File No.	250975
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Committee Item	No.	8	
Board Item No.	20		

## **COMMITTEE/BOARD OF SUPERVISORS**

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	Land Use and Transportation	Date:				
Board of Supe	Board of Supervisors Meeting: Date: November 4, 2025					
Cmte Board	Cmte Board					
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OTHER						
	BIC Transmittal – October 16, 20 CEQA Determination – October 2 Presidential Action Memo 30-Day DBI Intro Memo – September 15,	<u>3, 2025</u> Waiver – O	ctober 22, 2025			
Prepared by: Prepared by: Prepared by:	John Carroll		ber 24, 2025 ber 30, 2025			

1	[Housing Code - 2025 Triennial Code Update]	
2		
3	Ordinance amending the Housing Code to update references to provisions of th	e 2025
4	Building Inspection Codes; providing an operative date of January 1, 2026; and	
5	affirming the Planning Department's determination under the California Environ	mental
6	Quality Act.	
7	NOTE: Unchanged Code text and uncodified text are in plain Arial font.	
8	Additions to Codes are in <u>single-underline italics Times New Roman for</u> Deletions to Codes are in <u>strikethrough italics Times New Roman font</u> .	<u>1t</u> .
9	Board amendment additions are in double-underlined Arial font.  Board amendment deletions are in strikethrough Arial font.	
10	<b>Asterisks (* * * *)</b> indicate the omission of unchanged Code subsections or parts of tables.	
11		
12	Be it ordained by the People of the City and County of San Francisco:	
13		
14	Section 1. Environmental Findings. The Planning Department has determined	that the
15	actions contemplated in this ordinance comply with the California Environmental Quali	ty Act
16	(California Public Resources Code Sections 21000 et seq.). Said determination is on f	ile with
17	the Clerk of the Board of Supervisors in File No. 250975 and is incorporated herein by	,
18	reference. The Board affirms this determination.	
19		
20	Section 2. General Findings.	
21	(a) The California Building Standards Code is contained in Title 24 of the Ca	alifornia
22	Code of Regulations. It consists of 12 Parts, which are based upon model codes that a	are
23	amended by the State agencies with jurisdiction over the subject matter.	
24	(b) The State of California adopts a new California Building Standards Code	every
25	three years ("triennial CBSC") with supplemental amendments published in intervening	g years.

- The triennial CBSC goes into effect throughout the State of California 180 days after its publication by the California Building Standards Commission or at a later date established by the Commission. The 2025 triennial CBSC will go into effect on January 1, 2026.
- (c) Local jurisdictions must enforce the California Building Standards Code but they may also enact more restrictive building standards that are reasonably necessary because of local climate, geologic, or topographical conditions. Local amendments may be made both to a triennial CBSC and to its individual Parts during the intervening years; however, local amendments previously adopted are not automatically applicable to a 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 triennial CBSC.
- (d) As in past triennial CBSC adoption cycles, the Board of Supervisors repeals the 2022 San Francisco Building Inspection Codes (consisting of the Building, Electrical, Existing Building, Green Building, Mechanical, and Plumbing Codes) in their entirety, enacts the 2025 San Francisco Building Inspection Codes, and re-enacts the existing local amendments to make them applicable to the 2025 California Building Standards Code. This Ordinance amends the San Francisco Housing Code, where necessary, to update references to provisions of the 2025 San Francisco Building Inspection Codes
- (e) On October 16, 2025, the Building Inspection Commission considered this ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building Code Section 104A.2.11.2. A copy of a letter from the Secretary of the Building Inspection Commission regarding the Commission's recommendation is on file with the Clerk of the Board of Supervisors in File No. 250975.

