

File No. 101126

Committee Item No. 5

Board Item No. 31

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date October 18, 2010

Board of Supervisors Meeting

Date October 26, 2010

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input type="checkbox"/>	<input type="checkbox"/>	Resolution
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ordinance
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legislative Digest
<input type="checkbox"/>	<input type="checkbox"/>	Budget Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input type="checkbox"/>	<input type="checkbox"/>	Introduction Form (for hearings)
<input type="checkbox"/>	<input type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract/Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

OTHER

(Use back side if additional space is needed)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Standard Findings for Building Standards Code Amendments</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Certificate of Environmental Review Determination, dtd 8/16/10</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Building Inspection Commission Recommendation, dtd 8/27/10</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Code Advisory Committee Recommendation, dtd 8/12/10</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>2010 Mechanical Code Amendments</u>
* <input checked="" type="checkbox"/>	* <input type="checkbox"/>	<u>2010 California Mechanical Code</u>
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

Completed by: Alisa Somera Date October 14, 2010

Completed by: Alisa Somera Date October 21, 2010

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

[San Francisco Mechanical Code – Repealing and Replacing]

Ordinance repealing the 2007 San Francisco Mechanical Code in its entirety and replacing that code with a new 2010 San Francisco Mechanical Code that consists of the 2010 California Mechanical 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.

Note: Additions are single-underline italics Times New Roman;
deletions are ~~strikethrough italics Times New Roman~~.
Board amendment additions are double underlined.
Board amendment deletions are ~~strikethrough normal~~.

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 are in compliance 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. 101126 and is incorporated herein by reference.

Section 2. General Findings.

A. 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 Mechanical Code is Part 4 of Title 24 of the California Code of Regulations. The 2010 California Mechanical Code will go into effect throughout the State on January 1, 2011.

1 B. Local jurisdictions are required to enforce the California Mechanical Code. Local
2 jurisdictions may also enact more stringent standards than those contained in the California
3 Mechanical Code where more stringent standards are reasonably necessary because of local
4 conditions caused by climate, geology or topography.

5 C. As in past State code adoption cycles, in this Ordinance San Francisco repeals its
6 existing San Francisco Mechanical Code in its entirety and enacts a new 2010 San Francisco
7 Mechanical Code. The proposed 2010 San Francisco Mechanical Code consists of the 2010 California
8 Mechanical Code together with the San Francisco amendments thereto.

9 D. On August 18, 2010, at a duly noticed public hearing, the Building Inspection
10 Commission considered this legislation.

11 Section 3. Findings regarding Local Conditions.

12 A. California Health & Safety Code Section 17958.7 provides that before making any
13 changes or modifications to the California Mechanical Code and any other applicable provisions
14 published by the State Building Standards Commission, the governing body must make an express
15 finding that each such change or modification is reasonably necessary because of specified local
16 conditions, and the findings must be filed with the State Building Standards Commission before the
17 local changes or modifications can go into effect.

18 B. The City and County of San Francisco is unique among California communities with
19 respect to local climatic, geological, topographical, and other conditions. A specific list of findings that
20 support San Francisco's modifications to the 2010 California Mechanical Code and a section-by-
21 section correlation of each modification with a specific numbered finding are contained in Exhibit A
22 entitled "Standard Findings for San Francisco Amendments."

23 C. Pursuant to California Health & Safety Code Section 17958.7, the Board of Supervisors
24 finds and determines that the local conditions described in Exhibit A constitute a general summary of
25 the most significant local conditions giving rise to the need for modification of the 2010 California

1 Mechanical Code provisions published by the State Building Standards Commission. The Board of
2 Supervisors further finds and determines that the proposed modifications are reasonably necessary
3 based on the local conditions set forth in Exhibit A.

