

LEGISLATIVE DIGEST

[San Francisco Plumbing Code – Repealing and Replacing]

Ordinance repealing the 2007 San Francisco Plumbing Code in its entirety and replacing that code with a new 2010 San Francisco Plumbing Code that consists of the 2010 California Plumbing Code and San Francisco amendments thereto; adopting findings of local conditions pursuant to California Health & Safety Code Section 17958.7, and directing the Clerk of the Board to forward San Francisco's amendments and findings to the State Building Standards Commission; making environmental findings; and providing for an operative date of January 1, 2011.

Existing Law

The San Francisco 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 Code consists of the 2006 Uniform Plumbing Code, as amended by the 2007 California Plumbing Code, and as further amended by San Francisco.

Amendments to Current Law

On January 1, 2011, the 2010 California Plumbing Code will go into effect throughout the State of California. As in past State code adoption cycles, San Francisco will repeal its existing Plumbing Code in its entirety and adopt a new San Francisco Plumbing Code that consists of the new California Plumbing Code and San Francisco's local amendments. The 2010 San Francisco Plumbing Code carries forward the amendments made to the 2007 California Plumbing Code and makes no additional substantive changes.

The San Francisco amendments are not integrated into the text of the California Plumbing Code but rather are separately printed in a stand-alone document. Therefore, the user must consult both texts in order to determine the complete code requirement. In the San Francisco amendments, additions to the 2010 California Plumbing Code are shown in bold type; deletions are shown with strikethrough.

Background Information

Generally, the State of California adopts a new California Building Standards Code every three years that goes into effect throughout the State 180 days after publication. The California Building Standards Code is contained in Title 24 of the California Code of Regulations, and consists of several parts that are based upon model codes with amendments made by various State agencies with jurisdiction. The California Plumbing Code is Part 5 of Title 24 of the California Code of Regulations. The 2010 California Plumbing Code will go into effect throughout the State on January 1, 2011.

Local jurisdictions are required to enforce the California Plumbing Code. Local jurisdictions may also enact more stringent requirements than those contained in the State Code where more stringent requirements are reasonably necessary because of local conditions caused by climate, geology, or topography. The local amendments are not effective until findings supporting any amendments, additions, or deletions to the State Code are adopted and sent to the State Building Standards Commission. Any amendments that San Francisco made to the 2007 California Plumbing Code will not apply to the 2010 California Plumbing Code unless and until those amendments are readopted and sent to the State Building Standards Commission.