2	amended by revising Sections 101, 105, 401, 502, 504(c), 505(j), 603(c), 704, 801(a), 802(d),
3	803, 805, 808, 908, 909, 911, 1212(a), 12A10, 1304, and 1305, to read as follows:
4	SEC. 101. TITLE.
5	This Code, known as the $20072025$ Housing Code, is a portion of the San Francisco
6	Municipal Code, and is referred to herein as "this Code."
7	SEC. 105. ALTERNATE MATERIALS.
8	See Section 104A.11104A.2.8 of the Building Code.
9	SEC. 401. DEFINITIONS.
10	* * * *
11	Exit. See Section 1002 As defined in Section 202 of the Building Code.
12	* * * *
13	SEC. 502. YARDS AND COURTS.
14	See Chapter 1 of this Code, and Section 1206-1205 of the Building Code, and the City
15	Planning Code.
16	Yards, courts, vent shafts, and required unoccupied space for buildings constructed,
17	converted or altered prior to July 26, 1958, need not be provided or increased in size if the
18	habitable rooms and required windows opening thereon were installed under permit, or would
19	have been permitted under the codes in effect at the time installed.
20	SEC. 504. LIGHT AND VENTILATION.
21	* * * *
22	(c) Mechanical Ventilation. An approved system of mechanical ventilation or air
23	conditioning may be used in lieu of openable exterior windows. Such system shall provide not
24	less than two air changes per hour, except that in bathrooms, containing a bathtub, shower or
25	combination thereof, laundry rooms and similar rooms such system shall provide five air

Section 2. Chapters 1, 4, 5, 6, 7, 8, 9, 12, 12A, and 13 of the Housing Code are hereby

changes per hour. A minimum of 15 cubic feet per occupant of the air supply shall be taken
from the outside <u>or as required</u> per Section <u>1202.5402.3</u> of the <u>BuildingMechanical</u> Code. The
point of discharge of exhaust air shall be at least three feet from any opening into the building

Bathrooms that contain only a water closet, lavatory or combination thereof and similar rooms may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

In single-family dwellings, separate switches for the light and ventilation are permissible.

Any person in charge of a building in which an exhaust fan system of ventilation is installed and used pursuant to this chapter, who fails, neglects or refuses to operate and maintain the system in good order and repair so that the air in each for which it is provided is not completely changed within the specie intervals, is guilty of a misdemeanor.

13 \* \* \* \*

#### **SEC. 505. SANITATION.**

15 \* \* \* \*

(j) Grab Bars. The water-closet, lavatory, and bathing facilities provided for guest rooms situated on the same floor and used in common are required to have grab bars that comply with Chapter 11B of the California Building Code; except that limitations within existing floor and room configurations will be taken into consideration regarding grab bar location and configuration. Building permits are required for installation. however all Department of Building Inspection fees required by Section 110A of the San Francisco Building Code will be waived for the facilities identified in the application if the applicant obtains the building permit within 60 days from the date this subsection (j) becomes effective.

#### SEC. 603. GARAGES.

1 \* \* \* \*

(c) **Separation.** See Section <u>406.1406.3.2</u> of the Building Code. When approved, existing separations in existing buildings may be acceptable.

#### SEC. 704. ROOF DECKS-AND DRYING PLATFORMS.

The floors of roof decks *and drying platforms on roofs* of existing apartment houses or hotels shall conform to the applicable provisions of *Section 1509.6 Chapter 15* of the Building Code.

#### SEC. 801. EXITS, STAIRS AND OCCUPANT LOAD.

(a) See Chapters 1A, 3 and 10 of the Building Code.

Exit facilities for buildings constructed, altered or converted after July 26, 1958 shall comply with the codes in effect at the time of construction, alteration or conversion, or the provisions of Chapter 10 of the Building Code, whichever is the less restrictive, as is applicable to that occupancy.

