

LEGISLATIVE DIGEST

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

Ordinance repealing the 2022 Plumbing Code in its entirety and enacting a 2025 Plumbing Code consisting of the 2025 California Plumbing 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 Plumbing Code regulates the installation and maintenance of plumbing systems and fixtures, water heaters, water supply and distribution, sanitation and ventilation systems, drainage, fuel piping, and medical and gas vacuum systems. The current San Francisco Plumbing Code consists of the 2022 California Plumbing Code (which incorporates the 2021 Uniform Plumbing Code) and San Francisco's local amendments to the 2022 California Plumbing 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 Plumbing 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 Plumbing Code in its entirety and adopt a new Plumbing Code that applies San Francisco's existing local amendments to the new California Plumbing Code. Except for non-substantive or technical modifications required by amendments to the state code, there are no changes to the existing San Francisco Plumbing 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.

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