4 Section 4. 2010 San Francisco Mechanical Code. The San Francisco Mechanical Code
5 establishes minimum requirements to safeguard the public health, safety and general welfare through
6 the regulation of heating, ventilating, air-conditioning, exhaust and duct systems, refrigeration, and
7 miscellaneous heat-producing and energy-utilizing equipment in the City and County of San Francisco.
8 The 2007 San Francisco Mechanical Code is hereby repealed in its entirety and replaced with a new
9 2010 San Francisco Mechanical Code that consists of the 2010 California Mechanical Code and the
10 San Francisco amendments thereto. A copy of the 2010 California Mechanical Code as modified by
11 San Francisco is on file with the Clerk of the Board of Supervisors in File No. 101126 and is hereby
12 declared to be part of this Ordinance as if set forth fully therein. Additions to the 2010 California
13 Mechanical Code are shown in bold type; deletions are shown with strikethrough.

14 Section 5. Continuance of Actions Under Prior Code. Nothing contained in this Ordinance shall
15 be construed as abating any action now pending under or by virtue of any ordinance of the City and
16 County of San Francisco hereby repealed, nor shall this Ordinance be construed as discontinuing,
17 abating, modifying or altering any penalties accruing, or to accrue, or as waiving any right of the City
18 under any ordinance in force at the time of passage of this Ordinance that establishes minimum
19 requirements to safeguard the public health, safety and general welfare through the regulation of
20 heating, ventilating, air-conditioning, exhaust and duct systems, chimneys, refrigeration, miscellaneous
21 heat-producing and energy-utilizing equipment in the City and County of San Francisco.

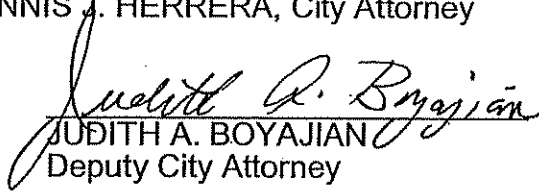
1 Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this
2 Ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the
3 validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares
4 that it would have passed this Ordinance, and each section, subsection, sentence, clause, or
5 phrase of this Ordinance, irrespective of the fact that any one or more sections, subsections,
6 sentences, clauses, or phrases be declared unconstitutional.

7 Section 7. Operative Date. This Ordinance shall take effect and be in full force on and
8 after either January 1, 2011 or its effective date if the effective date is later.

9 Section 8. Directions to Clerk. Upon final passage of this Ordinance, the Clerk of the
10 Board of Supervisors is hereby directed to transmit this Ordinance, the San Francisco
11 modifications to the 2010 Mechanical Code, and Exhibit A to the State Building Standards
12 Commission pursuant to the applicable provisions of State law.

13
14 APPROVED AS TO FORM:
15 DENNIS J. HERRERA, City Attorney

16 By:


17 JUDITH A. BOYAJIAN
18 Deputy City Attorney
19
20
21
22
23
24
25

LEGISLATIVE DIGEST

[San Francisco Mechanical Code – Repealing and Replacing]

Ordinance repealing the 2007 San Francisco Mechanical Code in its entirety and replacing that code with a new 2010 San Francisco Mechanical Code that consists of the 2010 California Mechanical 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 Mechanical Code regulates heating, ventilating, air-conditioning, exhaust and duct systems, refrigeration, and miscellaneous heat-producing and energy-utilizing equipment in the City and County of San Francisco. The current Code consists of the 2006 Uniform Mechanical Code, as amended by the 2007 California Mechanical Code, and as further amended by San Francisco.

Amendments to Current Law

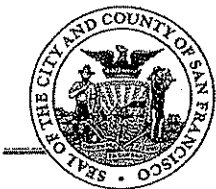
On January 1, 2011, the 2010 California Mechanical Code will go into effect throughout the State of California. As in past State code adoption cycles, San Francisco will repeal its existing Mechanical Code in its entirety and adopt a new San Francisco Mechanical Code that consists of the new California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

The San Francisco amendments are not integrated into the text of the California Mechanical 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 Mechanical 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 Mechanical Code is Part 4 of Title 24 of the California Code of Regulations. The 2010 California Mechanical Code will go into effect throughout the State on January 1, 2011.