Exit facilities for buildings constructed, altered or converted prior to July 26, 1958 shall meet the following minimum requirements listed below, or where less than two exits are required shall comply with the provisions of Chapter 10 of the Building Code, including all requirements of the current Building Code for fire resistance and exits, whichever is the less restrictive:

Each of the following buildings now in existence shall be provided with access for each dwelling unit or guest room to two exits which shall be accessible either directly or through a public hallway and shall be so located that if access to one be denied, the other shall be available:

(1) In apartment houses, hotels (and two-family dwellings per Section 310.4 of the

#### Building Code).

Where exits are arranged so that one exit must be passed to get to the other, intervening doorways between any exit doorway on a dead-end corridor more than 20 feet in depth and the main exit corridor shall be provided with a three-quarter-hour opening protector or a sprinkler head located on the room side of the doorways as well as in the dead-end corridor.

- (2) Every single-family dwelling having more than two stories in which there are rental units shall have not less than two exits from the uppermost stories to a floor of occupancy below which has two exits to the exterior of the building.
- (3) Every building or usable portion thereof shall have at least one exit and shall have not less than two exits where the occupant load exceeds the number set forth in Table 10A. In all occupancies floors above the first story having an occupant load of more than 10 shall have not less than two exits.
- (4) In all buildings, in basements, dwelling units, and sleeping units below the fourth story, said sleeping rooms shall have an emergency egress of 5.7 square feet with minimum of 20-inch width and 24-inch height and a finished height sill not more than 44 inches above the floor. See Building Code Section 1026-1031.
- (5) Sleeping rooms below the fourth story shall have at least one operable window or exterior door approved for emergency escape or rescue. The units shall be operable from the inside to provide a full clear opening without the use of separate tools. Buildings with additional stories shall provide egress per Chapter 10 of the Building Code.

#### **EXCEPTIONS:**

- (i) Except as provided in *Table No. 10ASection 1006.3.4* of the Building Code, only one exit shall be required from the second floor within an individual unit.
  - (ii) Two or more dwelling units on the second story may have access to only one

1	common exit when the total occupant load does not exceed 10.
2	* * * *
3	SEC. 802. STAIRWAYS AND EXIT CORRIDORS.
4	* * * *
5	(d) Closets and Storage Areas Under Stairs. Closets and storage areas under
6	stairs in Group R, Divisions 1 and 2 Occupancies shall conform to Section 1009.5.3 1011.7.3 of
7	the Building Code.
8	
9	SEC. 803. BASEMENT STAIRWAYS.
10	See Section 1020.1.51011.7.3 except as follows:
11	Every stairway to a basement in existing apartment houses and hotels three or more
12	stories in height shall be enclosed.
13	Unrated doors on existing enclosures may be covered in an approved manner with
14	24 gauge galvanized iron and be made self-closing in lieu of the required opening protectors.
15	Basements having direct access to a street need only be provided with an enclosure
16	at the top of the stairs.
17	
18	SEC. 805. STAIRWAY TO ROOF.
19	See Section 1009.111011.12 of the Building Code, except as otherwise approved.
20	Stairway Penthouse Doors. See Section 1008 1010 of the Building Code for
21	installation of new doors and their construction requirements. The door to the roof from the
22	penthouse or roof structure shall be self-closing, shall open outward, and shall be $\underline{\mathit{clad on the}}$
23	roof side and edges with approved sheet metal or constructed of other approved material. covered on
24	the roof side and edges with tin or other approved metal. No stair penthouse door in any hotel or

apartment house shall at any time be locked with a key, but may be fastened on the inside by

a movable bolt or lock.

#### **SEC. 808. ELEVATOR ENCLOSURES.**

In existing apartment houses and hotels, all elevator shafts shall be completely enclosed by walls and partitions of incombustible surface construction with doors constructed of one-and-three-eighths-inch solid-core wood, wire-glass set in steel frames, steel-clad hollow-core wood or similar approved materials. Elevator shafts shall be ventilated as set forth in *Section 3004-Chapter 30* of the Building Code.

#### **SEC. 908. MAINTENANCE AND REPAIR.**

All safety systems, devices, or equipment provided for in this Chapter 9 or in the Fire Code shall be maintained in good repair at all times.

