[Fire Code - Repealing 2019 Code, Adopting 2022 Code]

Ordinance repealing the existing San Francisco Fire Code in its entirety and enacting a new San Francisco Fire Code consisting of the 2022 California Fire Code and portions of the 2018 International Fire Code, together with amendments specific to San Francisco, including provisions for fees for permits, inspections, and various City services, with an operative date of January 1, 2023; adopting findings of local conditions pursuant to California Health and Safety Code, Section 17958.7; directing the Clerk of the Board of Supervisors to forward San Francisco's amendments to the California Building Standards Commission and State Fire Marshal; and making environmental findings.

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

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 comply 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. 221103 and is incorporated herein by reference. The Board affirms this determination.

Section 2. General Background: Repealing and Replacing the Fire Code.

The State of California adopts a new California Fire Code every three years. The California Fire Code consists of a model code, the International Fire Code, with amendments made by various State agencies with jurisdiction over the California Fire Code. The California Building Standards Commission issues the California Fire Code.

The California Building Standards Commission recently issued the new California Fire Code (the "2022 California Fire Code"), which is based on the 2019 International Fire Code, and which will go into effect on January 1, 2023. A copy of the 2022 California Fire Code is on file with the Clerk of the Board of Supervisors in File No. 221103 and is incorporated herein by reference.

Local jurisdictions are required to enforce the California Fire Code, but may enact more restrictive building standards than those set in the California Fire Code where those more restrictive standards are reasonably necessary due to local conditions caused by climate, geology, or topography. Such local amendments to building standards are not effective until the required findings are locally adopted and sent to the California Building Standards Commission.

As in past three-year code cycles, this ordinance repeals San Francisco's existing Fire Code (the "2019 San Francisco Fire Code") and enacts a new Fire Code (the "2022 San Francisco Fire Code"). The 2019 San Francisco Fire Code incorporated by reference the 2019 California Fire Code (Title 24, California Code of Regulations, Part 9), including appendices adopted by the State. In addition, the 2019 San Francisco Fire Code incorporated by reference, except as expressly deleted, modified, or amended, those portions of the 2018 International Fire Code that were not adopted by the California Building Standards Commission in the 2019 California Fire Code. The 2019 San Francisco Fire Code also

included amendments specific to San Francisco, some enacted when the 2019 San Francisco Fire Code was enacted, and some enacted later.

The 2022 San Francisco Fire Code incorporates by reference, except as expressly deleted, modified, or amended herein, the 2022 California Fire Code (Title 24, California Code of Regulations, Part 9), including appendices adopted by the State. In addition, the 2022 San Francisco Fire Code incorporates by reference, except as expressly deleted, modified, or amended herein, those portions of the 2021 International Fire Code that were not adopted by the California Building Standards Commission in the 2022 California Fire Code. The 2022 San Francisco Fire Code also includes amendments specific to San Francisco.

Section 3. Findings Regarding Local Conditions.

The City and County of San Francisco (the "City") is unique among California communities with respect to local climatic, geological, topographical, and other conditions. Among other things, (1) certain buildings/occupancies in San Francisco are at increased risk for earthquake-induced structural failure and consequent fire due to local hazardous microzones, slide areas, and local liquefaction hazards; (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; (3) the 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; (4) many buildings are built on steep hills and narrow streets, requiring special safety considerations; (5) additional fire, structural, and other protection is required due to high building density and crowded occupancy; and (6) the City is experiencing a surge in high-rise and super-high-rise development, requiring special safety considerations. Because of the great density of buildings, occupants, and pedestrians in San Francisco, fires in San Francisco can be especially devastating.

California Health and Safety Code sections 17958 and 17958.5 allow the City to change or modify requirements contained in the provisions published in the California Building Standards Code, including the California Fire Code, when the City determines that those changes or modifications are reasonably necessary because of local climatic, geological, or topographical conditions. California Health and Safety Code section 17958.7 provides that before making any such changes or modifications, the locality's governing body must make an express finding that such changes or modifications are reasonably necessary because of specified local conditions, and those findings shall be filed with the California Building Standards Commission. A list of the "Standard Findings for San Francisco Fire Code Amendments" and "2022 San Francisco Fire Code Findings," providing a section-by-section statement of the reasons for each deviation from the 2022 California Fire Code, are included in "Exhibit A" to this ordinance, which is on file with the Clerk of the Board of Supervisors in File No. 221103, and which is hereby declared to be a part of this ordinance as if set forth fully herein.

Pursuant to the applicable California Health and Safety Code sections, the Board of Supervisors hereby finds and determines that the local climatic, geological, and topographical conditions described above constitute a general summary of the most significant local conditions compelling variance from the California Fire Code. Further, the Board of Supervisors hereby finds and determines that, as set forth in Exhibit A, the proposed variances are reasonably necessary based on these local conditions, and that these conditions justify more restrictive standards applicable to buildings and occupancies in San Francisco.

Section 4. Repeal of 2019 San Francisco Fire Code; Adoption of 2022 San Francisco Fire Code.

(a) The 2019 San Francisco Fire Code is hereby repealed in its entirety. The 2019 San Francisco Fire Code being repealed consists of Ordinance 255-19, as amended by Ordinance 077-21. These ordinances are available on the website of the Board of Supervisors, and in Board File Nos. 190866 and 210259, respectively.

(b) The 2019 San Francisco Fire Code is hereby replaced with the 2022 San Francisco Fire Code. The 2022 San Francisco Fire Code incorporates by reference Title 24, California Code of Regulations, Part 9, including appendices adopted by the State (the "2022 California Fire Code"), except as expressly deleted, modified, or amended herein. In addition, the 2022 San Francisco Fire Code incorporates by reference, except as expressly deleted, modified, or amended herein, those portions of the 2021 International Fire Code that were not adopted by the California Building Standards Commission in the California Fire Code.

(c) The following provisions supplement, modify, amend, or delete specified provisions of the 2022 California Fire Code and the 2021 International Fire Code. The prefix "[For SF]" denotes a 2022 San Francisco Fire Code provision that replaces all or part of a corresponding section from the 2022 California Fire Code or 2021 International Fire Code. Where a 2022 San Francisco Fire Code provision has no analog in the 2022 California Fire Code or 2021 International Fire Code, it does not appear with a "[For SF]" prefix.

CHAPTER 1. – SAN FRANCISCO GENERAL CODE PROVISIONS.

DIVISION I. – SAN FRANCISCO ADMINISTRATION.

SECTION 1.1.

The following San Francisco Fire Code section replaces the corresponding California Fire Code section:

1.1.1. [For SF] Title.

These regulations shall be known as the 2022 San Francisco Fire Code, may be cited as such, and will be referred to herein as "this code." This code incorporates by reference the 2022 California Fire Code (Title 24, California Code of Regulations, Part 9), including appendices adopted by the State, except for those portions of the 2022 California Fire Code that are expressly deleted, modified, or amended herein. In addition, this code incorporates by reference those portions of the 2021 International Fire Code that were not adopted by the California Building Standards Commission in the 2022 California Fire Code, except for those portions of the 2021 International Fire Code that are expressly deleted, modified, or amended herein.

1.1.2.1. Promotion of General Welfare.

In undertaking the adoption and enforcement of this code, the City and County of San Francisco is assuming an undertaking only to promote the general welfare. It is not assuming, nor is it imposing on itself or its officers and employees, an obligation for breach of which it is liable in money damages to any person who claims that such breach proximately caused injury.

1.1.8.3. Adoption of New Code.

The Chief of the San Francisco Fire Department (hereinafter "Fire Department" or "SFFD") shall review all adoptions of the California Fire Code by the California Building Standards Commission. Within 180 days of publication of such adoptions, the Chief shall recommend to the Board of Supervisors, through the Fire Commission, more restrictive standards as are reasonably necessary to accommodate local climate, geological, or topographical conditions. This section does not prohibit amendments to this code in the interim between code adoptions by the California Building Standards Commission.

DIVISION II. – ADMINISTRATION.

PART I. – GENERAL PROVISIONS.

SECTION 101. – [DELETED].

Section 101 of the International Fire Code is deleted.

SECTION 102. – APPLICABILITY.

102.3.1. Group E.

All schools shall register with the San Francisco Fire Department's Bureau of Fire Prevention prior to occupancy.

The following San Francisco Fire Code section replaces the International Fire Code section:

102.6. [For SF] Historic Buildings.

The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings where such buildings or structures do not constitute a distinct hazard to life or property.

SECTION 103.

Sections 103.1 through 103.3 of the International Fire Code are deleted.

SECTION 104. – GENERAL AUTHORITY AND RESPONSIBILITIES.

104.1.1. Administrative Bulletins.

The Fire Department is authorized to issue Administrative Bulletins that establish or clarify requirements under this code, provide interpretations of this code, and set policies and procedures of the Bureau of Fire Prevention. These bulletins shall be posted on the Fire Department's website.

104.1.2. New Administrative Bulletins; Revisions to Existing Administrative Bulletins.

When the fire code official determines that it is appropriate to develop or revise an Administrative Bulletin ("Bulletin"), the Fire Department shall post the proposed new or revised Bulletin on its website for 30 days, and provide notice of that Bulletin to parties who have registered to receive notice on the Department's website. The posting shall include instructions for providing written comments on the proposed Bulletin and notice of a public hearing regarding the proposed Bulletin. The fire code official shall conduct a public hearing on the proposed Bulletin to obtain public comment. The hearing shall be held after the 30-day posting period. The Fire Commission shall approve any proposed new or revised Bulletin at a noticed meeting. A Bulletin shall not be effective until approved by the Fire Commission. The fire code official and the Fire Commission may amend the proposed Bulletin during the approval process without re-posting the Bulletin for 30 days.

104.6.2.1. Inspection Photographs.

The fire code official is authorized to take photographs during inspections as deemed appropriate by the fire code official.

104.11.2. Investigation Photographs.

The fire code official is authorized to take photographs during fire investigations as deemed appropriate by the fire code official.

104.11.3. Reward.

The Mayor is authorized to offer a reward for the arrest and conviction of any person found guilty of arson or attempted arson according to the California Penal Code.

SECTION 105. – PERMITS.

The following San Francisco Fire Code section replaces the corresponding California Fire Code section:

105.1.1. [For SF] Permits Required.

Any person who engages in an activity for which an operational permit is required under Section 105.5 shall obtain the appropriate permit from the fire code official prior to engaging in the activity. Any person installing or modifying systems or equipment that require construction permits under Section 105.6 shall obtain a building permit from the San Francisco Department of Building Inspection prior to the start of work. Any person applying for a permit shall pay permit fees, as required by Section 107, and any fees required by other departments as applicable, prior to the applicable Department issuing the permit. The permit holder shall keep the permit on the premises designated therein at all times and shall make the permit readily available for inspection by the fire code official.

The following San Francisco Fire Code section replaces the corresponding California Fire Code section:

105.1.3. [For SF] Multiple Permits for the Same Location.

When more than one Fire Department permit is required for the same location, the fire code official may consolidate the permits into a single permit at the time of issuance. The applicant shall pay a fee for permit consolidation as specified in Section 107.2.1.

The following San Francisco Fire Code section replaces the corresponding International Fire Code section:

105.2.3. [For SF] Time Limitation of Application.

The fire code official is authorized to cancel a permit application when the applicant fails to make corrections or to provide additional information required by the fire code official within 180 days after filing the application.

105.2.5. Hearing for Certain Permits.

Certain permit applications are subject to hearings in accordance with San Francisco Business and Tax Regulation Code, Article 1, Section 22.

The following San Francisco Fire Code section replaces the corresponding International Fire Code section:

105.3.1. [For SF] Expiration.

An operational permit shall remain in effect until re-issued, renewed, or revoked, or for such a period of time as specified in the permit. Construction permits shall be administered through the San Francisco building permit process in accordance with the San Francisco Building Code. Permits are not transferable, and a new permit is required for any change in occupancy, operation, tenancy, or ownership.

105.3.9. License.

When San Francisco Business and Tax Regulation Code, Article 1, Section 23, requires a license in conjunction with the issuance of a permit, the fire code official shall forward an approved permit to the Tax Collector for issuance.

Exception: Permits for permitted activities occurring on Port of San Francisco property are administered separately.

The following San Francisco Fire Code section replaces the corresponding California Fire Code section:

105.5.25. [For SF] Hot Work Operations.

An operational permit is required for hot work including, but not limited to:

1. Public exhibitions and demonstrations where hot work is conducted.

2. Use of portable hot work equipment inside a structure.

Exception: Work that is conducted under a construction permit.

3. Fixed-site hot work equipment such as welding booths.

4. Hot work conducted within a wildfire risk area.

5. Application of roof coverings and any other associated work while roofing or waterproofing the exterior surfaces of a building with the use of an open-flame device.

6. When approved, the fire code official shall issue a permit to carry out a hot work program. This program allows approved personnel to regulate their facility's hot work operations. The approved personnel shall be trained in the fire safety aspects denoted in this chapter and shall be responsible for issuing permits requiring compliance with the requirements found in Chapter 35. These permits shall be issued only to their employees for hot work operations under their supervision.

The following San Francisco Fire Code section replaces the corresponding International Fire Code section:

105.5.29. [For SF] LP-Gas (Liquified Petroleum Gas).

An operational permit is required for storage and use of LP-gas.

Exception: A permit is not required to use one LP-fueled cooking device per building or to store one additional cylinder with a 20 lb. (9.1 kg) aggregate water capacity outside of the building of residential occupancies. See Section 308.1.4 for additional requirements.

The following San Francisco Fire Code section replaces the corresponding International Fire Code section:

105.5.35. [For SF] Open Flame and Torches.

