



BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection

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

Voice (628) 652 -3510

March 22, 2024

London N. Breed
Mayor

COMMISSION

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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 No. 240110

Ordinance amending the Administrative Code, Building Code, Business and Tax Regulations Code, and Planning Code to clarify the state-mandated, ministerial approval process and local, discretionary approval process for certain Accessory Dwelling Units (ADUs) meeting certain requirements in single-family and multifamily buildings; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

The Code Advisory Committee (CAC) considered this Ordinance on March 13, 2024 and after review and discussion of the proposed changes to the SFBC the CAC voted unanimously to decline moving this ordinance forward as written. In its place it recommended that the Department of Building Inspection begin the process of creating an Administrative Bulletin that will address several questions which came up during the review and discussion.

The Building Inspection Commission met and held a public hearing on March 20, 2024 regarding the proposed amendment to the Administrative Code, Building Code, Business and Tax Regulations Code, and Planning Code contained in Board File No. 240110. There was extensive discussion among the Commissioners, but it was explained that the goal of the ordinance was to clarify the language. The Commissioners voted unanimously to **recommend approval of the ordinance, if modified**. The BIC recommends the following modification:

Remove Section 106A.1.20 Local Accessory Dwelling Unit Program from the Building Code:

"106A.1.20 Local Accessory Dwelling Unit Program. The City provides a local, discretionary process for the consideration of permits to construct Accessory Dwelling Units ("ADUs") that meet the requirements of

Planning Code Section 207.1. The City shall approve or deny an application for a permit to construct an ADU under Planning Code Section 207.1 on a lot containing an existing dwelling within 60 days from receipt of the complete application if the proposed construction fully complies with the requirements set forth in Planning Code Section 207.1 and any other applicable requirements. This requirement shall not apply to any ADU permit subject to a request for discretionary review or an appeal to the Board of Appeals. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.”

In addition, the Commission recommended that the Department create an Administrative Bulletin to assist constituents.

President Alexander-Tut	Yes
Vice-President Shaddix	Yes
Commissioner Chavez	Yes
Commissioner Neumann	Yes
Commissioner Sommer	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 London N. Breed
Board of Supervisors