- (a) **Fire Escapes.** Fire escapes shall be kept clear and unobstructed and be readily accessible at all times. Upon inspection, the property owner, or authorized agent, shall demonstrate to the Director or designated personnel, that all existing fire escapes are fully operational and properly maintained. Upon completion of the inspection, all existing fire escapes shall be secured, and maintained free of obstruction pursuant to Section 1030.2 1032 of the Fire Code and in compliance with any successor provisions in the Fire Code pertaining to the operation and/or maintenance of fire escapes.
- (b) **Fire and Life Safety Systems.** The building owner shall maintain the fire and life safety systems required by this Code, the Building Code, or the Fire Code in an operable condition at all times. The building owner must meet the requirements of Section 907.8.5 907.8 of the Fire Code and have the system tested and inspected every year by service personnel that meet the qualification requirements of NFPA 72 for maintaining, inspecting, and testing of the systems. The building owner shall maintain written records of inspection and testing, as

specified in NFPA 72, until the next test and for one year thereafter.

- (c) Annual Statement of Compliance with the Testing and Inspection
  Requirement. With regard to fire alarm systems in Apartment Houses, as defined in this
  Code, the building owner shall file a Statement of Compliance with this annual testing and
  inspection requirement with the Fire Department, on a form provided by the Fire Department,
  in accordance with the following schedule: (1) for buildings with nine or more units, on or
  before January 31, 2017, and thereafter on or before January 3I of each odd-numbered year,
  and (2) for buildings with less than nine units, on or before January 31, 2018, and thereafter
  on or before January 31 of each even-numbered year. The Fire Department shall consult with
  the Department of Building Inspection in developing the Statement of Compliance form. For
  purposes of enforcement of this subsection (c), the Fire Department and/or the Department of
  Building Inspection shall respond to any complaint received by the respective department
  pertaining to compliance with this subsection in the case of the Department of Building
  Inspection, or compliance with Section 907.8.5 907.8 of the Fire Code in the case of the Fire
  Department. The Departments may also enforce these requirements pursuant to periodic
  health and safety inspections required by code.
- (d) The building owner shall place, or shall cause service personnel to place, a sticker on the exterior of the fire alarm control panel cover that includes the company name, phone number, and the date of the last inspection or testing.

#### SEC. 909. SMOKE DETECTION AND ALARM SYSTEMS.

(a) All occupancies in buildings which are three or more stories in height or in buildings having five or more dwelling units, or six or more guest rooms, or a combination of dwelling units and guest rooms six or more in number, shall be provided with a smoke detection and alarm system as provided herein.

#### **EXCEPTIONS:**

- (1) Buildings of Type I (I-A) or Type II (I-B, II-A, II-B) construction.
  - (2) Buildings having a sprinkler system conforming as a minimum with the requirements of Section 807-907 of the San Francisco Housing Code.
- (3) Existing buildings having smoke detectors in all individual dwelling units which are installed prior to March 1, 1977, in conformity with the requirements for fire-warning systems in effect on that date, and maintained in conformity with applicable provisions of the Fire Code.
- (4) Buildings in which all individual dwelling units and guest rooms have access to the exterior at ground level without use of any interior public hallway or any interior public stairway. Access to a fire escape shall not qualify for this exception.
- (b) All required smoke detection and alarm systems shall be installed and maintained in conformity with the following requirements:
- (1) All smoke detectors shall be located in accordance with an approved plan in all public corridors and public stairways. Such detectors shall be located not more than 30 feet apart and shall be located within 15 feet of a corridor wall or the end of the corridor. There shall be one detector at the top of each public stairway and an additional detector in such stairway at every third floor below the top of such stairway. All required smoke detector and alarm systems shall be approved by the Director and the Fire Department.

All required smoke detector and alarm systems installed prior to January 1, 1989, shall conform to applicable requirements of the National Fire Protection Association

Standards 72-A, 1981 Edition and 72-E, 1981 Edition, except that where there is a conflict between the provisions and this Section, the provisions of this Section shall prevail. As an alternate, smoke detector and alarm systems may comply with the 1988 San Francisco Building and Electrical Codes.

