802.2.6 and 802.8.2

Chapter 9

INSTALLATION OF SPECIFIC APPLIANCES

SECTION 924.1 – INCINERATORS AND CREMATORIES

924.1 *Add the following sentence as a second paragraph:*

The operation and installation of incinerators shall also comply with the regulations of the Bay Area Air Quality Management District.

SECTION 1013.0 – INSPECTIONS AND TESTS

1013.1 *Revise this section as follows:*

1013.1 General. An installation for which a permit is required shall not be put into service until it has been [←] certified by a licensed boiler contractor or inspected by an approved insuring company inspector and an operating permit has been issued.

It shall be the duty of the owner or his authorized representative to notify the Authority Having Jurisdiction that the installation [←] has been certified or inspected. It also shall be the duty of the owner or his authorized representative to post in a conspicuous position on the installation a notice in substantially the following form: "Warning! This installation has not been inspected

and approved by the Authority Having Jurisdiction and shall not be covered or concealed until so inspected and approved,” and it shall be unlawful for anyone other than the Authority Having Jurisdiction to remove such notice. The Authority Having Jurisdiction shall require such tests as it deems necessary to determine that the installation [←] complies with the provision of this section. Such tests shall be made by the owner or his authorized representative in the presence of the Authority Having Jurisdiction.

Exception: On installations designed and supervised by a registered professional engineer, the Authority Having Jurisdiction shall have the authority to permit inspection and testing by such registered design professional.

1013.2 Revise this section as follows:

1013.2 Operating Permit.

It shall be unlawful to operate a boiler or pressure vessel without first obtaining a valid operating permit to do so from the Authority Having Jurisdiction. Such permit shall be displayed in a conspicuous place adjacent to the boiler or pressure vessel. The operating permit shall not be issued until the equipment has been [←] certified as complying with State of California Building Safety Orders by a licensed boiler contractor, by employees of an approved insuring company holding commissions from the National Board of Boiler and Pressure Vessel Inspectors or by a registered professional engineer.

Exception: The operation of steam-heating boilers, low-pressure hot-water-heating boilers, hot water supply boilers, and pressure vessels in residential occupancies of less than six dwelling units and utility occupancies.

1013.3 Revise this section as follows:

1013.3 Maintenance Inspection. The Authority Having Jurisdiction shall [←] require an inspection of boilers and pressure vessels operated under permit in accordance with ASHRAE/ACCA 180 at such intervals as deemed necessary, but not less frequently than in accordance with Section 1013.4 through Section 1013.7.

1013.7 Revise the second paragraph as follows:

Inspection of boilers and pressure vessels may be made by licensed C-4 Boiler Contractors and, when covered by insurance shall be permitted to be made by employees of the insuring company holding commissions from the National Board of Boiler and Pressure Vessel Inspectors, subject to approval of the Authority Having Jurisdiction. Approved insuring company inspectors shall make reports on prescribed forms on inspections authorized by the Authority Having Jurisdiction. The reports shall be filed in the Authority Having Jurisdiction office. Company inspectors shall notify the Authority Having Jurisdiction of suspension of insurance because of dangerous conditions, new insurance in effect, and discontinuance of insurance coverage, or any unsafe conditions requiring correction.

Chapter 11

REFRIGERATION

No San Francisco Mechanical Code Amendments.

Chapter 12

HYDRONICS

No San Francisco Mechanical Code Amendments.

Chapter 13

FUEL GAS PIPING

No San Francisco Mechanical Code Amendments.

Chapter 14

PROCESS PIPING

No San Francisco Mechanical Code Amendments.

Chapter 15

SOLAR ENERGY SYSTEMS

No San Francisco Mechanical Code Amendments.

Chapter 16

STATIONARY POWER PLANTS

No San Francisco Mechanical Code Amendments.

Chapter 17

REFERENCED STANDARDS

No San Francisco Mechanical Code Amendments.

Appendix B

PROCEDURES TO BE FOLLOWED TO PLACE GAS EQUIPMENT IN OPERATION

No San Francisco Mechanical Code Amendments.

Appendix C

INSTALLATION AND TESTING OF OIL (LIQUID) FUEL-FIRED EQUIPMENT

No San Francisco Mechanical Code Amendments.

Note: Appendices A, D, E, F and G not adopted by CMC.

EXHIBIT A

STANDARD FINDINGS FOR SAN FRANCISCO BUILDING STANDARDS CODE AMENDMENTS:

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

long term protection of the local built environment and local infrastructure.
(Topography)

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

2025 San Francisco Mechanical Code Findings

CHAPTER 1

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CHAPTER 2

NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS

CHAPTER 3

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CHAPTER 4

NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS

CHAPTER 5

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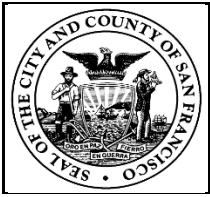
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**CHAPTERS 11, 12, 13, 14, 15, 16, 17
NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS**

**APPENDICES B, C
NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS**

Appendix	Finding #
Appx B	1,2,4
Appx C	1,2,4,14



BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection

Voice (628) 652 -3510

49 South Van Ness Avenue, 5th Floor San Francisco, California 94103

October 16, 2025

Daniel Lurie
Mayor

COMMISSION

Alysabeth
Alexander-Tut
President

Catherine Meng
Vice-President

Dan Calamuci
Lindsey Maclise
Bianca Neumann
Kavin Williams

Sonya Harris
Secretary

Monique Mustapha
Asst. Secretary

Patrick O'Riordan,
C.B.O., Director

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

Dear Ms. Calvillo:

RE: File Nos. 250955, 250956, 250957, 250958, 250959, 250960, 250975

Code Amendments to the 2025 California Building Standards Code, including the Building, Existing Building, Residential, Mechanical, Plumbing, Electrical, and Green Building Codes, and updates to Housing Code.