Local jurisdictions are required to enforce the California Mechanical 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 Mechanical Code will not apply to the 2010 California Mechanical Code unless and until those amendments are readopted and sent to the State Building Standards Commission.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0689E
Project Title: 2010 San Francisco Building Codes Proposed Amendments
Location: Citywide
Project Sponsor: Laurence Kornfield, Chief Building Inspector, Dept of Building Inspection
Staff Contact: Brett Bollinger – (415) 575-9024
brett.bollinger@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project includes the updates to the San Francisco Building, Electrical, Plumbing, and Mechanical Codes through the adoption of local amendments to the 2010 California Building Standard Codes. The California Building Code is Part 2, the California Residential Code is Part 2.5, the California Electrical Code is Part 3, the California Mechanical Code is Part 4, the California Plumbing Code is Part 5, and the California Green Building Code is Part 11 of 12 parts of the official compilation and publication of the adopted amendment and repeal of the building regulations to the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. The California Building Code incorporates by adoption the 2009 International Building Code with necessary California amendments. The other codes are likewise based upon model codes amended by California. Local jurisdictions are required by State law to enforce the California Building Codes, and are allowed some discretion under the California Health and Safety Code with respect to local amendments.

(continued on next page)

EXEMPT STATUS:

General Rule Exclusion [State Guidelines, Section 15061(b)(3)].

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer

Date

August 16, 2010

cc: Laurence Kornfield, DBI
Willy Yau, DBI
Sue Hestor

Virna Byrd, M.D.F.
Bulletin Board

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2010 AUG 26 AM 11:21
BY 4K

PROJECT DESCRIPTION (continued):

The purpose of the 2010 San Francisco Building Code and other codes is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation and energy conservation; safety to life and property from fire and other hazards attributed to the built environment; to regulate and control the demolition of all buildings and structures, and the quarrying, grading, excavation, and filling of land; and to provide safety to fire fighters and emergency responders during emergency operations. (The full text of proposed amendments is available for review at the Department of Building Inspection (DBI)).

REMARKS:

As stated above, the City of San Francisco is required by State law to enforce the California Building, Electrical, Plumbing, Mechanical, Housing, and Fire Codes. The only discretionary activity left to local agencies related to local amendments. The local amendments proposed for adoption by the City of San Francisco primarily deals with procedural, informational and non-physical aspects of the various Codes. To the extent that the amendments relate to physical building conditions, they are intended to improve building safety and regulate building features such as wood decks, balconies, earthquake recording instruments, and sidewalks. The physical effects of such modifications are related to building design features which are very minor, localized in terms of visibility and impact, and intended to improve building safety.

CEQA Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant effect on the environment. Since the proposed code amendments would have no significant environmental effects, it is appropriately exempt from environmental review under the General Rule Exclusion (CEQA Guidelines Section 15061(b)(3)).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The proposed would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

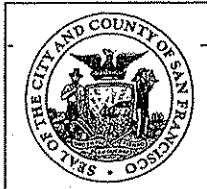
EXHIBIT A

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 microzones, 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)



BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection

Voice (415) 558-6164 - Fax (415) 558-6509

1660 Mission Street, San Francisco, California 94103-2414

Gavin Newsom
Mayor

August 27, 2010

COMMISSION

Mel Murphy
President

Reuben Hechanova
Vice-President

Kevin Clinch
Frank Lee
Warren Mar
Criss Romero
Debra Walker

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

RE: Code amendments to the 2010 California Building, Mechanical, Electrical, Plumbing, Residential & Green Building Codes.

Dear Ms. Calvillo:

Ann Aherne
Secretary

On August 18, 2010 the Building Inspection Commission held a public hearing on the proposed Code amendments referenced above.

Sonya Harris
Asst. Secretary

The Commission voted unanimously (5-0) to recommend that the Board of Supervisors approve the amendments. The Commissioners voted as follows:

Vivian L. Day
Director

Vice-President Hechanova	Yes	Commissioner Mar	Yes
Commissioner Clinch	Yes	Commissioner Walker	Yes
Commissioner Lee	Yes	Commissioner Romero, excused	
President Murphy, excused			

Enclosed please find the Code Advisory Committee's recommendation to the BIC. Under separate cover, copies of the proposed amendments will follow from the Technical Services Division of the Department of Building Inspection. Should you have any questions, please do not hesitate to call me at 558-6164.