(2) All audible devices activated by the operation of any required smoke detector

1	shall be installed in an approved location and shall emit a loud continuous alarm clearly
2	audible in all occupied areas of the building.
3	All required heat detectors shall be connected to the audible devices of all

All required heat detectors shall be connected to the audible devices of all required smoke detection and alarm systems located and supervised as required under this Code, and such heat detectors shall be operationally interconnected to such systems.

**EXCEPTION:** Heat detectors are not required in:

- (i) Buildings of Type I or Type II construction;
- (ii) Buildings having a sprinkler system conforming as a minimum with the requirements of Section <u>807-907</u> of the Housing Code;
- (iii) Existing buildings having smoke detectors in all individual dwelling units which were installed prior to March 1, 1977, in conformity with the requirements for smoke detectors in effect on that date, and maintained in conformity with applicable provisions of the Fire Code;
- (iv) Buildings in which all individual dwelling units and guest rooms have access to the exterior at ground level without use of any interior public hallway or any interior public stairway access to a fire escape which shall not qualify for this exception;
- (v) Buildings having three-quarter-hour opening protectors in each inner court or having a sprinkler head at each window of such inner court.

Notwithstanding the provisions of Section 104, **nothing in this Section is intended** to authorize heat detectors as an alternative material or method to any required sprinkler, fire alarm, or other fire safety device.

(3) Where there is no fire alarm system as required under Section 907 of the San Francisco Building Code, a manual fire alarm pull box capable of activating audible devices of required smoke detectors shall be installed in an approved location near the main entrance of the building.

- (4) All required smoke detectors and alarm systems shall receive their power supply from the building electrical system. All such systems shall be electrically supervised locally for system malfunction and power supply interruption. "Supervision" shall consist of the following elements, or those "supervision" provisions provided by standard industry supervision panel boxes as approved by the State Fire Marshal:
  - (i) A green indicator light to indicate that the system is in a functional condition.
- (ii) A blinking red indicator light and an audible device to provide a warning when there is a malfunction or power supply interruption. Such audible device shall be provided with a silencing switch which shall automatically reset when function of the system or power supply to the system is reestablished.
- (iii) A sign located in the interior of the building near the main entrance. Such sign shall be readily visible. Indicator lights required under this Subparagraph (b)(4) shall be located in the center of such sign, the top of which shall announce, "FIRE ALARM SYSTEM," and the bottom of which shall announce, "OPERATING," and "TROUBLE" below the green and red lights, respectively. All letters forming such announcements shall be at least one-half inch in height.
- (5) Similar supervisory indicating devices existing at the time of adoption of this ordinance shall be deemed in compliance with this Section if approved by the Director and the San Francisco Fire Department.
- (c) Upon completion of the installation of any system required under this Section, the installer of such system shall provide to the Director, in a form acceptable, a certification that the system is operational and functioning.
- (d) All required smoke detection and alarm systems shall be maintained as required by the Fire Code.
  - (e) Where an approved fire alarm system is required under Section 310.14.12 907 of

- the San Francisco Building Code, such fire alarm system shall be operationally interconnected with any required smoke detection and alarm system such that the fire alarm bells shall be activated by either system. All audible devices of any approved fire alarm system shall conform to the requirements of this Section.
  - (f) Where a sprinkler alarm bell is required under Chapter 9, the sprinkler shall also be interconnected to both the fire alarm system and the smoke detection and alarm system.
  - (g) Notwithstanding the provisions of Section 104, nothing in this Section is intended to authorize smoke detection and alarm systems as an alternative material or method to any required sprinkler, fire alarm or other fire safety device.

SEC. 911. SINGLE-STATION SMOKE DETECTOR WITH ALARM REQUIRED.