An operational permit is required to use a torch or open-flame device in a wildfire risk area.

The following San Francisco Fire Code section replaces the corresponding California Fire Code section:

105.5.38. [For SF] Outdoor Assembly Event.

An operational permit is required to conduct an outdoor assembly event where planned attendance meets either of the following:

1. The event is enclosed by a temporary or permanent fence, barricade, or similar enclosure and exceeds 500 persons.

2. The event exceeds 1000 persons in any outdoor area.

105.5.55. Lead-Acid Battery Systems.

An operational permit is required for stationary storage systems having a liquid capacity of more than 50 gallons (189L) of electrolyte.

105.5.56. Mobile Food Vendor Carts.

An operational permit is required for mobile food vendor carts equipped with appliances that use flammable gases, flammable liquids, compressed gases, open flames or other energy source(s).

105.5.57. Mobile Fueling (Dispensing).

An operational permit is required for mobile fueling operations carrying a liquid capacity in excess of 10 gallons (38L), in aggregate, of flammable or combustible liquids.

105.5.59. Mobile Fueling Location.

An operational permit is required for each location where mobile fueling operations will occur as part of a regular delivery service into vehicles not associated with a construction site.

105.5.60. Indoor Cannabis Cultivation.

An operational permit is required to cultivate cannabis inside any building, green house, pier, shed, or any other structure.

105.5.61. Emergency Responder Communication Coverage System.

An operational permit is required to operate an emergency responder communication coverage system (ERRCS).

105.6.25. [For SF] Car Stacking Parking Systems.

A construction permit is required to install car stacking parking systems in buildings.

The following San Francisco Fire Code section replaces the corresponding California Fire Code section:

106.1. [For SF] Submittals.

Construction permit applicants shall submit documents and supporting data in accordance with procedures established in the 2022 San Francisco Building Code and San Francisco Fire Department Administrative Bulletins when applicable.

The following San Francisco Fire Code section replaces the corresponding California Fire Code section:

106.4. [For SF] Retention of Construction Documents.

The building official shall be the custodian of approved construction documents in accordance with procedures established in the San Francisco Building Code.

SECTION 107. – FEES.

The following San Francisco Fire Code Section 107 replaces the corresponding International Fire Code Section 107:

107.1. [For SF] General.

The Fire Department shall assess fees in accordance with the provisions of this section.

107.2. [For SF] Operational Permit Filing Fees.

The filing fee for operational permits is set forth in Table 107-A. Inspections necessary for permit issuance that require more than two hours to complete shall be subject to an additional fee of $136 for each hour. The Fire Department shall not issue a permit until the fees are paid.

107.2.1. [For SF] Consolidation of Operational Permits Fee.

The fee for consolidation of operational permits is $95.00 for each activity added to the original permit.

107.2.2. [For SF] Posting Fee.

The fee for posting notice of application for certain permits are set in the San Francisco Business and Tax Regulation Code, Article I, Section 27.

107.2.3. [For SF] Permit Fees for Vendors at Street Fairs Involving Temporary Street Closures (ISCOTT).

Permit fees for vendors at street fairs involving temporary street closures are set in the San Francisco Transportation Code, Division 1, Article 6, Section 6.6.

107.3. [For SF] Construction Permit Fees.

The Central Permit Bureau at the Department of Building Inspection collects construction permit (building permit) fees in accordance with the San Francisco Building Code. When the Fire Department conducts plan review for buildings or portions of buildings under its authority, the Department will assess plan review fees in accordance with Section 107.4. When the Fire Department conducts inspections for buildings or portions of buildings under its authority, the Department will assess inspection fees in accordance with Section 107.5.

107.4. [For SF] Plan Review Fees.

Upon application for a permit for the erection of a new building or for alteration work for which plans are required by the Department of Building Inspection, the Central Permit Bureau shall charge and collect a fee to compensate the Fire Department for its costs of reviewing plans submitted with building permit applications for compliance with fire safety regulations. The fee shall be based on the valuation of the work as determined by the Department of Building Inspection. The fee for each permit is set in Table 107-B. The Fire Department shall assess a fee in the amount of $136 per hour to review revisions to any previously approved plans. The Central Permit Bureau shall collect the fee before issuing the permit.

107.5. [For SF] Field Inspection Fees.

When the Fire Department determines a field inspection is required to verify that building construction is in compliance with fire safety regulations and this code, it shall notate the application accordingly to provide notice to the Central Permit Bureau. The Central Permit Bureau shall collect the inspection fee due, before issuing a building permit. The fee for each permit is set in Table 107-C. Initial field inspection fees will be charged for inspections of new fire alarm, sprinkler, and gaseous suppression systems per the notation in Table 107-C.

After building permit issuance, when the fire code official notifies the applicant that additional inspection time is required over the amount of time set in Table 107-C, the applicant shall purchase

additional inspection time before the inspector schedules additional inspections. The Fire Department shall collect a fee of $136 per hour for the cost of providing the inspection service.

107.6. [For SF] Pre-Application Plan Review.

When an applicant wishes to discuss specific design issues or submit preliminary designs for review and comment by the Fire Department before the applicant submits a formal application for permit, the Fire Department shall assess a fee of $544. This fee provides the applicant with up to two hours for research and two hours to meet with Fire Department personnel. When the time spent by the Fire Department exceeds these hours, the Department shall assess additional fees at the rate of $136 per hour.

107.7. [For SF] Re-Inspection of Violation Fees.

If the fire code official issues a notice of violation under this code, the notice of violation may set a period of time that is reasonable to remedy the violation, and the fire code official may re-inspect the property to verify that the person responsible has made the required correction. The Fire Department shall collect a fee in the amount of $272 for re-inspections. If the time required for the re-inspection exceeds one hour, the Fire Department shall assess an additional fee at the rate of $136 per hour.

107.8. [For SF] High-Rise Inspection Fees.

For inspections of high-rise structures pursuant to Section 13217 of the California Health and Safety Code, the owner of the structure shall pay a fee to cover the Fire Department's costs of inspection. The Department shall calculate the fee on the basis of $13.93 per 1000 square feet of gross floor area.

107.8.1. [For SF] Gross Floor Area.

For purposes of this section, the term "gross floor area" is defined as the entire area of each floor, attic, basement or shaft of a building included within the exterior walls of a building, including

any portion not included within the exterior walls that is under the horizontal projection of the roof or floor above.

107.9. [For SF] Referral Fees.

If a government agency requests a preliminary site inspection or survey of a premise for compliance with this code or other regulatory codes enforced by the Fire Department, the Fire Department shall collect a service fee of $136 per hour for the on-site inspections and consultations. When the referral inspection is requested by another San Francisco agency, the requesting agency shall transfer the fee to the Fire Department through electronic transfer. The requesting agency shall pay the fee before scheduling the inspection or consultation. Fees referenced in the California Health and Safety Code take precedence over this fee.

107.10. [For SF] Overtime Fee.

If a person requests an inspection or other service that requires the assigned Fire Department employee to work outside of the employee's normal working schedule, the Department will charge an overtime fee of $150.00 per hour. The person requesting the services shall pay the fee before the inspection or other service is performed. The minimum compensation is four hours.

107.11. [For SF] Collection of Other Fees.

The fire code official may collect fees as required by other portions of the San Francisco Municipal Code for services by other City departments pertinent to the issuance of permits required by this code.

107.12. [For SF] Water Flow Request Fee.

Upon a request from a person for water flow information, the Department will charge a water flow fee of $136. If the information requested requires that Fire Department employees perform an on-site water flow test, the Department will charge a fee of $272.

107.13. [For SF] False Alarm Fees.

The Fire Department shall charge a service fee of $250 for each false fire alarm to which the Department responds after the first two false fire alarms at that address within any calendar year. The Fire Department shall charge a service fee of $500 for each false fire alarm to which the Department responds after the first five false fire alarms at that address within any calendar year. The fire code official may waive the false alarm fee for good cause as determined by the Chief. The Fire Department shall send notice of the fee to the responsible person, requiring payment within 30 days of the date of the notice.

107.14. [For SF] Residential Apartment/Hotel Inspection Fee.

The Fire Department shall charge an inspection fee of $167.00 to inspect buildings under the R1 and R2 Residential Apartment/Hotel Inspection Program.

107.15. [For SF] Voluntary Seismic Retrofit Fee Waiver.

Notwithstanding the fees established herein, if a project involves voluntary seismic retrofit upgrades to soft-story, wood-frame buildings, as defined by the Director of the Department of Building Inspection, the project applicant is exempt from the proportionate share of plan review fees specified under this code that related to the retrofit work.

107.16. [For SF] Cost Recovery Related to Vehicle Incidents.

(a) The Fire Department may submit a claim to recover its reasonable costs incurred responding to a motor vehicle incident in the City and County of San Francisco where a person has willfully or negligently caused or permitted the contents of a motor vehicle to be deposited on a street or highway, or its appurtenances, and the Fire Department removes those vehicle contents from the street or highway, or its appurtenances. Vehicle contents may include gas, oil and vehicle debris. The Fire Department shall submit the claim to the insurance company of the person responsible for willfully or negligently causing or permitting the vehicle contents to be deposited on the street or highway, or its appurtenances.

(b) The Fire Department shall submit claims in the following amounts:

Description of Incident	***Charge***
One suppression unit provided vehicle content removal (one hour or less)	*$249*
Two or more suppression units provided vehicle content removal (one hour or less)	*$498*
Any incident where the vehicle content removal exceeds one hour	*An amount based on the reasonable time and materials costs incurred*

(c) After a noticed hearing, the Chief of the Fire Department may promulgate rules to effectuate the purposes of this section or to facilitate the claim process.

107.17. Reserved.

107.18. Reserved.

107.19. Reserved.

107.20. Reserved.

107.21. [For SF] Fee-Setting Procedure.

(a) No later than a date that the Controller shall prescribe, the Chief of the Department shall annually report the revenues received from each type of fee the Department collects. The report shall include the costs, both direct and indirect, the Department incurs in providing the services for which each fee is assessed, the anticipated costs for the ensuing fiscal year, the level of service the Department anticipates it will provide for each service for which it charges a fee, and the rate that would be necessary to support each service. The Controller shall file the report with the Board of Supervisors no later than July 1st of each year. If the fees are insufficient to recover SFFD costs, or if the fee recovers more than the actual costs, the Controller shall submit legislation to the Board of Supervisors to ensure that over time the City fees do not exceed the cost of providing the service for which the City charges the fee. The amount of the license fee for the Fire Department permit for the 2022-2023 fiscal year shall be as set forth in the Business and Tax Regulations Code Section 75 et seq.

(b) Beginning with the set of fees for fiscal year 2019-2020, and each fiscal year thereafter, the Controller shall annually adjust the Department's fees as provided in this section to the extent necessary to ensure that over time each departmental fee does not exceed the cost of providing the service for which the City charges the fee. This process will occur as follows. The Chief of the Department shall annually report to the Controller the revenues received from each type of fee the Department collects for the immediately preceding year. The report shall include the costs, both direct and indirect, the Department incurred in providing the services for which each fee is assessed, the anticipated costs for the ensuing fiscal year, the level of service the Department anticipates it will provide for each service for which it charges a fee, and the rate that would be necessary to support each service. No later than April 15 of each year, the Chief of Department shall submit this report and SFFD's current fee schedule to the Controller. No later than July 1 of each year, the Controller shall make such adjustments to the fees as are necessary to comply with this ordinance and file a report with the Board of Supervisors reporting the new fee schedule as adjusted under this ordinance and certifying that: (1) each will produce sufficient revenue to support the costs of providing the services for which the fee is charged and (2) each fee will not produce revenue that exceeds the costs of providing the services for which each permit fee is charged. No later than September of each year, SFFD's fee schedule showing the current fee amounts inclusive of annual adjustments shall be published in an Appendix to the Fire Code, posted on SFFD's website, and made available upon request at SFFD headquarters.

TABLE 107-A. – OPERATIONAL PERMIT FEES.