Sincerely,

Sonya Harris
Assistant Secretary

Cc: Mayor Gavin Newsom
Bill Barnes, BOS
Rick Caldeira, BOS
Deputy City Attorney John Malamut
Director Vivian Day
Gail Johnson, Office of Clerk of the Board
Starr Terrell, BOS
Alisa Somera, Board of Supervisors



August 12, 2010

Building Inspection Commission
1660 Mission Street
San Francisco, CA 94103

RE: Proposed 2010 amendments to the California Building Standards Code, CCR Title 24

Honorable Members of the Commission:

At the regular meeting of August 11, 2010, the full Code Advisory Committee (CAC) deliberated on and unanimously voted to approve, and transmit to the Building Inspection Commission, all of the 2010 San Francisco amendments to the 2010 California Title 24 building codes. This Committee has labored long and arduous hours over the past five months and feels that the work product before you represents the basis for a continuing safe and healthy building environment in San Francisco.

The San Francisco building codes approved by this Committee are:

1. 2010 San Francisco Building Code
(which includes the amended California Building, Residential, and Green Building Standards Codes)
2. 2010 San Francisco Mechanical Code
3. 2010 San Francisco Electrical Code
4. 2010 San Francisco Plumbing Code

These documents are transmitted to you for your further action and a final approval to send them on to the Board of Supervisors. If you have any questions, please call me at (415) 575-6832.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Kirk Means".

Kirk Means
DBI Technical Services Division
Secretary to the Code Advisory Committee

cc: Vivian L. Day, C.B.O., Director
Laurence Kornfield, Deputy Director
Willy Yau, Manager, Technical Services Division
Ned Fennie, Jr., Chair, Code Advisory Committee
Bill Strawn, Communications Manager

Technical Services Division
1660 Mission Street – San Francisco CA 94103
Office (415) 558-6088 – FAX (415) 558-6686 – www.sfdbi.org

2010 San Francisco Mechanical Code Findings

CHAPTER 1	
Section #	Finding #
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105.0	9
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CHAPTERS 2, 3, 4, 5, 6, 7, 8
NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS

CHAPTER 9	
Section #	Finding #
918.0	9

CHAPTER 10	
Section #	Finding #
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1022.0	9
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NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS

2010
San Francisco Mechanical Code
Amendments to the
2010 California Mechanical Code

Operative date: January 1, 2011

**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**

PART I — GENERAL

SECTION 101.0 — TITLE

101.0. Revise this section as follows:

101.0 Title These regulations shall be known as the ~~Uniform~~ **2010 San Francisco Mechanical Code**, may be cited as such, and will be referred to herein as “this code.”

SECTION 103.0 — SCOPE

103.1. Add the following paragraph:

Wherever in this code reference is made to the appendix, the provisions of the appendix shall not apply unless specifically adopted.

SECTION 105.0 — ALTERNATE MATERIALS AND METHODS OF CONSTRUCTION EQUIVALENCY

105.1. Add the following new section:

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

PART II — ORGANIZATION AND ENFORCEMENT

SECTION 108.0 — POWERS AND DUTIES OF THE AUTHORITY HAVING JURISDICTION

108.1. Revise the first paragraph as follows:

108.1 General. The Authority Having Jurisdiction is hereby authorized and directed to enforce the provisions of 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.

108.3. Revise the first paragraph as follows:

108.3 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 which is contrary to or in violation of this code or other codes or ordinances that makes the building or premises unsafe, dangerous or hazardous, the Authority Having Jurisdiction shall have the authority to enter the building or premises at reasonable times to inspect or to perform the duties imposed by this code or other codes or ordinances, provided that, if such building or premises be occupied, that credentials be presented to the occupant and entry requested. If such building or premises be 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. If entry is refused, the Authority Having Jurisdiction shall have recourse to the remedies provided by law to secure entry.