(a) A single-station smoke detector with alarm shall be installed within each dwelling unit and guest room in all Group R, Division 1, 2, and 3 Occupancies within three years of the date of adoption of this ordinance. The detector with alarm shall be furnished and installed as required by Section 907.2.10 of the San Francisco Building Code. Buildings which are certified by the Director as having installed the smoke and heat detection and alarm systems required under Section 909 and 910 907 of this Code and Section 907.2.10 907.2.11 of the San Francisco Building Code, and buildings which are equipped with an approved automatic sprinkler system installed throughout in accordance with Chapter 9 of the San Francisco Building Code are exempt from the requirements of this Section. Except as noted below, battery-operated detectors are not acceptable. Buildings built prior to July 17, 1977, which have an approved smoke detector connected to the dwelling unit or guest room wiring, may be accepted provided that a licensed electrical contractor certifies that such detector and alarm in each unit complies with this Section.

#### **EXCEPTIONS:**

- (1) In single-family dwellings and two-family dwellings, a single-station smoke detector with alarm, energized either by the electrical system of the dwelling unit or by battery power, shall comply with this Section.
  - (2) No smoke detector shall be required in a hotel pursuant to this Section or Section 310.9.1 (or any subsection thereof) of the Building Code with respect to any hotel that is fully sprinklered in accordance with NFPA Recommended Standard No. 101, Life Safety Code. For purposes of this exception, a "fully sprinklered" hotel may include unsprinklered guest room bathrooms which are in excess of 55 square feet in area but which do not contain permanently installed combustible plastic vanity table or bath-shower fixtures.
  - (b) Property owners shall supply proof of compliance by following the procedures set forth in Section *907.2.10-907.2.11* of the Building Code.
  - (c) The building owner shall be responsible for the installation, testing and maintenance of the detector after installation. All such testing and maintenance shall be performed in accordance with the manufacturer's recommendations.
    - (d) Smoke Detector Information Disclosure.
  - (1) **Annual Smoke Detector Information Notice.** On or before January 31, 2017, and on or before January 31 of each year thereafter, owners of a dwelling unit intended for human occupancy in which one or more units is rented or leased shall provide each tenant with a written notice regarding smoke alarm requirements on a form provided by the Fire Department as described in Section 907.2.11.6 907.2.11 of the Fire Code.
  - (2) **Posting Requirement.** For all Apartment Houses as defined in this Code, the building owner shall post the notice referenced in subsection (d)(1) in at least one conspicuous location in a common area of each floor of the building.

#### SEC. 1212. REQUIRED ENERGY CONSERVATION MEASURES.

The following energy conservation measures are required by this ordinance for a

residential building; provided, however, that if the owner proves, pursuant to Section 1213, that the application of any energy conservation measure is not cost-effective, that measure shall not be required.

#### (a) Building containing one or two dwelling units:

(1) Ceiling insulation to a minimum resistance level of R-19 over the entire accessible attic space, provided that the existing ceiling insulation is less than R-11. Before insulation is installed in a building not meeting this standard, dropped spaces in attic floors, such as those above stairwells, shall be sealed effectively to limit air infiltration. Installation of ceiling insulation shall be required to conform to Section 719 720 of the Building Code (Part II, Chapter I of the San Francisco Municipal Code).

\* \* \* \*

#### SEC. 12A10. REQUIRED WATER CONSERVATION MEASURES.

The following water conservation measures are required for residential buildings as defined in Section 1204(i) of this Code, notwithstanding Section 1209 of this Code:

- (a) Replace all showerheads having a maximum flow rate exceeding 2.5-1.8 gallons per minute, with showerheads not exceeding the maximum flow rate established by the California Energy Commission, as set forth in the Appliance Efficiency Regulations, California Code of Regulations, Title 20, Sections 1601 to 1608, as it may be amended. Showers shall have no more than one showerhead per valve. For purposes of this subsection, the term "showerheads" includes rain heads, rain tiles, or any other fitting that transmits water for purposes of showering.
- (b) Replace all faucets and faucet aerators having a maximum flow rate exceeding 2.2 1.8 gallons per minute at a water pressure of 60 pounds per square inch, with plumbing fittings not exceeding the maximum flow rate established by the California Energy Commission, as set forth in the Appliance Efficiency Regulations, California Code of