TYPE OF PERMIT	*FEE*
Additive Manufacturing	*$387*

Aerosol Products, Regulated Activities	*$387*
Amusement Buildings, Operation	*$387*
Aviation Facilities, Regulated Activities	*$387*
Aviation Facilities, Aircraft Refueling Vehicle	*$387*
Battery System, Operation	*$387*
Carnivals and Fairs, Operation	*$387*
Cellulose Nitrate Film, Regulated Activities	*$387*
Combustible Dust-Producing Operations	*$387*
Combustible Fiber, Regulated Activities	*$387*
Compressed Gas, Regulated Activities	*$387*
Conditional Use	*$95*
Covered Mall Buildings, Operation	*$387*
Cryogenic Fluids, Regulated Activities	*$387*

Cutting and Welding, Operation	*$387*
Dry Cleaning Plant, Operation	*$387*
Energy Storage Systems	*$387*
Exhibits and Trade Shows, Operation	*$387*
Explosives, Regulated Activities (includes Fireworks)	*$387*
Fire Hydrants and Valves	*$387*
Firefighter Air Systems, Maintenance	*$387*
Floor Finishing	*$387*
Flammable or Combustible Liquids, Regulated Activities	*$387*
Fruit and Crop Ripening	*$387*
Fumigation and Thermal Insecticidal Fogging	*$387*
Hazardous Materials, Regulated Activities	*$387*
Hazardous Production Material (HPM) Facilities	*$387*

High-Piled Storage	*$387*
Hot Work Operations, Regulated Activities	*$387*
Indoor Cannabis Cultivation	*$387*
Industrial Ovens	*$387*
Liquid- or gas-fueled vehicles or equipment in assembly buildings	*$387*
Liquefied Petroleum Gases (LPG), Regulated Activities	*$387*
Lithium Batteries	*$387*
Live Audience, Production Facility, Studio, Sound Stage	*$387*
Lumberyards and Woodworking Plants	*$387*
Magnesium Processing	*$387*
Miscellaneous Combustible Storage	*$387*
Mobile food vendor carts	*$95*
Mobile Food Preparation Vehicles	*$387*

Mobile Fueling-Dispensing	*$387*
Mobile Fueling Location(each)	*$387*
Mobile Fueling of hydrogen-fueled vehicles	*$387*
Motor Fuel-Dispensing Facilities	*$387*
Open Burning	*$387*
Open Flame and Candles in Assembly Areas	*$387*
Open Flame and Torches – Wildfire Risk Area	*$387*
Organic Coating, Manufacturing	*$387*
Outdoor Assembly event	*$387*
Place of Assembly	*$387*
Place of Assembly – Permanent Occupancy for Non-Profit Group	*$0*
Plant Extraction Systems	*$387*
Private fire hydrant - Remove, use, or operate	*$387*

Pyrotechnic Special Effects Material	*$387*
Pyroxylin Plastics	*$387*
Refrigeration Equipment	*$387*
Repair Garages and Motor Fuel Dispensing Facilities	*$387*
Rooftop Heliports	*$387*
Spraying or dipping - Operational	*$387*
Temporary Membrane Structures and Tents	*$387*
Tire Rebuilding Plants	*$387*
Waste Handling, Regulated Activities	*$387*

TABLE 107-B. – PLAN REVIEW FEES.

VALUATION	***FEE***
$1.00 TO $2,000	*$80.26 for the First $1,000 or less plus $72.0448 for each additional $1,000.00 or fraction thereof, to and including $2.000.00*
$2,001 TO $50,000	*$159.30 for the First $2,000 or less plus $15.2655 for each additional $1,000.00 or fraction thereof, to and including $50.000.00*

$50,001 TO $200,000	*$892.04 for the First $50,000 or less plus $6.1227 for each additional $1,000.00 or fraction thereof, to and including $200,000.00*
$200,001 TO $500,000	*$1,810.95 for the First $200,000 or less plus $2.8554 for each additional $1,000.00 or fraction thereof, to and including $500,000.00*
$500,001 TO $1,000,000	*$2,667.58 for the First $500,000 or less plus $1.9060 for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00*
$1,000,001 TO $5,000,000	*$3,620.53 for the First $1,000,000 or less plus $1.4490 for each additional $1,000.00 or fraction thereof, to and including $5,000,000.00*
$5,000,001	*$9,416.48 for the First $5,000,000 or less plus $0.7307 for each additional $1,000.00 or fraction thereof*

NOTATION TO TABLE 107-B:

EVACUATION SIGNAGE: Plan review beyond thirty minutes will be assessed at an hourly rate of $136 per hour.

TABLE 107-C. – FIELD INSPECTION FEES (See notation for additional fees).

VALUATION		***FEE/INSP. TIME CREDIT***
Over	***Not More Than***	
$0	*$10,000*	*$136 ONE HOUR*
$10,001	*$50,000*	*$272 TWO HOURS*
$50,001	*$500,000*	*$408 THREE HOURS*
$500,001	*$5,000,000*	*$680 FIVE HOURS*
$5,000,001	*$10,000,000*	*$1,360 TEN HOURS*
$10,000,001	*$25,000,000*	*$2,720 TWENTY HOURS*
$25,000,000		*$4,080 THIRTY HOURS*

NOTATION TO TABLE 107-C:

NEW FIRE ALARM SYSTEMS	*$272 TWO HOURS*
NEW SPRINKLER SYSTEMS	*$408 THREE HOURS*
NEW GASEOUS SUPPRESSION SYSTEMS	*$272 TWO HOURS*

This initial minimum inspection fee covers all inspections up to the hours specified above. If the inspections for the new system exceed the hours specified above, additional hourly fees will be assessed.

SECTION 110. – SERVICE UTILITIES.

The following San Francisco Fire Code section replaces the corresponding International Fire Code section:

110.1. [For SF] Authority to Disconnect Service Utilities.

The fire code official may order disconnection of utility service to a building, structure, or system in order to safely execute emergency operations or to eliminate an immediate hazard.

SECTION 111. – [DELETED].

Section 111 of the International Fire Code is deleted.

SECTION 112. – VIOLATIONS.

The following San Francisco Fire Code Section replaces the corresponding California Fire Code Section:

112.1. [For SF] Unlawful Acts.

(a) It shall be unlawful for a person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy, or maintain a building, occupancy, premises, system, or

vehicle, or any portion thereof: or cause the same to be done, in violation of any of the provisions of this code.

(b) It shall be unlawful for a person to engage in any activity for which a permit is required under this code without the required permit, or to engage in any activity in violation of conditions set in a permit issued under this code.

The following San Francisco Fire Code Section replaces the corresponding California Fire Code Section:

112.2. [For SF] Person Responsible.

(a) Except as provided in subsection (c), the person responsible for a violation that pertains to a building, occupancy, premises, system, or vehicle is the owner of the building, occupancy, premises, system, or vehicle.

(b) The person responsible for a violation that pertains to an activity conducted without a permit required under this code or in violation of a permit issued under this code is the person engaging in that activity, except that if the person engaging in the activity is the employee of a business and is performing the activity in the course and scope of his or her employment, the owner of the business is the person responsible.

(c) The person responsible for a violation of Section 108.6 or Section 1031.2 is the owner of the business operating at the building or premises.

The following San Francisco Fire Code Section replaces the corresponding California Fire Code Section:

112.3. [For SF] Remedies Available.

The fire code official may enforce the provisions of this code by: issuing a notice of violation under Section 112.4; issuing an administrative citation under Section 112.5; or issuing criminal penalties under Section 112.6.

In addition to the above remedies or other remedies authorized by law, in cases where there is a continuing or recurring fire hazard in a residential building with three or more dwelling units, the fire code official may issue a Fire Life Safety Notice and Order that requires the owner of the building to do one or more of the following to abate or mitigate the fire hazard: (1) install a new fire sprinkler system; (2) improve an existing fire sprinkler system or upgrade it to current code requirements; (3) install a new fire alarm and/or detection system; or (4) improve an existing fire alarm and/or detection system or upgrade it to current code requirements. For purposes of this Section 112. 3, a "fire hazard" is defined in Section 102A.1 of the San Francisco Building Code.

The fire code official may exercise this authority in cases where the fire official has determined that:

(a) Notwithstanding the Department's issuance of two or more notices of violation under Section 112. 4 or administrative citations under Section 112. 5, a fire hazard continues to exist or recurs after abatement in a residential building of three or more units; and

(b) While the cited code violations have not risen to the level of an imminent hazard, they are so extensive and of such a nature (including but not limited to a nonworking fire alarm or sprinkler system, a broken or deteriorated fire escape or egress system, or locked or permanently blocked exits) that the health and safety of the residents and/or the general public is substantially endangered; and

(c) The property owner has failed to abate or mitigate the violations in a timely way in accordance with an order issued pursuant to Section 112.4.3(g) of this Code.

Each notice of violation or administrative citation for a fire hazard issued pursuant to Sections 112.4 or 112.5 shall provide information about the Fire Life Safety Notice and Order and the consequences for not abating fire safety violations within the specified compliance period. In addition,

prior to issuance of a Fire Life Safety Notice and Order, the fire code official shall send a letter by regular and certified mail to the building owner at the address listed with the Assessor-Recorder's Office and to the persons or entities listed in subsection (b) below informing them that because the building has been cited with two or more notices of violation for a fire hazard under Section 112.4 or administrative citations under Section 112.5 of this Code, the owner is a potential recipient of a Fire Life Safety Notice and Order.

All the notice and hearing procedures set forth in Section 112.4.3 shall apply to a Fire Life Safety Notice and Order, except as that procedure may be modified below.

(a) The Fire Life Safety Notice and Order shall:

(1) Be signed by the fire code official

(2) Set forth the street address of the building and a description of the building or property sufficient for identification;

(3) Identify each code violation that the fire code official has determined is a fire hazard substantially endangering the health and safety of the residents and/or the general public;

(4) Specify the fire safety installation, improvement, and/or upgrades required; and

(5) Contain time frames required for compliance with the order.

(b) The fire code official shall serve the Fire Life Safety Notice and Order by certified mail on the building owner(s) at the address listed with the Assessor-Recorder's Office. A copy shall also be sent by certified mail to:

(1) The person, if any, in real or apparent charge and control of the premises involved;

(2) The holder of any mortgage, deed of trust, lien, or encumbrance of record; and

(3) The owner or holder of any other estate or interest in the building or property, or the land on which it is located.

(c) The fire code official shall post a copy of the Fire Life Safety Notice and Order in a conspicuous place on the subject property and either mail or deliver a copy to the resident(s) of each unit on the subject property.

(d) Unless the building owner demonstrates to the fire code official's satisfaction that the owner has made substantial progress in complying with the Fire Life Safety Notice and Order, if the building owner has not complied with said Notice and Order according to the required time frames the fire code official shall schedule an administrative hearing to be held no later than 14 days after the compliance deadline.

(e) If an Administrative Hearing is held, the fire code official shall attend the hearing, which shall be conducted by a designated Hearing Officer. A written decision signed by the fire code official shall be issued no later than 30 days after the hearing.

(f) A copy of the fire code official's written decision shall be recorded in the Assessor-Recorder's Office.

(g) The fire code official shall refer the case to the City Attorney for its review and possible action within 90 days after recording said Notice and Order.

The following San Francisco Fire Code Section replaces the corresponding California Fire Code Section:

112.4. [For SF] Notice of Violation.

(a) When the fire code official finds a building, occupancy, premises, system, or vehicle, or any portion thereof, that is in violation of this code, the fire code official shall, within 15 days, prepare a written notice of violation, which shall identify the code sections violated, describe the violation, and, where applicable, require correction of the violation. The notice of violation shall also set forth the penalties, fees, and costs for the violation. The notice of violation shall also identify the violation as a priority complaint, for violations presenting immediate life safety issues, or a standard complaint, for

all other violations. When correction is not immediate, the notice of violation shall specify a time for compliance and re-inspection.

(b) When the fire code official finds a person performing any activity requiring a permit under this code without the required permit, or conducting an activity in violation of conditions set in a permit issued under this code, the fire code official may prepare a written notice of violation, which shall identify the code sections violated and describe the violation. The notice of violation shall also set forth the penalties, fees, and costs for the violation. The notice of violation shall also identify the violation as a priority complaint, for violations presenting immediate life safety issues, or a standard complaint, for all other violations. In addition, the fire code official may issue a stop work order under Section 113, requiring the person to immediately cease performing the activity.

The following San Francisco Fire Code Section replaces the corresponding California Fire Code Section:

112.4.1. [For SF] Service of Notice of Violation.

(a) When a notice of violation pertains to a specific building, occupancy, premises, system, or vehicle, the fire code official shall mail a copy of the notice of violation to the owner of the building, occupancy, premises, system, or vehicle by regular U.S. mail. The fire code official shall post the notice of violation in a conspicuous place on the subject property.

(b) When a notice of violation pertains to a person engaged in an activity for which a permit is required without the required permit, or in violation of a permit issued under this code is the person engaging in that activity, the fire code official shall serve the notice of violation upon the person responsible for the activity as follows: by personal service, by regular U.S. mail and certified mail, or by leaving it with a person of responsibility at site of the activity. The fire code official shall post the notice of violation in a conspicuous place on the subject property.

(c) Service by certified or registered mail is effective on the date of mailing if the certified or registered letter is mailed, postage prepaid, return receipt requested, to the person responsible at that person's current address as listed with the Assessor's Office. If the Assessor's Office records do not include an address for a person entitled to notice, then the fire code official shall serve that person by mailing the letter to the address of the building, occupancy, premises, or system involved in the proceedings.

112.4.2. Re-Inspection Fee.

When the fire code official issues a notice of violation and sets a date for compliance and re-inspection to certify compliance with code requirements, the fire code official shall charge a $272 violation re-inspection fee for each re-inspection and the person responsible shall pay that fee.

112.4.3. Hearing on Notice of Violation.

(a) If the person responsible to correct a violation identified as a priority complaint fails to do so within the time period specified in the notice of violation, the fire code official shall set the matter for hearing, to be heard within 60 days of the deadline. If the person responsible to correct any other violation fails to do so within the time period specified in the notice of violation, the fire code official shall set the matter for hearing, to be heard within 180 days of the deadline.

(b) Notice of hearing. If the fire code official determines to set the matter for hearing, the fire code official shall serve a notice of hearing that provides at least 10-day notice of the hearing. The notice shall include the following information: (1) the street address of the building, occupancy, premises, or system that is in violation of the code, or the date and location of any activity conducted without a required permit or in violation of permit conditions; (2) the date, hour and place of the hearing; (3) a statement that the hearing is an opportunity for all interested parties to appear before the fire code official to show cause why the fire code official should not order the building, occupancy, premises, or system repaired or altered to be brought into compliance with code, or vacated or

demolished, or require a permit or compliance with permit requirements; (4) a warning that describes the penalties for violation as set forth in subsection (k) below and Section 112.4.4; and (5) a copy of the notice of violation.