108.11 Add the following section:

108.11 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 Director 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.

108.12. Add the following section:

108.12 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 110.0 — BOARD OF EXAMINERS

110.0. Replace this title and entire section as follows:

110.0 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.

SECTION 111.0 — VIOLATIONS

111.0. Add the following three sections:

111.1 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.

111.2 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.

111.3 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.

PART III — PERMITS AND INSPECTIONS

SECTION 112.0 — PERMITS

112.2.6 Add the following section:

112.2.6 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.

SECTION 113.0 — APPLICATION FOR PERMIT

113.1. Replace this section as follows:

113.1 Application. 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.

SECTION 114.0 — PERMIT ISSUANCE

114.1. Replace this section as follows:

114.1 General. 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.

114.4 Replace this section as follows:

114.4 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.

115.0-.6 Replace this entire section with the following section:

SECTION 115.0 — FEES

115.1 General. 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.

CHAPTER 2
DEFINITIONS

No San Francisco Mechanical Code Amendments

CHAPTER 3
GENERAL REQUIREMENTS

No San Francisco Mechanical Code Amendments.

CHAPTER 4
VENTILATION AIR SUPPLY

No San Francisco Mechanical Code Amendments.

CHAPTER 5
EXHAUST SYSTEMS

No San Francisco Mechanical Code Amendments.

CHAPTER 6
DUCT SYSTEMS

No San Francisco Mechanical Code Amendments.

CHAPTER 7
COMBUSTION AIR

No San Francisco Mechanical Code Amendments.

CHAPTER 8
CHIMNEY AND VENTS

No San Francisco Mechanical Code Amendments.

CHAPTER 9
INSTALLATON OF SPECIFIC APPLIANCES

SECTION 918.0 — INCINERATORS, COMMERCIAL - INDUSTRIAL

918.0 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.

CHAPTER 10
STEAM AND HOT-WATER BOILERS

SECTION 1021.0—INSPECTIONS AND TESTS

1021.0 Revise this section as follows:

1021.0. Inspections and Tests.

➡ 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 and approved by the Authority Having Jurisdiction 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 is ~~ready for inspection and test.~~ **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 test 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 engineer

➡ ~~When the owner or his authorized representative requests inspection of a boiler prior to its installation, the Authority Having Jurisdiction shall make such inspection.~~

SECTION 1022.0. OPERATING PERMIT

1022.0 Revise this section as follows:

1022.0. 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 ~~inspected and approved-certified as complying with State of California Building Safety Orders by a licensed boiler contractor, by the authority having jurisdiction 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 only of steam-heating boilers, low-pressure hot-water-heating boilers, hot-water supply boilers, and pressure vessels in Group R Occupancies of less than six dwelling units and in Group U occupancies.

SECTION 1023.0. MAINTENANCE INSPECTION

1023.0 Revise the first paragraph as follows:

The Authority Having Jurisdiction shall ~~inspect all~~ **require an inspection of** boilers and pressure vessels ➡ operated under permit at such intervals as deemed necessary but not less frequently than noted below:

1023.4. *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, may 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 SYSTEMS

No San Francisco Mechanical Code Amendments.

CHAPTER 16
STATIONARY POWER PLANTS

No San Francisco Mechanical Code Amendments.

CHAPTER 17
STANDARDS

No San Francisco Mechanical Code Amendments.

Appendix A
UNIFORM MECHANICAL CODE STANDARD NO. 6-2 STANDARD FOR METAL DUCTS

No San Francisco Plumbing Code Amendments

Appendix B
PROCEDURES TO BE FOLLOWED TO PLACE GAS EQUIPMENT IN OPERATION

No San Francisco Plumbing Code Amendments

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

No San Francisco Plumbing Code Amendments

Appendix D
UNIT CONVERSION TABLES

No San Francisco Plumbing Code Amendments

2010 California Mechanical Code



California Code of Regulations
Title 24, Part 4

California Building
Standards Commission

Based on 2009 Uniform Mechanical Code®



EFFECTIVE
January 1, 2011

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