

BOARD of SUPERVISORS



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September 21, 2022

**File No. 220945**

Lisa Gibson  
Environmental Review Officer  
Planning Department  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

Dear Ms. Gibson:

On September 13, 2022, Building Inspection Commission introduced the following proposed legislation:

**File No. 220945**

**Ordinance repealing the 2019 Plumbing Code in its entirety and enacting a 2022 Plumbing Code consisting of the 2022 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, 2023; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission, as required by State law.**

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Don Lewis, Environmental Planning

1 [Plumbing Code - Repeal of Existing 2019 Code and Enactment of 2022 Code]

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3 **Ordinance repealing the 2019 Plumbing Code in its entirety and enacting a 2022**  
 4 **Plumbing Code consisting of the 2022 California Plumbing Code as amended by San**  
 5 **Francisco; adopting environmental findings and findings of local conditions under the**  
 6 **California Health and Safety Code; providing an operative date of January 1, 2023; and**  
 7 **directing the Clerk of the Board of Supervisors to forward the Ordinance to the**  
 8 **California Building Standards Commission, as required by State law.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
 10 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
 11 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
 12 **Board amendment additions** are in double-underlined Arial font.  
 13 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
 14 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
 15 subsections or parts of tables.

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14 Be it ordained by the People of the City and County of San Francisco:

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16 Section 1. Environmental Findings. The Planning Department has determined that the  
 17 actions contemplated in this ordinance comply with the California Environmental Quality Act  
 18 (California Public Resources Code Sections 21000 et seq.). Said determination is on file with  
 19 the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by  
 20 reference. The Board affirms this determination.

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22 Section 2. General Findings.

23 (a) The California Building Standards Code is contained in Title 24 of the California  
 24 Code of Regulations. It consists of 12 Parts, which are based upon model codes that are

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1 amended by the State agencies with jurisdiction over the subject matter. The California  
2 Plumbing Code is Part 5 of Title 24 of the California Code of Regulations.

3 (b) The State of California adopts a new California Building Standards Code every  
4 three years (“triennial CBSC”) with supplemental amendments published in intervening years.  
5 The triennial CBSC goes into effect throughout the State of California 180 days after its  
6 publication by the California Building Standards Commission or at a later date established by  
7 the Commission. The 2022 triennial CBSC will go into effect on January 1, 2023.

8 (c) Local jurisdictions must enforce the California Building Standards Code but they  
9 may also enact more restrictive building standards that are reasonably necessary because of  
10 local climate, geologic, or topographical conditions. Local amendments may be made both to  
11 the triennial CBSC and to its individual Parts during the intervening years; however, local  
12 amendments previously adopted are not automatically applicable to a triennial CBSC. Rather,  
13 they must be re-enacted with the required findings of local climate, geologic, or topographical  
14 conditions, expressly made applicable to the new triennial CBSC, and with an operative date  
15 no earlier than the effective date of the triennial CBSC.

16 (d) As in past triennial CBSC adoption cycles, by this ordinance the Board of  
17 Supervisors repeals the 2019 San Francisco Plumbing Code in its entirety, enacts the 2022  
18 San Francisco Plumbing Code, and re-enacts the existing local amendments to make them  
19 applicable to the 2022 California Plumbing Code.

20 (e) Pursuant to Charter Section D3.750-5, the Building Inspection Commission  
21 considered and approved San Francisco’s amendments to the 2022 California Plumbing Code  
22 at a duly noticed public hearing that was held on August 17, 2022.

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24 Section 3. Findings Regarding Local Conditions.  
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1 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that  
2 before making any changes or modifications to the California Plumbing Code and any other  
3 applicable provisions published by the California Building Standards Commission, the local  
4 governing body must make an express finding that each such change or modification is  
5 reasonably necessary because of specified local conditions. The local amendments together  
6 with the required findings must be filed with the California Building Standards Commission  
7 before the local changes or modifications can go into effect.

8 (b) The City and County of San Francisco is unique among California communities  
9 with respect to local climate, geologic, topographical, and other conditions. A specific list of  
10 findings that support San Francisco's modifications to the 2022 California Plumbing Code,  
11 with a section-by-section correlation of each modification with a specific numbered finding, are  
12 contained in Exhibit A entitled "Standard Findings for San Francisco Building Standards Code  
13 Amendments."

14 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,  
15 the Board of Supervisors finds and determines that the local conditions described in Exhibit A  
16 constitute a general summary of the most significant local conditions giving rise to the need  
17 for modification of the 2022 California Plumbing Code provisions published by the California  
18 Building Standards Commission. The Board of Supervisors further finds and determines that  
19 the proposed modifications are reasonably necessary based upon the local conditions set  
20 forth in Exhibit A.

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22 Section 4. Repeal of the 2019 San Francisco Plumbing Code and Enactment of the  
23 2022 San Francisco Plumbing Code.

24 (a) The 2019 San Francisco Plumbing Code is hereby repealed in its entirety. The  
25 San Francisco Plumbing Code being repealed was enacted on November 21, 2019, by

1 Ordinance No. 268-19, with an operative date of January 1, 2020. It was amended by  
2 Ordinance No. 30-20. These ordinances are available on the Board of Supervisors' website  
3 and in the Office of the Clerk of the Board of Supervisors.

4 (b) The 2022 San Francisco Plumbing Code is hereby enacted. It consists of the  
5 2022 California Plumbing Code and San Francisco's existing local amendments, which are re-  
6 enacted and expressly made applicable to the 2022 California Plumbing Code. Copies of the  
7 2022 California Plumbing Code and the stand-alone San Francisco amendments are declared  
8 to be part of Board File No. \_\_\_\_\_ and are incorporated into this ordinance by  
9 reference as though fully set forth. Existing San Francisco amendments that are being made  
10 applicable to the 2022 California Plumbing Code are shown in unformatted ("plain") text and  
11 may include bold and/or italicized formatting; new San Francisco amendments are underlined;  
12 and deleted San Francisco amendments are in strikeout text.

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14 Section 5. Continuance of Actions Under Prior Code. Nothing contained in this  
15 ordinance shall be construed as abating any action now pending under or by virtue of any  
16 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance  
17 be construed as discontinuing, abating, modifying or altering any penalties accruing, or to  
18 accrue, or as waiving any right of the City under any such ordinance.

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20 Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this  
21 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the  
22 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would  
23 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this  
24 ordinance, irrespective of the fact that any one or more sections, subsections, sentences,  
25 clauses, or phrases be declared invalid.

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Section 7. Effective and Operative Dates. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor’s veto of the ordinance. This ordinance shall take effect and be in full force on and after either January 1, 2023 or its effective date if the effective date is later.

Section 8. Directions to Clerk. Upon enactment of this ordinance, the Clerk of the Board of Supervisors is hereby directed to transmit to to the California Building Standards Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit A attachment, and 3) the San Francisco amendments to the 2022 California Plumbing Code.

APPROVED AS TO FORM:  
DAVID CHIU, City Attorney

By: /s/ Robb Kapla  
Robb Kapla  
Deputy City Attorney

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## **LEGISLATIVE DIGEST**

[Plumbing Code - Repeal of Existing 2019 Code and Enactment of 2022 Code]

**Ordinance repealing the 2019 Plumbing Code in its entirety and enacting a 2022 Plumbing Code consisting of the 2022 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, 2023; 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 2019 California Plumbing Code (which incorporates the 2018 Uniform Plumbing Code) and San Francisco's local amendments to the 2019 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 2022 triennial CBSC will go into effect throughout the State on January 1, 2023. 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.