(c) Service of hearing notice. The fire code official shall serve the notice of hearing on each of the following persons: (1) the person, if any, in real or apparent charge and control of the building, occupancy, premises, or system, or responsible for any activity; (2) the owner of record of any building, occupancy, premises, or system, or where an activity occurred; (3) the holder of any mortgage, deed of trust, lien or encumbrance of record; (4) the owner or holder of any recorded lease; and (5) the holder of any other recorded estate or interest in the building, occupancy, premises, or system, or the land upon which it is located. The fire code official shall include an affidavit or declaration under penalty of perjury, certifying to the time and manner in which the notice was served. The fire code official shall serve the notice of hearing as follows: by personal service; or by regular U.S. Mail and certified or registered mail. Service by certified or registered mail is effective on the date of mailing if the certified or registered letter is mailed, postage prepaid, return receipt requested, to each person entitled to notice as that person's address appears on the last annual tax roll of the county or at the address to which the Tax Collector mailed the most recent real property tax bill for the building, occupancy, premises, or system. If the annual tax roll or the Tax Collector records do not include an address for a particular person entitled to notice, then the fire code official shall serve the notice to that person at the address of the building, occupancy, premises, or system involved in the proceedings. The failure of any owner or other person to receive a notice of hearing shall not affect in any manner the validity of any proceeding taken or order issued under this section.

(d) Posting of notice. The fire code official shall ensure that a copy of the notice of hearing and notice of violation is posted in a conspicuous place on the building or property, and at the location of the hearing. The notice shall be posted at both locations at least 10 days before the date set for the hearing.

(e) [Reserved].

(f) Hearing. The fire code official or designee shall conduct a public hearing on the matter, at the date, time and location specified in the notice of hearing. The fire code official or designee may continue the hearing for good cause, except that any continuance shall not exceed 30 days, and only one continuance is allowed. Subject to any procedures prescribed by the fire code official for the orderly conduct of the hearing, the fire code official may permit persons with an interest in the building, occupancy, premises, or system, or with knowledge of facts material to the allegations of the notice of violation, to present evidence for the fire code official to consider. The fire code official shall promulgate procedures for implementation of the hearing.

(g) Decision and order. The fire code official shall give full and fair consideration to the evidence received at the hearing, and within 30 days of the conclusion of the hearing, shall issue a written decision either: (1) finding no violation and issuing an Order of Rescission that withdraws the notice of violation and dismisses the proceedings; or (2) finding that the building, occupancy, premises, or system, or any portion thereof, is in violation of this code and issuing an Order to Abate. The order shall state that the person responsible take action as ordered by the fire code official to bring the building, occupancy, premises, or system into compliance with this code. The order may also include an Order to Vacate directing the building, occupancy, or premises be vacated pending compliance with the requirements of this code.

Any Order to Abate a violation of this code or an Order to Vacate a building, occupancy or premises shall include the following: the street address of the building, occupancy, premises, or system; findings and conclusions about the specifics of the violations and the code section violated; a statement of work the person responsible must perform to remedy the violation and, if applicable, an order to vacate; and time requirements for compliance with the order. The fire code official shall require the person responsible to commence work required under the order within not more than 30 days from the

date of the decision, and shall set a reasonable period of time, not to exceed six months from commencement, for the person responsible to complete the required work.

(h) Service of, posting, and recording decision. The fire code official shall serve the decision and order on the persons and in the manner specified in subsection (c) above. The fire code official shall post the decision and order in the manner specified in subsection (d) above. The fire code official shall record the decision and order in the Assessor-Recorder's Office.

(i) Extension. The person responsible may submit a written application to extend the date to commence work required under the decision and order or to extend the date to complete required work. The fire code official may grant a request to extend the time to commence or to complete work, for good cause shown, only where there is no imminent risk to life or property, and for a time not to exceed 90 days.

(j) Compliance, Order of Compliance. When the fire code official determines that the person responsible has completed all work required under the order, and that the building, occupancy, premises, or system complies with the requirements of this code, the fire code official shall issue an Order of Compliance, acknowledging that the person responsible has complied with the original order. The fire code official shall serve and post the Order of Compliance, and file it in the Assessor-Recorder's Office after all associated fees, fines, and penalties have been paid.

(k) Penalties for disregarding order. Any person responsible who fails to comply with an Order to Abate under this section shall be guilty of an infraction as set forth in Section 112.6. Any person who removes any notice or order posted as required in this section shall be guilty of an infraction as provided in Section 112.6.

Any person in possession who fails to comply with an Order to Vacate shall be guilty of a misdemeanor as provided in Section 112.6.

All Orders to Abate and Orders to Vacate filed at the Assessor-Recorder's Office shall be referred to the City Attorney's Office (CAT) for civil action within 30 days after recording if work to

correct the violation has not commenced, or if the fire code official determines that the work to abate the violation has not progressed.

112.4.3.1. Administrative Hearing Referral Fee.

When the owner of the building, occupancy, premises, system, or vehicle fails to abate a violation by the compliance date and the fire code official refers the matter for hearing, the department shall charge a $136 administrative hearing referral fee for the processing of the Notice of Administrative Hearing as per Section 112.4.3 (a)(b)(c) and the person responsible shall pay that fee.

112.4.3.2. Administrative Hearing Fee.

When the owner of the building, occupancy, premises, system, or vehicle fails to abate a violation and the fire code official refers the matter for hearing and sets a date for the violation to be heard before a hearing officer, the fire code official shall charge a $408 administrative hearing fee for each Administrative Hearing where the violation is heard and the person responsible shall pay that fee.

112.4.3.3. Administrative Hearing Re-Inspection Fee.

When the hearing officer sets a date for violations to be corrected and verify compliance with code requirements, the fire code official shall charge a $136 violation re-inspection fee for each re-inspection and the person responsible shall pay that fee.

112.4.3.4. Allocation of Administrative Hearing Fees.

All administrative hearing and reinspection fees, including late payment fees, shall be payable to the Fire Department and upon receipt by the Department, these associated revenues shall be deposited in a designated Bureau of Fire Prevention project account to support expenditures related to community outreach, internal fire prevention personnel training, and other fire safety education and prevention programs.

112.4.4. Civil Action and Penalties.

Any person violating this code, or who violates, disobeys, omits, neglects or refuses to comply with any notice of violation or decision and order under this code, shall be liable for a civil penalty of

up to $1,000 for each day the violation is committed or permitted to continue, in addition to attorney's fees and costs, which penalty shall be assessed and recovered in a civil action brought by the City and County of San Francisco in any court of competent jurisdiction. In assessing the amount of the civil penalty, the court shall consider any one or more of the relevant circumstances presented by any of the parties to the case, including but not limited to, the following: the nature and seriousness of the misconduct, the number of violations, the persistence of the misconduct, the length of time over which the misconduct occurred, the willfulness of the defendant's misconduct, and the defendant's assets, liabilities and net worth. Any penalties imposed pursuant to this section shall be paid to the City other remedies provided by law. No provision in this section shall preclude prosecution of actions for criminal penalties concurrently, sequentially, or individually.

112.4.4.1. Allocation of Civil Penalty Fines.

All fines and late payment fees shall be payable to the Fire Department and upon receipt by the Department, these associated revenues shall be deposited in a designated Bureau of Fire Prevention project account to support expenditures related to community outreach, internal fire prevention personnel training, and other fire safety education and prevention programs.

112.4.5. Presumption of Noncompliance.

Notwithstanding any other provision of this code, any person served with a notice of violation that sets a date to correct the violations shall be presumed, in civil proceedings, to have failed to comply with that notice of violation if the date to correct the violation has passed without correction of the violation.

112.5. Administrative Citations.

Violations of this code may be punishable by administrative citation. Chapter 100 of the San Francisco Administrative Code is herein incorporated in its entirety and shall govern the amount of fees and the procedure for imposition, enforcement, collection and administrative review of administrative citations under this section, except that the amount of the penalties for the code sections

set in Section 112.5.2 shall be the amount specified in that section, and all fines shall be allocated as specified in Section 112.5.3.

112.5.1. City Employees Who May Issue Administrative Citations.

The City employees specified in Section 112.7 may issue administrative citations for any violation of this code.

112.5.2. Fines for Administrative Citations for Specific Code Violations.

The fine for violation of Sections 105.1.1, 109.6, 113.4, 901.8 and 1032.2 shall be $1000.

112.5.3. Allocation of Administrative Citation Fines.

All administrative citation fines and late payment fees shall be payable to the Fire Department and upon receipt by the Department, these associated revenues shall be deposited in a designated Bureau of Fire Prevention project account to support expenditures related to community outreach, internal fire prevention personnel training, and other fire safety education and prevention programs.

112.6. Criminal Penalties.

Pursuant to California Government Code Section 36900, any person who violates, disobeys, omits, neglects, or refuses to comply with any of the provisions of this code or any lawful order issued under this code shall be guilty of an infraction or a misdemeanor. The fire code official shall determine, and the citation shall specify, whether the violation charged is a misdemeanor or an infraction.

If charged as an infraction of a city building or safety code, the penalty shall be 1) a fine not to exceed $130 for a first violation, 2) not to exceed $700 for a second violation of the same section or subsection within one year of the date of the first violation, and 3a) not to exceed $1,300 for each additional violation of the same section or subsection within one year of the date of the first violation, or 3b) a fine not exceeding $2,500 for each additional violation of the same ordinance within two years of the first violation if the property is a commercial property that has an existing building at the time of

the violation and the violation is due to failure by the owner to remove visible refuse or failure to prohibit unauthorized use of the property.

If charged as a misdemeanor, the penalty shall be a fine of not less than $500, or more than $1,000, or imprisonment in the county jail not exceeding six (6) months, or both a fine and imprisonment, no part of which may be suspended. Every day such violation, disobedience, omission, neglect or refusal continues is a new offense. Any person engaging in any work in violation of the provisions of this code, and any person having charge of such work who permits it to be done, shall be liable for the penalty provided.

112.6.1. Allocation of Criminal Penalty Fines.

All criminal penalty fines, including late payment fees, shall be payable to the Fire Department and upon receipt by the Department, these associated revenues shall be deposited in a designated Bureau of Fire Prevention project account to support expenditures related to community outreach, internal fire prevention personnel training, and other fire safety education and prevention programs.

112.7. Designated Officers and Employees.

Pursuant to California Penal Code Section 836.5, the classes of officers or employees of the City and County of San Francisco listed below are empowered to enforce all provisions of this code against violations as a misdemeanor or infraction by exercising arrest and citation authority:

Classification No.	***Class Title***
H-51	*Assistant Deputy Chief II*
H-50	*Assistant Chief*
H-42	*Assistant Fire Marshal*
H-40	*Battalion Chief*

H-32	*Captain Division of Fire Prevention and Investigation*
H-30	*Captain*
H-24	*Lieutenant Bureau of Fire Investigation*
H-22	*Lieutenant Bureau of Fire Prevention*
H-20	*Lieutenant*
H-10	*Chief's Aide*
H-6	*Investigator*
H-4	*Fire Inspector*
6281	*Fire Safety Inspector II*

112.8. Civil Action to Recover Costs.

Under California Health and Safety Code Section 13009, any person who negligently, or in violation of the law, sets a fire, allows a fire to be set, or allows a fire kindled or attended by him or her to escape onto any public or private property is liable for the fire suppression costs incurred in fighting the fire and for the cost of providing rescue or emergency medical services, and those costs shall be charged against that person. The City and County of San Francisco may initiate a civil action in any court of competent jurisdiction to recover all amounts authorized under Health and Safety Code Section 13009 and Section 13009.1. Any amounts recovered shall be paid to the City Treasurer and credited to the Fire Department.

112.9. Remedies are Non-Exclusive.

Notwithstanding the provisions of Sections 112.1 through 112.8, the City may institute civil proceedings for injunctive and monetary relief, including civil penalties, against any person for violations of the Fire Code under any circumstances, without regard to whether a complaint has been

filed or the fire official has issued a notice of violation under Section 112.4 or an order to correct under Section 112.4.3(g).

SECTION 113. – STOP WORK ORDER.

The following San Francisco Fire Code section replaces the corresponding California Fire Code section:

113.4. [For SF] Failure to Comply.

Any person who continues any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be in violation of this code.

SECTION 115. –FEE COLLECTION.

115.1. Collection of Fees.

For services that are conducted before the collection of fees, the Department shall proceed in accordance with this section.

115.1.1. First Notice.

When fees are due under Sections 107.7, 107.8, 107.9, 107.13, or 107.14, the Department shall send the responsible person a notice of payment due.

115.1.2. Second Notice.

If the Fire Department does not receive full payment within 60 days after it sent a notice of payment due pursuant to Section 115.1.1, the Department shall send a second notice of payment due to the responsible person. That written notice shall state that the responsible person is liable for the payment of the fee indicated on the notice and provide notice that if payment of the Fire Department does not receive the fee within 30 days of the mailing date of the second notice, a penalty of 10 percent

plus interest at the rate of one percent per month on the outstanding balance shall be added to the fee indicated on the notice from the date that notice of payment due was sent under Section 107.

115.1.3. Report to Bureau of Delinquent Revenue Collection.

If the Department does not receive payment within 30 days following mailing of the second notice, the Department may report all accounts receivable over $300 to the Bureau of Delinquent Revenue Collection in accordance with San Francisco Administrative Code, Chapter 10, Article V. Accounts receivable under $300 shall be administered in accordance with Administrative Code Section 10.41-1.

CHAPTER 2. – DEFINITIONS.

SECTION 202.

The following San Francisco Fire Code definition replaces the corresponding California Fire Code definitions in Section 202:

[For SF] STANDPIPE SYSTEM, CLASSES OF. A standpipe system is a wet system of piping, valves, outlets and related equipment designed to provide water at specified pressures and installed exclusively for the fighting of fires, including the following:

Class I is a standpipe system equipped with 3-inch (76.2 mm) outlets.