- 1 Regulations, Title 20, Sections 1601 to 1608, as it may be amended.
  - (c) Replace all water closets that have a rated water consumption exceeding *1.6*1.28 gallons per flush with fixtures not exceeding the maximum rated water consumption established in the San Francisco Plumbing Code, Chapter 4, Section 402.2, as it may be amended. A seller of a residential building may request an exemption from replacing a water closet in the building if the replacement would detract from the historical integrity of the building, as determined by the Director of the Department of Building Inspection pursuant to the California Historical Building Code and Section 12A11(b).

9 \* \* \* \*

#### SEC. 1304. GARBAGE RECEPTACLES.

- (a) A sufficient number of receptacles with close-fitting covers for garbage refuse, ashes and rubbish as may be considered necessary by the Director or the Department of Public Health, or an approved garbage chute or shaft, shall be kept in a clean condition by the following persons:
- (1) In the case of a receptacle in a hotel, by the owner or person in charge of the hotel;
- (2) In the case of a receptacle in an apartment house or dwelling, by the person in charge of the building, occupants or tenants of the building;
- (3) In the case of a chute or shaft in any building, by the person in charge of the building.
- (b) Garbage cans in apartment houses and hotels shall be of noncombustible construction. Plastic garbage cans will be acceptable when the following conditions have been met:
  - (1) The room in which the can(s) are contained is fully sprinklered;
  - (2) The garbage chute, if any, is sprinklered in accordance with the Building Code;

1 (3) The garbage can storage room is constructed in accordance with Section 711.5 2 713.13 of the Building Code. 3 SEC. 1305. GARBAGE RECEPTACLE COMPARTMENT. Every closet or compartment in a building used for storing a garbage receptacle shall 4 be lined on all its sides and on the inside of all its doors with galvanized steel, with all joints 5 6 made tight. 7 For garbage chute shaft construction, see Section 711 713 of the Building Code. 8 For garbage room construction, see Section 707 of this Code. 9 Section 3. Continuance of Actions Under Prior Code. Nothing contained in this 10 ordinance shall be construed as abating any action now pending under or by virtue of any 11 12 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance 13 be construed as discontinuing, abating, modifying, or altering any penalties accruing, or to accrue, or as waiving any right of the City under any such ordinance. 14 15 Section 4. Severability. If any section, subsection, sentence, clause, or phrase of this 16 17 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the 18 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this 19 20 ordinance, irrespective of the fact that any one or more sections, subsections, sentences, 21 clauses, or phrases be declared invalid. 22 23 Section 5. Effective and Operative Dates. This ordinance shall become effective 30 24 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor

returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it,

1	or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall
2	be operative on and after either January 1, 2026 or its effective date if the effective date is
3	later.
4	
5	
6	APPROVED AS TO FORM: DAVID CHIU, City Attorney
7	
8	By: <u>/s/ Robb Kapla</u> ROBB KAPLA
9	Deputy City Attorney
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#### **LEGISLATIVE DIGEST**

[Housing Code - 2025 Triennial Code Update]

Ordinance amending the Housing Code to update references to provisions of the 2025 Building Inspection Codes; providing an operative date of January 1, 2026; and affirming the Planning Department's determination under the California Environmental Quality Act.

#### **Existing Law**

The Housing Code provides minimum requirements for the protection of life, limb, health, property, safety and welfare of the general public and the owners and occupants of residential buildings in San Francisco. The Housing Code contains references to sections and standards in the 2022 Building, Electrical, Existing Building, Green Building, Mechanical, and Plumbing Codes ("Building Inspection Codes").