The Code Advisory Committee met on October 10, 2025 to consider the repeal of existing 2022 Codes and the enactment of the 2025 San Francisco Code amendments to the Building Code, Electrical Code Mechanical Code, Plumbing Code, Existing Building Code and Green Building, and the Housing Code 2025 Triennial Code Update. The committee voted unanimously to recommend the Building Inspection Commission adopt the 2025 San Francisco Codes as written.

The Building Inspection Commission met and held a public hearing on October 16, 2025 regarding the proposed 2025 Code amendments contained in Board File Nos. 250955, 250956, 250957, 250958, 250959, 250960, and 250975.

The Commissioners voted unanimously to **recommend approval of the Code amendments.**

President Alexander-Tut	Yes
Vice-President Meng	Yes
Commissioner Calamuci	Yes
Commissioner Maclise	Yes
Commissioner Neumann	Yes
Commissioner Williams	Yes

Should you have any questions, please do not hesitate to call me at (628) 652-3510.

Sincerely,

A handwritten signature in blue ink that reads "Sonya Harris". The signature is fluid and cursive, with the first name "Sonya" and last name "Harris" clearly distinguishable.

Sonya Harris
Commission Secretary

cc: Patrick O'Riordan, Director
Mayor Daniel Lurie
Board of Supervisors

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

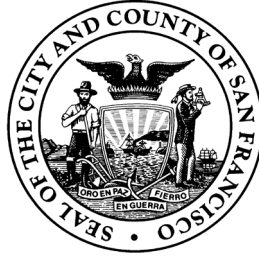
MEMORANDUM

Date: October 9, 2025
To: Planning Department/Planning Commission
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 250956
Mechanical Code - Repeal of Existing 2022 Code and Enactment of 2025 Code

- ☒ California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*) Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.
- ☒ Ordinance / Resolution
- ☐ Ballot Measure
- 10/23/2025 *Joy Navarrete*
- ☐ Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
- ☐ General Plan ☐ Planning Code, Section 101.1 ☐ Planning Code, Section 302
- ☐ Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- ☐ General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☐ Historic Preservation Commission
- ☐ Landmark (*Planning Code, Section 1004.3*)
- ☐ Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
- ☐ Mills Act Contract (*Government Code, Section 50280*)
- ☐ Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

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MEMORANDUM

TO: Patrick O'Riordan, Director, Department of Building Inspection
Sonya Harris, Secretary, Building Inspection Commission

FROM: John Carroll, Assistant Clerk
Land Use and Transportation Committee

DATE: October 9, 2025

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by the Department of Building Inspection on September 30, 2025:

File No. 250956

Ordinance repealing the 2022 Mechanical Code in its entirety and enacting a 2025 Mechanical Code consisting of the 2025 California Mechanical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law.

The proposed ordinance is being transmitted pursuant to Charter, Section D3.750-5, for public hearing and recommendation. It is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Please forward me the Commission's recommendation and reports at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: john.carroll@sfgov.org.

c:
Office of Chair Melgar
Tate Hanna, Department of Building Inspection
Patty Lee, Department of Building Inspection

President, District 8
BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

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RAFAEL MANDELMAN

PRESIDENTIAL ACTION

Date: 10/21/25

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,

Pursuant to Board Rules, I am hereby:

☒ Waiving 30-Day Rule (Board Rule No. 3.23)

File No. 250956 Department _____
(Primary Sponsor)

Title. Mechanical Code - Repeal of Existing 2022 Code and Enactment of
2025 Code

☐ Transferring (Board Rule No 3.3)

File No. _____
(Primary Sponsor)

Title. _____

From: _____ Committee

To: _____ Committee

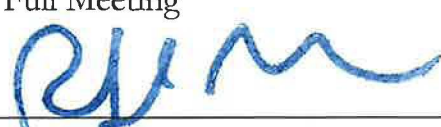
☐ Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor: _____ Replacing Supervisor: _____

For: _____ Meeting
(Date) (Committee)

Start Time: _____ End Time: _____

Temporary Assignment: ☒ Partial ☐ Full Meeting



Rafael Mandelman, President
Board of Supervisors



September 15, 2025

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

Dear Ms. Calvillo:

Attached please find an original single-sided and two single-sided, black and white copies of the proposed ordinance for the Board of Supervisors approval, which will repeal the 2022 San Francisco Mechanical Code and enact the 2025 San Francisco Mechanical Code.

The following is a list of accompanying documents:

- San Francisco amendments to the California Mechanical Code
- Table of Findings
- Table of Findings Key

Per California Health and Safety Code Section 18941.5, the contents of this ordinance must become effective 180 days after publication of the California Building Standards Code, which occurred on July 1, 2025.

The following person may be contacted regarding this matter:

Tate Hanna
Legislative Affairs Manager
(628) 652-3536
Tate.hanna@sfgov.org

Thank you,

A handwritten signature in blue ink, appearing to read "Patrick O'Riordan".

Patrick O'Riordan, C.B.O.
Director, Department of Building Inspection