Class II is a standpipe system directly connected to a water supply and equipped with 1½-inch (38.1 mm) outlets and hose.

Class III is a standpipe system directly connected to a water supply and equipped with 3- inch (76.2 mm) outlets or 3-inch (76.2 mm) and 1½-inch (38.1 mm) outlets when a 1½-inch (38.1 mm) hose is required. Hose connections for Class III systems may be made through 3-inch (76.2 mm) hose valves with easily removable 3-inch by 10-inch (76.2 mm by 38.1 mm) reducers.

[For SF] CRITICAL AREAS. Areas that are designated for the highest level of emergency responder radio coverage including but not limited to areas such as exit stairs, exit passageways, elevators, elevator lobbies, fire protection equipment room and control valve locations, and fire command centers.

CHAPTER 3. – GENERAL PRECAUTIONS AGAINST FIRE.

SECTION 308. – OPEN FLAMES.

The following San Francisco Fire Code section replaces the corresponding International Fire Code section:

308.1.3. [For SF] Torches for Removing Paint.

The use of torches or other flame-producing devices to remove paint is prohibited.

The following San Francisco Fire Code section replaces the corresponding International Fire Code section:

308.1.6.2. [For SF] Portable Fueled Open-Flame Devices.

Portable open-flame devices fueled by flammable or combustible gases or liquids shall be enclosed or installed in such a manner as to prevent the flame from contacting combustible material.

Exceptions:

1. LP-gas-fueled devices used for sweating pipe joints in accordance with Chapter 61.

2. Hot work and cutting and welding operations in accordance with Chapter 35.

3. Candles and open-flame decorative devices in accordance with Section 308.3.

Section 308.2 of the International Fire Code is deleted.

SECTION 316. – HAZARDS TO FIREFIGHTERS.

316.7. Barbed or Razor Wire.

Barbed or razor wire shall not be on or attached to any fire escape, dry standpipe or other fire extinguishing facility, fence, parapet, roof surface, or any other place on a building or structure where it might hinder or obstruct firefighters in performing their duties. Where barbed or razor wire is on or attached to any location, structure or surface specified in this section, it shall be removed.

Exception: Barbed or razor wire may be installed on fences provided it does not obstruct or hinder egress, rescue operations, or access to hazardous areas, as determined by the fire code official, in the event of fire or other emergency.

316.8. Signage for Buildings with Certain Types of Construction.

If a building has roofs or floors of composite wood joist or truss construction, the owner shall post a sign specifying this type of construction. The sign shall be located adjacent to the main entrance door or in a location(s) as required by the fire code official. The sign shall comply with San Francisco Fire Department Administrative Bulletin 5.05.

SECTION 319. – MOBILE FOOD PREPARATION VEHICLES.

Sections 319.6 through 319.7.5.2 of the International Fire Code are deleted.

SECTION 324. – MOBILE FOOD VENDOR CARTS.

324.1. General.

Mobile food vendor carts that are equipped with appliances that produce heat to prepare or warm food with the use of charcoal, LP-Gas, butane, or any other flammable liquid, solid, or gas, shall comply with this section.

324.2. Permit Required.

Permits shall be required as set forth in Section 105.5.

324.3. Fire Extinguisher.

Portable fire extinguishers shall be provided in accordance with Section 906.

324.4. Appliance Connection to Fuel Supply.

Gas cooking appliances shall be secured in place when connected to a fuel supply. The appliance installed shall be configured in accordance with the manufacturer's installation instructions. Movement of cooking appliances shall be limited by restraining devices.

324.5. LP-Gas Systems.

Where LP-Gas provides fuel for cooking appliances, such systems shall comply with Chapter 61 and Sections 324.5.1 through 324.5.4.

324.5.1. Maximum Aggregate volume of LP-Gas.

The maximum aggregate capacity of LP-Gas containers, both transported on the food preparation cart and used to fuel the cooking appliances, shall not exceed 20 pounds.

324.5.2. Protection of Container.

LP-Gas containers installed on the exterior or the interior of the cart shall be securely mounted and restrained to prevent movement.

324.5.3. LP-Gas Container Construction.

LP-Gas containers shall be manufactured in compliance with the requirements of NFPA 58.

324.5.4. LP-Gas shutoffs.

LP-Gas appliances shall have the manufacturers' appliance control knobs in place per the installation instructions.

324.6. Butane Fuel Canister Systems.

Where butane gas provides fuel for cooking appliances, such systems shall comply with Sections 324.6.1 through 324.6.4.

324.6.1. Maximum Aggregate Volume of Butane Fuel.

The maximum aggregate capacity of butane canisters on each food preparation cart, including those canisters stored and those used to fuel the cooking appliance, shall not exceed one (1) pound or two (2) canisters.

324.6.2. Protection of Butane Fuel Canister.

Butane canisters installed on the interior of the vendor cart shall be mounted in a manner to prevent the overheating of each canister and the associated appliance.

324.6.3. Butane Fuel Canister for Appliance.

Each butane fuel canister shall be listed for use with the cooking appliance of the same manufacturer.

324.6.4. Butane Fuel Appliance Shutoffs.

Butane fuel appliances shall have the manufacturers' appliance control knobs installed and easily accessible to immediately shut off the fuel per the manufacturer's instructions.

CHAPTER 4. – EMERGENCY PLANNING AND PREPAREDNESS.

SECTION 403. – EMERGENCY PREPAREDNESS REQUIREMENTS.

Sections 403.3 through 403.3.1.2 and 403.5 through 403.10.1.6 and 403.10.3 through 403.10.5 of the International Fire Code and California Fire Code are deleted.

SECTION 404. – FIRE SAFETY, EVACUATION AND LOCKDOWN PLANS.

The following two San Francisco Fire Code sections replace the corresponding International Fire Code sections:

404.1. [For SF] General.

Where required by Section 403, fire safety and evacuation plans shall comply with Sections 404.2 through 404.2.2.

404.2. [For SF] Contents.

Fire safety and evacuation plan contents shall be in accordance with Sections 404.2.1 and 404.2.2.

The following three San Francisco Fire Code sections replace the corresponding International Fire Code sections:

404.2.3. [For SF] State of California Requirements.

Emergency plans and preparedness shall be provided in accordance with Title 19, California Code of Regulations, and California Health and Safety Code, Section 13220.

404.2.3.1. [For SF] Fire Safety Director.

Owners of buildings having floors used for human occupancy located more than 75 feet above the lowest level of Fire Department access are responsible to provide or employ a fire safety director. The fire safety director shall possess a current and valid certificate of completion of an approved fire safety director training program. A certificate of completion shall be valid for not more than five years.

404.2.3.2. [For SF] Emergency Procedures Information and Emergency Evacuation Signs.

Emergency procedures information and emergency evacuation signs required by the California Code of Regulations, Title 19, Section 3.09, shall comply with San Francisco Fire Department Administrative Bulletin 2.11.

Section 404.4.1 of the International Fire Code is deleted.

SECTION 405. – [DELETED].

Section 405 of the International Fire Code is deleted.

SECTION 406. – [DELETED].

Section 406 of the International Fire Code is deleted.

SECTION 408. – [RESERVED].

Section 408 is not found in either the California Fire Code or the International Fire Code.

SECTION 409. – FIRE SAFETY INFORMATION DISCLOSURE.

409.1. Purpose.

It is the purpose of Section 409 to reduce the risk of fires to residents by requiring owners of buildings with ***three or more dwelling units*** *to disclose fire safety information to new residents on or before they begin to live in the building and once a year thereafter.*

409.2. Disclosure Requirements.

(a) The following information (the "Disclosure Information") shall be disclosed in writing to each resident of an Apartment House as defined in the Housing Code:

1. The location of all fire extinguishers on the resident's floor, and the dates of last servicing;

2. The location of all emergency exits on the resident's floor, and a statement that they must remain unobstructed;

3. The location of all fire escapes on the resident's floor (if applicable), and the dates of last inspection;

4. The location of the building fire alarm control panel and all manual pull stations on the resident's floor (if applicable);

5. The date when the building fire alarm system was last inspected and tested as required by Section 907.8.4 of this Code, and confirmation that the building fire alarm system is UL certificated under Section 907.7.4 of this Code, if applicable;

6. Instructions on how to confirm that the smoke alarms are in working condition, and a statement of when the smoke alarms were last replaced;

7. Instructions on how to confirm that the carbon monoxide detectors are in working condition, and a statement of when the carbon monoxide detectors were last replaced; and

8. The phone number of the appropriate contact within the Fire Department for reporting suspected violations of Section 409.

9. Instructions and website link to access the fire safety training video that the Fire department shall post and maintain on the Internet; and

10. Instructions in English, Spanish, Chinese, and Filipino directing persons who wish to view general fire safety guidance in any of these languages to do so on the Fire Department's official website and providing a link to this website. The Fire Department shall post such general fire safety guidance on its official website not only in English but also in Spanish, Chinese, and Filipino. Further, to assist owners with providing the required instruction in their Disclosure Information, the Fire Department shall post on its website sample instructions in Spanish, Chinese, and Filipino, that owners may copy and include in their Disclosure Information.

The Disclosure Information may also include any other information that would assist a resident to escape or prevent a fire in the building.

(b) The owner of the Apartment House or the owner's agent shall provide an oral explanation of the Disclosure Information to new residents ***before*** *the new residents commence occupancy in the building, a written copy of the Disclosure Information to new residents on or* ***before*** *the commencement of occupancy, and a written copy, updated as appropriate, to all building residents on or before January 31 of* ***each year.***

(c) The owner of the Apartment House shall maintain a record of its compliance with this Section 409.2 by retaining a copy of the Disclosure Information for at least ***two years****. An owner's failure to maintain such records shall create a rebuttable presumption that the owner has violated this Section 409.2.*

409.3. Posting Requirements.

(a) A sign or sticker shall be affixed at the main point of entry to the Apartment House, or at such other location that the Fire Marshal approves in writing, that contains the phone number of the owner, property manager, or other person who can give the Fire Department or other building inspector prompt access to the building to conduct safety inspections.

(b) The Department of Building Inspection shall enforce this Section 409.3 pursuant to periodic health and safety inspections required by code.

409.4. Printing Requirements.

The Disclosure Information [Section 409.2] shall be provided in writing. If provided in hard copy, it shall be printed on white paper, 8.5" x 11" (216mm x 279mm), or larger, in no smaller that 10-point font.

409.5. Penalties and Enforcement.

The Chief of the Fire Department (which includes, for purposes of this Section 409.5, the Chief's designee) shall be responsible for enforcement of the provisions of Section 409.

(a) The Fire Chief shall issue a written notice of violation to an owner the Chief determines is in violation of Section 409. Violators shall have 30 days from the date of such warnings to correct violation(s).

(b) Where a violation has not been corrected after 30 days from the date of issuance of a warning, the Fire Chief may assess and collect administrative penalties from the owner for any violation of Section 409 in accordance with Administrative Code Chapter 100, "Procedures Governing the Imposition of Administrative Fines," as may be amended from time to time. Chapter 100, which is

incorporated herein in its entirety, shall govern the amount of fees and the procedures for imposition, enforcement, collection, and administrative review of administrative citations. Each violation of a provision of Section 409 shall constitute a separate violation for purposes of Chapter 100.

CHAPTER 5. – FIRE SERVICE FEATURES.

SECTION 503. – FIRE APPARATUS ACCESS ROADS.

The Following San Francisco section replaces the corresponding International Fire Code Section:

503.2.1. [For SF] Dimensions. *Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The Fire Department shall review projects impacting street width, and may request greater minimum unobstructed street width or unobstructed vertical clearance on a case-by-case basis.*

The Following San Francisco Fire Code section replaces the corresponding International Fire Code Section:

503.4. [For SF] Obstruction of Fire Apparatus Access Roads.

Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Subject to Health and Safety Code Sections 13104, 13108, 13114, 18941.5, and California Fire Code Sections 1.11.2, 104.1 and 503, the portion of the sidewalk or median, immediately adjoining and extending into a roadway that has no utility pole, street light, street furniture, fire hydrant, trees, shrubbery, or other structure or natural growth attached thereto and that has a height that does not exceed six inches above the roadway shall not constitute an obstruction of a fire apparatus access road. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. All

projects impacting the width of a fire apparatus access road shall be subject to review by the Fire Department.

Section 503.4.1 of the International Fire Code is deleted.

SECTION 504. – ACCESS TO BUILDING OPENINGS AND ROOFS.

504.2.1. Breakable Window Marking.

Red reflectors shall be installed to indicate the location of existing breakable, tempered glass windows required under previous codes. Reflectors inside buildings shall be at least 1½ inches (381 mm) in the least dimension. They shall be on the glass and within 6 inches (1524 mm) of a lower corner of the pane. Reflectors outside buildings shall be at least 3 inches (762 mm) in the least dimension. They shall be placed on the wall below the lowest window in each vertical line of windows containing tempered glass. A 24-inch (609 mm) clear space shall be maintained around the reflectors.

504.3.1. Access to Roofs with Doors and Hatches.

Doors and hatches to a roof must be able to be opened from the inside without the use of a key, code, or any special knowledge. Doors may be locked when approved by the fire code official where all of the following applicable conditions are met:

1. Doors shall be capable of unlocking upon a signal from a constantly attended onsite location, or from an approved off-site supervising station staffed by trained personnel.

2. Doors shall automatically unlock upon loss of electrical power. The locking mechanisms shall retract to the unlocked position.