#### Amendments to Current Law

Every three years the State of California adopts a new California Building Standards Code ("triennial CBSC"), which amends the California Building, Electrical, Existing Building, Green Building, Mechanical, and Plumbing Codes. 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 the 2022 Building Inspection Codes in their entirety and adopt the new 2025 Building Inspection Codes that apply San Francisco's existing local amendments to the triennial CBSC. This Ordinance updates the Housing Code to align references to section numbers and code changes being made in the 2025 Building Inspection Codes.

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#### **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

Ms. Angela Calvillo Clerk of the Board

Board of Supervisors. City Hall

San Francisco, CA 94102-4694

1 Dr. Carlton B. Goodlett Place, Room 244

**Daniel Lurie** Mayor

COMMISSION

**Alvsabeth** Alexander-Tut President

Catherine Meng Vice-President

Dan Calamuci **Lindsev Maclise** Bianca Neumann **Kavin Williams** 

Dear Ms. Calvillo:

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

Sonya Harris Secretary

Monique Mustapha Asst. Secretary

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

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,

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 23, 2025	
	То:	Planning Department/Planning Comm	nission
	From:	John Carroll, Assistant Clerk, Land Us	se and Transportation Committee
	Subject:	Board of Supervisors Legislation Refer Housing Code - 2025 Triennial Code U	
$\boxtimes$		nia Environmental Quality Act (CEQA) I nia Public Resources Code, Sections 21000 et se Ordinance / Resolution Ballot Measure	Determination  Peq.) Not defined as a project under CEQA Guidelines Sections 15378 a 15060(c)(2) because it would not result in a direct or indirect physic change in the environment.  10/23/2025  Poy Navarreta
	(Planning	ment to the Planning Code, including the geode, Section 302(b): 90 days for Planning Code, Section 1	Commission review)
		ment to the Administrative Code, involving Rule 3.23: 30 days for possible Planning Depart	
	(Charter, (Require subdivis relocatio public h the ann	sion of land; construction, improvem on of public ways, transportation routes, nousing and publicly-assisted private hou nual capital expenditure plan and six-y	
		C Preservation Commission  Landmark (Planning Code, Section 1004.3)  Cultural Districts (Charter, Section 4.135 of Mills Act Contract (Government Code, Section 2008)  Designation for Significant/Contributor	& Board Rule 3.23) tion 50280)

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

# President, District 8 BOARD of SUPERVISORS



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

Tel. No. 554-6968 Fax No. 554-5163 TDD/TTY No. 544-5227

## RAFAEL MANDELMAN

PRESIDENTIAL ACTION					
Da	ate:	10/21/25			
То	):	Angela Calvillo, Clerk of the Board of Supervisors			
	Madam Clerk, Pursuant to Board Rules, I am hereby:				
$\boxtimes$	Waivin	g 30-Day Rule (Board Rule No. 3.23)			
	File !		_		
	Title.	(Primary Sponsor)  Housing Code - 2025 Triennial Code Update			
	Transfe	rring (Board Rule No 3.3)	-		
	File		_		
	Title.	(Primary Sponsor)			
	Fron	n:	Committee		
	То:		Committee		
	Assigni	ng Temporary Committee Appointment (Board Rule No. 3.1)			
	Supervi	sor: Replacing Supervisor:			
	I	For:	Meeting		
	0	(Date) (Committee)			
		Time: End Time:			
	Tem	porary Assignment:      Partial    Full Meeting			
		RIN	1		

Rafael Mandelman, President Board of Supervisors

# City and County of San Francisco Department of Building Inspection



Daniel Lurie, Mayor Patrick O'Riordan, C.B.O., Director

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 amend the San Francisco Housing Code to ensure alignment with and proper cross-references to the forthcoming 2025 Califomia Building Standards Code, per California Health and Safety Code Section 18941.5

The following person may be contacted regarding this matter:

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

Thank you,

Patrick O'Riordan, C.B.O.

Director, Department of Building Inspection