3. An approved two-way voice communication call box, shall be provided within 5 feet of each locked roof access door connected to a 24-hour staffed location on site with annunciation as to its location. Operating instructions shall be posted above each two-way communication call box. When approved by the fire code official, two-way voice communication system connected to an off-site facility

may be permitted where means to remotely unlock the access-controlled doors from the off-site facility are provided.

4. An approved latching mushroom-shaped palm button connected to the locked door and installed within 5 feet adjacent to each locked roof access door shall be provided to release the door locks when operated by an individual. The locks shall be reset manually at the door. Mount palm button so that the center line is 48 inches above the finished floor. Provide a sign stating: "IN CASE OF EMERGENCY, PUSH PALM BUTTON, DOOR WILL UNLOCK AND SECURITY ALARM WILL SOUND."

504.5. Identification on Steel Doors.

When rolling steel shutters or similar steel doors are located on any building or structure and there is no easily accessible opening giving access to the building or structure within 25 feet (7620 mm) of the shutter or door, an approved marking shall be affixed on the shutter or door designating or outlining an area which, when removed by burning or cutting, will give access to locking devices, hoisting chains or other devices that control the operation of the shutter or door.

SECTION 506. – KEY BOXES.

506.2.1. Key Box Installation and Maintenance.

Key boxes shall be installed and maintained in accordance with San Francisco Fire Department Administrative Bulletin 5.09.

SECTION 507. – FIRE PROTECTION WATER SUPPLIES.

The following San Francisco Fire Code section replaces the corresponding International Fire Code section:

507.4. [For SF] Water Flow and Supply Information.

The Fire Department will provide water flow and supply information when requested by the applicant. The Department shall assess fees for this service as stated in Section 107.12. The water-flow and supply information provided by the Fire Department shall be valid for one year from the date the water flow information form was returned to the applicant to the date of the associated building permit application submittal.

507.5.3.1. Clear Space Around Underground Emergency Water Supply Tanks.

A 5-foot (1524 mm) clear space shall be maintained around the circumference of cistern openings, except as otherwise required or approved. Access openings shall be on the same surface level of cistern.

The following San Francisco Fire Code section replaces the corresponding California Fire Code section:

507.5.5. [For SF] Clear space around hydrants.

A 5-foot (1524 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.

507.6. Other Water Supplies.

Water tanks or pools within, on or about any building premises shall be connected with approved 6-inch (152 mm) pipe leading from the bottom of the tank to a point designated by the fire code official. Piping for tanks located at or below grade shall be designed and installed for drafting by Fire Department apparatus.

Exceptions:

1. Industrial process water tanks.

2. Tanks or pools with a capacity of less than 75,000 gallons (94.6 m3).

3. Tanks or pools used to supply automatic fire sprinkler systems.

4. Water tanks or pools installed in R3 Occupancies.

507.7. Auxiliary Water Supply System.

The requirements for the installation and modification of the Auxiliary Water Supply System shall comply with the San Francisco Subdivision Code and any requirements of the San Francisco Public Utilities Commission.

SECTION 508. – FIRE COMMAND CENTER.

508.1.6.1. Local Additional Features.

The fire command center shall contain the following additional features:

1. The stock of spare sprinklers required by NFPA 13 (2016).

2. Permanent signage with the name and telephone number of the applicable elevator service company.

3. Building contact phone numbers.

4. Utility shut-off location map.

5. Public address system instructions.

6. Smoke control system procedures.

7. Sprinkler shut-off valve and standpipe isolation valve locations.

8. Emergency evacuation/relocation procedures, location of tenant areas of refuge, and location of any tenants requiring evacuation assistance.

9. Hazardous materials inventory statement and management plan, when required by the fire code official.

10. Approved fire alarm operational matrix.

11. Elevator Fire Recall Keys. Number of keys available shall be no less than the same number of Fire Recall Key switches located throughout the building and shall be on separate key rings and be determined by the Fire Code Official.

508.1.9. Water Protection.

The fire command center shall have watertight construction to prevent water intrusion from fire sprinkler discharge and/or firefighting water on floors above the fire command center.

SECTION 510. – EMERGENCY RESPONDER RADIO COVERAGE.

510.1.1. Local Standard for Emergency Responder Radio Coverage.

The applicable standard for the design, installation, testing, maintenance and use of Emergency Responders Radio Converge systems shall be NFPA 1225-2022, Chapter 18 and SFFD Administrative Bulletin 2.01, Addendum G.

510.6.1.1 Emergency Responder Communication Coverage System Certification (ERRCS) Required.

All new Emergency Responder Communication Coverage Systems (ERRCS) shall be certificated by an organization that is part of the Occupational Safety and Health Administration Nationally Recognized Testing Laboratory Program and per SFFD Administrative Bulletin #3.04. A document attesting to the certification shall be located on or near the BDA annunciator panel.

510.6.1.2. Certificated Emergency Responder Communication Coverage Systems Installed in Existing Buildings.

Building owners are required to obtain a certificate for all existing Emergency Responder Communication Coverage Systems from an organization that is part of the Occupational Safety and

Health Administration Nationally Recognized Testing Laboratory Program. A document attesting to the certification shall be located on or near the BDA annunciator panel. Occupancies are required to obtain certification of their existing ERRCS systems as follows:

1. All high-rise buildings with an existing ERRCS systems by June 1, 2023.

2. All other non-high-rise buildings or structures with existing ERRCS systems by September 1, 2023.

SECTION 511. – LOCAL FIRE SAFETY FEATURE REQUIREMENTS.

511.1. Local Standards for High-Rise Buildings and Tunnels.

Except as stated in the next paragraph, an approved air replenishment system shall be installed in all buildings having floors used for human occupancy located more than 120 feet (22 860 mm) above the lowest level of Fire Department vehicle access. This requirement shall apply for all buildings meeting this definition when the building permit application for construction was made after March 30, 2004.

Exception: All buildings that are covered by this section but that are equipped with a fire service access elevator (FSAE) pursuant to California Building Code Section 3007 are not required to install an air replenishment system.

The air replenishment system will provide a means for firefighters to refill air bottles for self-contained breathing apparatus (SCBA) through a permanently installed piping distribution system. The system shall be tested and maintained in accordance with San Francisco Fire Department Administrative Bulletin 5.07.

The fire code official may require an air replenishment system be installed in new underground transportation or pedestrian tunnels exceeding 300 feet (91 440 mm).

CHAPTER 6. – BUILDING SERVICES AND SYSTEMS.

SECTION 604. – ELEVATOR OPERATION, MAINTENANCE AND FIRE SERVICE KEYS.

604.5.5. Maintenance of Elevators.

At least one passenger elevator shall be maintained in working order and accessible for immediate use by the Fire Department at all times.

The following San Francisco Fire Code section replaces the corresponding California Fire Code and International Fire Code Section:

SECTION 605. – FUEL FIRED APPLIANCES.

605.4. [For SF] Fuel Oil Storage Systems.

Fuel oil storage systems shall be installed in accordance with this code. Tanks and fuel-oil piping systems shall be installed in accordance with Chapter 13 of the California Mechanical Code.

605.4.2. [For SF] Fuel Oil Storage Inside Buildings.

Fuel oil storage inside buildings shall comply with Section 605.4.2.2 through 605.4.2.8 or Chapter 57. The currently adopted edition of NFPA 30 and NFPA 37 shall apply to all fuel-oil systems and fuel-oil generators regardless of fuel-oil quantity. The provisions of San Francisco Fire Department Administrative Bulletin 2.07 will apply to all fuel-oil systems and fuel-oil generators regardless of fuel-oil quantity.

CHAPTER 9. – FIRE-PROTECTION SYSTEMS.

SECTION 901. – GENERAL.

901.8.3. Subsurface Construction.

Any person performing any subsurface work in close proximity or adjacent to any valve, gate, hydrant, main, street cistern, or other part of the auxiliary water supply system (high pressure system), any hydrant, hydrant piping, or hydrant gate valve connected to the mains of the San Francisco Water

Department shall comply with all Fire Department regulations and specifications, which are on file with the Department of Public Works Bureau of Engineering.

SECTION 902. – DEFINITIONS.

The following definition shall be added to Section 902.1 of the California Fire Code:

[For SF] CERTIFICATED FIRE ALARM SYSTEM is a fire alarm system for which a serially numbered certificate has been issued to the property owner by an organization that is part of the Occupational Safety and Health Administration Nationally Recognized Testing Laboratory Program. The certificate is a tool for assuring the reliability of fire alarm systems and is the alarm company's declaration that the system will be installed, maintained, tested and monitored in accordance with the applicable codes and standards. San Francisco Fire Department Administrative Bulletin 3.03 contains details of the fire alarm certification program.

SECTION 903. – AUTOMATIC SPRINKLER SYSTEMS.

Table 903.2.11.6. Add a new line to the Table as follows:

TABLE 903.2.11.6. – ADDITIONAL REQUIRED FIRE SUPPRESSION SYSTEMS.

SECTION	*SUBJECT*
California Building Code, Section 3202.3.4	*Pedestrian Walkways over Public Streets*

903.3.6.1. Fire Department Hose Connection Type.

Fire Department Connections (FDC) shall have 3-inch national standard hose threads.

903.3.10. Installation Personnel Qualifications.

Contractors and personnel installing life safety equipment in San Francisco including, but not limited to, sprinkler systems, standpipes, and other automatic extinguishing systems must possess a valid current C-16 (fire protection) contractor license issued by the California Contractors State License Board (CA-CSLB). The SFFD does not approve or accept work of the types listed above conducted by persons or companies known not to hold the required license. Employees of companies hired to work on these life safety systems are also required to maintain a valid current Fire Sprinkler Fitter Certificate (sprinkler/standpipes) issued by the CA Office of the State Fire Marshal (CAL-OSFM).

903.5.1. Testing, and Maintenance Personnel Qualifications.

Contractors and personnel testing, maintaining, or repairing life safety equipment in San Francisco, including, but not limited to, sprinkler systems, standpipes, or other automatic extinguishing systems, must possess a valid current C-16 (fire protection) contractor license issued by the California Contractors State License Board (CA-CSLB). The SFFD does not approve or accept work of the types listed above conducted by persons or companies known not to hold the required license. Employees of companies hired to work on these life safety systems are also required to maintain a valid current Fire Sprinkler Fitter Certificate (sprinkler/standpipes) issued by the CA Office of the State Fire Marshal (CAL-OSFM).

SECTION 904. – ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS.

The following San Francisco Fire Code section replaces the corresponding California Fire Code section:

904.13.5.2. [For SF] Extinguishing System Service.

Automatic fire-extinguishing systems shall be serviced at least every 6 months and after activation of the system. Inspection shall be by qualified individuals per Section 903.5.1, and the owner shall maintain the certificate of inspection on site for at least 1 year following the inspection.

SECTION 905. – STANDPIPE SYSTEMS.

905.2.1. Local Installation Standard.

Standpipe systems shall be installed using 3-inch (76.2 mm) national standard hose thread. Each standpipe outlet shall be placed to provide a minimum of six inches on all sides of the handle and 18 inches on all sides of the outlet or located as approved by the fire code official.

The following San Francisco Fire Code section replaces the corresponding California Fire Code section:

905.3.4. [For SF] Stages.

Stages greater than 1,000 square feet in area (93 m2) shall be equipped with a Class III wet standpipe system with 1-1/2-inch and 3-inch (38 mm and 76.2 mm) hose connections on each side of the stage.

905.3.12. Buildings with Limited Fire Department Access.

Horizontal and/or vertical Class I standpipes shall be installed and maintained in any building, regardless of height, in which, in the opinion of the fire code official, standpipes are necessary to make those connections available to firefighters.

905.4.3. Local Requirement for Location of Class I Standpipe Hose Connections.

There shall be at least one two-way outlet above the roofline when the roof has a slope of less than 4 units vertical in 12 units horizontal (33.3% slope).

SECTION 907. – FIRE ALARM AND DETECTION SYSTEMS.

907.1.6. Installation Personnel Qualifications.

Contractors installing any life safety equipment in San Francisco including, but not limited to, fire alarms, elevator recall systems, and sprinkler monitoring systems, must possess a valid current C-10 (electrical) contractor license issued by the California Contractors State License Board (CA-CSLB). The SFFD does not approve or accept work of the types listed above conducted by persons or companies known not to hold the required license. Employees of companies hired to work on life safety systems are required to maintain a valid current Electrician Certificate (fire alarms) issued by the CA Department of Industrial Relations (CA-DIR).

The following parts of the San Francisco Fire Code section replace the corresponding parts of the California Fire Code section:

907.2.9.1 [For SF] Manual fire alarm system.

* * * *

3. The building contains more than 6 dwelling units or sleeping units.

4. Congregate living facilities or congregate residences three or more stories in height or having an occupant load of 11 or more.

Exceptions:

* * * *

907.2.11.9. Smoke Alarm Information Disclosure.

(a) Annual Smoke Alarm Information Notice. On or before January 31, 2017, and on or before January 31 of each year thereafter, owners of a dwelling unit intended for human occupancy in which one or more units is rented or leased shall provide each tenant with a written notice regarding smoke alarm requirements on a form provided by the Fire Department. The Fire Department shall develop the notice in consultation with the Department of Building Inspection and shall make the notice available on its website in English, Spanish, and Chinese. The Fire Department shall update the notice

as necessary from time to time to reflect changes in the law, and the owner shall provide the most recent notice to tenants. The notice shall include, but not be limited to, the following information:

(1) information regarding the importance of maintaining smoke alarms in working condition for life safety;

(2) a brief summary of legal requirements for smoke alarms in dwelling units;

(3) a statement that the landlord is obligated to provide operable smoke alarms in good working condition in the dwelling unit in accordance with the Housing Code and Fire Code and the landlord must promptly repair or replace inoperable smoke alarms upon request; and

(4) attached as a separate appendix to the notice, a list, to be prepared by the Rent Board, of tenants' rights organizations that provide counseling to tenants on issues related to fires, and contact information for those organizations.

(b) Posting Requirement. For all Apartment Houses as defined in the Housing Code, the building owner shall post the notice referenced in subsection (a) in at least one conspicuous location in a common area of each floor of the building.

907.6.4.1.1.1. Local Annunciation Requirement.

Building fire alarm systems shall comply with San Francisco Fire Department Administrative Bulletins 3.01 and 3.02.

907.6.4.1.1.2. Graphic Annunciation.

Graphic annunciation shall be installed when required by the fire code official.

The following part of the San Francisco Fire Code section is added to the corresponding California Fire Code section:

907.6.4.3. [For SF]High-rise Buildings Zoning Annunciator Panel.

* * * *

6. Status of emergency equipment such as the emergency generator, fire pump, and secondary water supply. Shall comply with San Francisco Fire Department Administrative Bulletin 3.01.

907.7.4. Fire Alarm Certification Required.

All new fire alarm systems shall be certificated. Fire alarm systems providing service that complies with all requirements of this code shall be certificated by an organization that is part of the Occupational Safety and Health Administration Nationally Recognized Testing Laboratory Program. A document attesting to the certification shall be located on or near the fire alarm system control unit or, if no control unit exists, on or near a fire alarm system component.

Exceptions:

1. Household fire-warning systems and fire alarm systems in one- or two-family dwellings or three-unit apartment houses.

2. Fire alarm control units whose primary function is to monitor a sprinkler system or other dedicated function fire alarm systems.

The following San Francisco Fire Code section replaces the corresponding California Fire Code section:

907.8.4. [For SF] Inspection, Testing, and Maintenance.

(a) Testing, Inspection and Filing Requirements. The building owner is responsible to maintain the fire and life safety systems in an operable condition at all times. The building owner must have the system(s) tested and inspected every year by service personnel who meet the qualification requirements of Section 907.8.8 and NFPA 72, as amended from time to time, for maintaining, inspecting, and testing of the systems.

(1) Filing Statement of Compliance. With regard to fire alarm systems in Apartment Houses, as defined in the Housing Code, the building owner shall file a Statement of Compliance with this annual testing and inspection requirement with the Fire Department, on a form provided by the Fire Department, in accordance with the following schedule: (A) for buildings with nine or more units, on or before January 31, 2017, and thereafter on or before January 31 of each odd-numbered year, and(B) for buildings with less than 9 nine units, on or before January 31, 2018, and thereafter on or before January 31 of each even- numbered year. The Fire Department shall consult with the Department of Building Inspection in developing the Statement of Compliance form. The Fire Department shall post all Statements of Compliance it receives on a City website maintained by the Fire Department no later than 60 days from January 31 each year.

(2) Posting Statement of Compliance in Common Area. In addition to filing the Statement of Compliance, the building owner shall post a copy of the most recently filed Statement of Compliance in at least one conspicuous location in a common area of each floor of the building or, if no such common area(s) exist, the building owner shall provide a copy to each residential tenant in the building. The building owner shall comply with this requirement no later than 60 days from the date of filing of the Statement of Compliance.

(3) Enforcement. For purposes of enforcement of this subsection (a), the Fire Department shall be responsible only for posting the Statement of Compliance forms on the City website, and the Fire Department and/or the Department of Building Inspection shall respond to any complaint received by the respective department pertaining to compliance with this subsection in the case of the Fire Department, or compliance with Section 908 of the Housing Code in the case of the Department of Building Inspection. The Departments may also enforce these requirements pursuant to periodic health and safety inspections required by code.

(b) Recordkeeping. The building owner shall maintain written records of inspection and testing, as specified in NFPA 72, as amended from time to time, until the next test and for one year thereafter.

(c) Sticker. The building owner shall place, or shall cause service personnel to place, a sticker on the exterior of the fire alarm control panel cover that includes the company name, phone number, C10 license number, the type of last inspection or test, technician name (printed and legible), and the date of service.

907.8.6. Certificated Fire Alarm Systems for Existing Buildings.

Existing buildings are required to have certificated fire alarm systems in accordance with San Francisco Fire Department Administrative Bulletin 3.03.

907.8.7. Reporting of Fire Alarm System Operational Matrix.

All fire alarm inspection and testing reports for high-rise buildings shall clearly state how the fire alarm system's matrix was designed and approved to operate. The report shall indicate if the system is designed as a Full Evacuation System (all floors are notified and shall evacuate), a Partial Evacuation System (only some floors are notified of the alarm and must evacuate), or as a Relocation System (only some floors are notified and asked to relocate to another floor within the same building). The report shall indicate which floors are designed for the full evacuation of occupants and on which floors the occupants shall relocate to another floor. High-rise evacuation and relocation procedures shall comply with San Francisco Fire Department Administrative Bulletin 3.05.

907.8.8. Inspection, Testing, and Maintenance Personnel Qualifications.

Personnel inspecting, repairing, or testing any life safety equipment in San Francisco including, but not limited to, fire alarms, elevator recall systems, and sprinkler monitoring systems, must possess a valid current C-10 (electrical) contractor license issued by the California Contractors State License Board (CA-CSLB). The SFFD does not approve or accept work of the types listed above conducted by

persons or companies known not to hold the required license. Employees of companies hired to work on life safety systems are also required to maintain a valid current Electrician Certificate (fire alarms) issued by the CA Department of Industrial Relations (CA-DIR)

SECTION 909. – SMOKE CONTROL SYSTEMS.

The following San Francisco Fire Code section replaces the corresponding California Fire Code and International Fire Code sections:

909.4. [For SF] Analysis.

A rational analysis supporting the types of smoke control systems to be employed, the methods of their operations, the systems supporting them, and the methods of construction to be utilized, shall accompany the construction documents submission and include, but not be limited to, the items described in Sections 909.4.1 through 909.4.8.

909.4.8. Active and Passive Zones.

The design of the smoke control system may incorporate rooms or areas designated as either active zones or passive zones. A passive zone shall be defined as any room/area that uses compartmentation only to prevent smoke migration and does not utilize the methods prescribed under Sections 906, 907, and 908. An active zone shall be defined as any room/area that uses any of the methods prescribed under Sections 906, 907, and 908. Passive zones shall be enclosed by smoke barriers or smoke partitions unless the analysis required by Section 909.4 provides technical justification for the omission of smoke barriers and/or smoke partitions. The fire code official may require a tenability analysis where the design of the smoke control system incorporates passive zones in rooms/areas that would normally be designed as active zones, or where a building that is required to be protected by a smoke control system complying with Section 909 is designed with most or all rooms/areas arranged as passive zones. The tenability analysis shall demonstrate that tenability is

maintained within the means of egress and within zones other than the zone of fire origin for the duration required by Section 909.4.6.

SECTION 912. – FIRE DEPARTMENT CONNECTIONS.

912.8. Number of connections required.

Sprinkler systems requiring a 4-inch (101.6 mm) or larger water service shall have two or more inlet connections as necessary to meet hydraulic demand.

SECTION 913. – FIRE PUMPS.

913.2.3. Integrity of the fire pump room.

The integrity of the fire pump room shall not be compromised. All non-fire pump related equipment, piping, drains, electrical equipment, and electrical services shall not be routed through or located within the fire pump room. Examples include, but are not limited to:

1. Non-fire water system piping

2. Domestic water equipment and piping

3. Drain piping

4. HVAC equipment, ducts, fans, and piping

5. Boilers or furnaces, fuel equipment, and piping (unless feeding a diesel fire pump motor)

6. Electrical equipment and service (e.g. transformers and switchgear)

SECTION 914. – FIRE PROTECTION BASED ON SPECIAL DETAILED REQUIREMENTS OF USE AND OCCUPANCY.

The following San Francisco Fire Code section replaces the corresponding California Fire Code section:

914.3.1.1. [For SF] Number of Sprinkler System Risers and System Design.

Each zone of any sprinkler system shall connect to at least two risers on each floor. Hydraulic calculations shall be based solely on the riser with the greatest hydraulic demand.

914.3.1.2.2. Fire pump drives.

The drive for each pump (including power sources, power supply lines, motors or engines, fuel supplies, and controllers) shall be independent of the drive for any other pump.

914.3.1.3. Fire Department Connections.

A Fire Department connection shall be located on each side of a building that fronts a street, and shall provide four inlets for each connection.

914.3.2.1. Integrity of fire water storage tank.

The integrity of any fire water storage tank shall not be compromised. Any non-fire water related system piping, electrical wiring, or drain piping shall not be routed through or located within a fire water storage tank. Examples include, but are not limited to:

1. Domestic water lines

2. Sanitary sewer lines

3. Electrical conduit

914.3.2.2. Tank overflow line and drain line routing.

Any tank overflow line or drain line shall be routed to a remote drain that is designed to handle the maximum flow without flooding or damaging the fire pump room, its equipment, or any other room in the building. The routing shall not be located in a fire pump room.

914.3.2.2.1. Drain ejector pumps (Sump Pumps).

Drain ejector pumps shall be permitted to manage fire water tank overflow. Ejector pumps are only to be used when gravity drainage is not available (CPC 709.1). Where overflow lines route to a drain-ejector pump, the following shall apply:

1. Redundant or backup drain ejector pump(s) shall be provided.

2. All drain ejector pumps shall be installed in a remote location approved by the Fire Department and shall not be located inside or near a fire pump room.

3. All drain ejector pumps shall be sized and rated for the maximum fill flow rate of the water tank.

4. All drain ejector pumps shall be provided with approved emergency/standby power.

5. All drain ejector pumps shall discharge to a safe location that will not subject any portion of the building to flooding.

914.12. Piers.

Group A and F occupancies located on piers of combustible construction shall be protected by approved automatic sprinkler systems.

CHAPTER 10. – MEANS OF EGRESS.

SECTION 1010. – DOORS, GATES AND TURNSTILES.

The following part of the San Francisco Fire Code section replaces the corresponding part of the California Fire Code section:

1010.1.2. [For SF] Door Swing.

* * * *

Exceptions:

* * * *

6. In other than Group A, E, H, I, R, and high-rise building occupancies, special purpose horizontal sliding, accordion, or folding door assemblies complying with Section 1010.3.3.

* * * *

The following part of the San Francisco Fire Code section replaces the corresponding part of the California Fire Code section:

1010.3.3. [For SF] Special Purpose Horizontal Sliding Door, Accordion, or Folding Doors.

In other than Group A, E, H, I, R, and high-rise building occupancies, special purpose horizontal sliding, accordion, or folding door assemblies permitted to be a component of a means of egress in accordance with Exception 6 of Section 1010.1.2 shall comply with all of the following criteria:

* * * *

SECTION 1013. – EXIT SIGNS.

The following part of the San Francisco Fire Code section adds to the corresponding California Fire Code section:

1013.1. [For SF] Where required.

* * * *

Exceptions:

* * * *

6. Doorways or other openings leading to a fire escape, except within individual dwelling units, shall be provided with a sign reading "FIRE ESCAPE" in letters not less than 6 inches (152 mm) high, in high contrast with the background.

SECTION 1031. – EMERGENCY ESCAPE AND RESCUE.

1031.2.2. Direct Access to Public Way.

When buildings are constructed on lot lines, an emergency escape and rescue egress may pass through the building via an exit passageway (per SFFC Section 1024) with approval from the AHJ. The exit passageway shall be an independent exit access path to the public way from the building units.

SECTION 1032. – MAINTENANCE OF THE MEANS OF EGRESS.

1032.2.1.4. Fire Escape Obstructions.

Fire escapes and related balconies, ladders, landings, and operating devices shall not be obstructed in any manner. No object shall be stored on or attached to a fire escape without the approval of the fire code official. Fire escapes shall not be located beyond a locked door or room that restricts immediate access to the fire escape from the corridor.

Exception: These restrictions shall not apply to a building in which every dwelling or commercial space within the building has immediate access to a fire escape without exiting the dwelling or space and entering the corridor.

CHAPTER 11. – CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS.

SECTION 1101. – [DELETED].

Section 1101 of the International Fire Code is deleted.

SECTION 1103. – FIRE SAFETY REQUIREMENTS FOR EXISTING BUILDINGS.

Sections 1103.1 through 1103.1.1 of the International Fire Code are deleted.

Sections 1103.4 through 1103.4.10 of the International Fire Code are deleted.

The following San Francisco Fire Code section replaces the corresponding International Fire Code section:

1103.5. [For SF] Sprinkler Systems.

An automatic sprinkler system shall be provided and maintained in accordance with Sections 1103.5.1, 1103.5.2, and 1103.5.4.

The following San Francisco Fire Code section replaces the corresponding International Fire Code section:

1103.5.1. [For SF] Automatic Sprinkler System for Existing SRO Hotel Buildings.

Every residential hotel building existing on October 16, 2001, that contains twenty (20) or more guest rooms, as defined in the California Building Code, shall provide and maintain an automatic sprinkler system installed to comply with San Francisco Ordinance 170-02 throughout the residential occupancy, including accessory areas. For purposes of this section, "Residential Hotel" means each and every hotel for which a Certificate of Use for any residential units has been issued pursuant to San Francisco Administrative Code Chapter 41. Any Residential Hotel that does not maintain an installed automatic sprinkler system throughout the residential occupancy is out of compliance and subject to immediate code enforcement action. The owner shall maintain the sprinkler system in accordance with Title 19 of the California Code of Regulations.

The following San Francisco Fire Code section replaces the corresponding International Fire Code section:

1103.5.2. [For SF] Automatic Sprinkler System for Existing Hotels.

All hotels described in San Francisco Ordinance 319-86 shall maintain an automatic sprinkler system installed to comply with San Francisco Ordinance 319-86 throughout all common areas of the hotel. Any existing hotel that does not provide an automatic sprinkler system in accordance with the ordinance is out of compliance and subject to immediate code enforcement action. The owner shall maintain the sprinkler system in accordance with Title 19 of the California Code of Regulations.

Section 1103.5.3 from the International Fire Code is deleted.

The following San Francisco Fire Code section replaces the corresponding International Fire Code section:

1103.5.4. [For SF] Automatic Sprinkler System for Existing High-Rise Buildings.

All existing residential high-rise buildings shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 where any of the following conditions apply:

1. The high-rise building has an occupied floor located more than 120 feet (36 576 mm) above the lowest level of fire department vehicle access.

2. The high-rise building has occupied floors located more than 75 feet (22 860 mm) and not more than 120 feet (36 576 mm) above the lowest level of fire department vehicle access, and the building does not have at least two interior exit stairways complying with Section 1104.10 that are separated from the building interior by fire assemblies having a fire resistance rating of not less than 2 hours with opening protection in accordance with Table 716.1(2) of the California Building Code.

3. The high-rise building has occupied floors located more than 75 feet (22 860 mm) and not more than 120 feet (36 576 mm) above the lowest level of fire department vehicle access, and the building does not have a fire alarm system that includes smoke detection in mechanical equipment, electrical, transformer, telephone equipment and similar rooms; corridors; elevator lobbies; and at doors penetrating interior exit stairway enclosures.

Existing high-rise buildings that are also qualified historical buildings as defined in California Health and Safety Code Section 18950 shall be provided with an approved automatic fire sprinkler system when and as required by the State Historical Building Code.

Exceptions:

1. Apartment houses, condominiums, or other Residential Group R-2 Occupancies (classified as R-1 prior to 2008), until January 1, 2033, when this exception expires.

2. A mixed-use occupancy building containing a Residential Group R-2 Occupancy (classified as R-1 prior to 2008), until January 1, 2033, when this exception expires.

Any existing high-rise not exempted from this section that does not provide an automatic sprinkler system throughout the residential occupancy is out of compliance and subject to immediate code enforcement action. The owner shall maintain the sprinkler system in accordance with Title 19 of the California Code of Regulations.

1103.5.4.1. Additional Requirements.

The following additional requirements shall apply:

1. Valves and devices. A sprinkler control valve and a waterflow detecting device shall be provided at the lateral connection to the riser for each floor.

2. Monitoring. A supervisory signal shall be provided to indicate a condition that will impair the satisfactory operation of the sprinkler system. This shall include, but not be limited to, monitoring control valves, fire pump power supplies, and pump running conditions. Such signals shall be monitored in accordance with California Fire Code Section 903.4.1 and NFPA 72.

3. Water supply. The minimum water supply requirement for the sprinkler shall be determined without regard to inside hose stream demand.

4. Standpipe conversion. Existing standpipes may be converted to sprinkler risers, provided that they are hydrostatically tested for two hours at not less than 50 psi (345 Pa) in excess of the maximum pressure to be maintained in the system. Standpipe hose connection(s) shall be provided per NFPA 14.

5. Supports. Additional hangers, braces, restraints, or other attachments for support of existing standpipes (which have been converted) shall be provided if they are necessary to meet the requirements of NFPA 13. The installation of additional flexible fittings in such risers is not required.

1105.5.4.2. Permissible Omissions.

The following features required in new high-rise buildings are not required in systems installed under the provisions of this section:

1. Redundant fire pump;

2. Two-hour rated fire pump room;

3. Secondary on-site supply of water;

4. Water supply from two underground water lines;

5. Connection of the system to two risers on each floor. Hydraulic calculations may consider all risers in service.

See California Fire Code Section 903.3.1.1.1 for additional permissible sprinkler omissions.

1103.5.4.3. Notification.

Not later than 120 days following the effective date of these requirements, the Fire Official shall notify in writing by certified mail the owner of each building within the scope of this section. The notice shall contain a copy of this section and a commentary on it.

1103.5.4.3.1. Deferred Notice.

If a building within the scope of this section is not discovered by the Fire Official until after the deadline for notification, the building owner shall be notified within 30 days of such discovery.

Failure to receive notification does not exempt a building owner from compliance with this section.

1103.5.4.3.2. Compliance Schedule.

Building owners shall file a compliance schedule with the fire code official not later than 365 days after receipt of a written notice. The compliance schedule shall not exceed ~~10~~ 12 years for completion of the automatic sprinkler system retrofit.

1103.5.4.4. Authority of Fire Official.

The Fire Marshal may approve modifications and alternate methods and materials when it is clearly evident that a reasonable degree of fire safety is provided. In such cases, the Fire Marshal may:

1. Consider alternative protection based on nationally recognized standards, principles, and tests, and generally recognized and well-established methods of fire protection;

2. Waive specific individual requirements if it can be shown that such requirements are not physically possible, require disproportionate effort, or pose an undue hardship with little increase in life safety and that a practical alternate cannot be provided; and

3. Grant necessary extensions of time when it can be shown that the specific time periods are not physically practical or pose an undue hardship. The granting of an extension of time for compliance may be approved by the Fire Marshal based on the showing of good cause and on approval of an acceptable, systematic, progressive plan of correction.

1103.5.4.5. Implementation.

The requirements stated in Section 1103.5.4 shall be accomplished by the following steps. Failure to complete any step within the required time frame is a violation of this code, and the Fire Official shall have the power in such a case to abate the building in accordance with San Francisco Fire Code Section 112.4-112.4.5.

1103.5.4.5.1. Step 1. Permit Application.

The owner shall submit professionally designed sprinkler system drawings and a permit application to the Department of Building Inspection not later than ~~three~~ four years after the effective date of this requirement.

1103.5.4.5.2. Step 2. Water supply.

The owner shall install the system riser, including floor-control valves, and shall connect it to the approved automatic water supply not later than ~~six~~ eight years after the effective date of these requirements. For purposes of this section, an automatic water supply shall consist of a connection to the public water system and, if required by hydraulic analysis, installation of a fire pump. Owner shall also provide a Fire Department Connection.

1103.5.4.5.3. Step 3. Piping, sprinklers, and monitoring.

The owner shall complete the sprinkler system, including required electrical monitoring, not later than ~~ten~~ 12 years after the effective date of these requirements.

1103.5.4.5.4. Fire Alarm Requirements.

The installation of all fire alarm equipment shall be in accordance with the San Francisco Fire Code, San Francisco Electrical Code, and NFPA 72.

Sections 1103.7.1 and 1103.7.2 of the International Fire Code are deleted.

Sections 1103.7.4 through 1103.7.5.2.1 of the International Fire Code are deleted.

1103.7.6.1. Sleeping Area Requirements.

For all buildings that are required to have a fire alarm system under this Code Section 1103.7.6, pertaining to Group R-2 occupancies, the Building Code, the Housing Code, or any other law, the building owner shall upgrade the fire alarm system, if necessary, to comply with the sound level requirement for sleeping areas set forth in Section 18.4.5.1 of NFPA 72 (2013 edition), as

amended from time to time, upon either (a) completion of work under a building permit with a cost of construction of $99,000 or more, (b) July 1, 2023, whichever occurs first.

Exception. Subsection 501.6(a) shall not apply to mandatory seismic strengthening alterations being performed pursuant to Chapter 5E of this Code, or to transient Hotels within the Residential Group R-1 Occupancy Classification of Section 310.2 of the Building Code.

1103.7.10. Certificated Fire Alarm Systems for Existing Buildings.

The fire code official may require owners to obtain a certificate for existing fire alarm systems in accordance with San Francisco Fire Department Administrative Bulletin 3.03.

SECTION 1104. – MEANS OF EGRESS FOR EXISTING BUILDINGS.

Sections 1104 through 1104.15 and 1104.17 through 1104.25 of the International Fire Code are deleted.

The following San Francisco Fire Code section replaces the corresponding International Fire Code section:

1104.16.5. [For SF] Materials and Strength.

Components of fire escape stairways shall be constructed of non-combustible materials. Fire escape stairways and balconies shall support the dead load plus a live load as per design when installed. If the original structural design calculations are unavailable, then a registered design professional shall determine the structural adequacy of existing fire escape stairways and balconies.

The following San Francisco Fire Code section replaces the corresponding International Fire Code section:

1104.16.5.1. [For SF] Examination.

All fire escape stairways and balconies shall be examined for structural adequacy and safety in accordance with Section 1104.16.5 by a registered design professional or others acceptable to the fire code official every 5 years, or more frequently as requested by the fire code official. The inspection report shall be maintained on site and shall be made immediately available for review upon request by the fire code official.

SECTION 1105. – [DELETED].

Section 1105 of the International Fire Code is deleted.

SECTION 1106. – [DELETED].

Section 1106 of the International Fire Code is deleted.

CHAPTER 33. – FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.

SECTION 3303. – OWNER'S RESPONSIBILITY FOR FIRE PROTECTION.

3303.11. Temporary Wireless Detection and Notification System for Buildings Under Construction.

Wood-frame buildings in compliance with San Francisco Department of Building Inspection's Bulletin FS-04 shall be provided with an approved temporary wireless detection and notification system. The temporary system shall be removed upon acceptance of the permitted building Fire Alarm system.

CHAPTER 35. – HOT WORK.

SECTION 3511. – HOT WORK ON PIERS.

3511.1. Scope.

Burning or hot work conducted on marine terminals, piers, and wharves or moored vessels shall be in accordance with this section.

3511.2. Repairs on Vessels.

An applicant for a permit to perform hot work on a vessel shall provide a copy of a Marine Chemist's Certificate authorizing hot work with the permit application. If a permit is issued the permit holder shall post a copy of the Certificate in a conspicuous place near the gangway of the vessel under repair. The permit holder shall perform all work in accordance with NFPA 306, Control of Gas Hazards on Vessels. Hot work is prohibited while a vessel is fueling, loading or unloading hazardous materials, or when Class "A" or "B" explosives are on board or within 100 feet (30 480 mm) of the vessel.

3511.3. Repairs on Piers.

Hot work is prohibited at marine terminals and on piers, wharves, or moored vessels under any of the following conditions:

1. During gas freeing operations;

2. Within 100 feet (30 480 mm) of bulk cargo operations involving the loading or unloading of flammable or combustible materials;

3. Within 100 feet (30 480 mm) of fueling (bunkering) operations; and

4. Within 100 feet (30 480 mm) of explosives or 50 feet (15 240 mm) of other hazardous materials.

3511.4. Requirements for Hot Work.

Any person performing hot work shall perform the work in compliance with this code and the regulations of the U.S. Department of Transportation, U.S. Department of Labor, and U.S. Coast Guard.

CHAPTER 56. – EXPLOSIVES AND FIREWORKS.

SECTION 5601. – GENERAL.

The following San Francisco Fire Code section replaces the corresponding California Fire Code section:

5601.2. [For SF] Permit Required for Explosives, Explosive Materials, Fireworks, and Pyrotechnics.

No person may manufacture, assemble, test, use, possess, handle, store, or sell explosives, explosive materials, fireworks, and pyrotechnic materials within the City and County unless the person has obtained a permit from the fire code official.

The following San Francisco Fire Code section replaces the corresponding California Fire Code section:

5601.2.4. [For SF] Financial Responsibility and Insurance.

Before a permit is issued to use explosives, explosive materials, fireworks, or pyrotechnic special effects, the applicant shall submit to the fire code official a certificate evidencing Commercial General Liability insurance with limits not less than $1,000,000 each occurrence, $2,000,000 general aggregate, combined single limit for bodily injury and property damage, including coverage for Contractual Liability, independent contractors, Explosion, Collapse, and Underground (XCU), Personal Injury, Broadform Property Damage, products, and completed operations, along with an additional insured endorsement naming the City and County of San Francisco, its officers, agents and employees as an additional insured. The insurance policy and endorsement shall be from an insurer approved by the City's Risk Manager and in a form approved by the Risk Manager. In consultation with the Risk Manager, the fire code official may specify a greater or lesser amount for the policy when, in the fire code official's opinion, conditions at the location of use indicate a greater or lesser amount is required.

Exception: Government entities are exempt from this requirement.

CHAPTER 80. – REFERENCED STANDARDS.

The following standards shall be added to the International Fire Code and California Fire Code:

NFPA 1225-2022 Emergency Services Communications.

Chapter 18 only.

UL2525 Two-Way Emergency Communications System for Rescue Assistance.

CHAPTER 81. – PARKING LOTS AND GARAGES.

This Chapter does not exist in the California Fire Code or International Fire Code.

SECTION 8101. –SCOPE.

Premises used for parking of motor vehicles and classified as Group S, Division 2 occupancies or as a parking lot shall be in accordance with Chapter 81. See the Building Code for construction requirements. Garages used to service or repair motor vehicles shall comply with Chapter 23.

SECTION 8102. –DEFINITIONS.

PARKING LOTS AND GARAGES *are lots and garages where the operator charges a fee for the storage of motor vehicles. Parking lots shall include those premises that are open to the sky.*

SECTION 8103. –GENERAL REQUIREMENTS.

8103.1. Aisles.

A parking lot or garage shall include at least one aisle with a minimum width of 30 inches (762 mm) and arranged to provide access to all portions of the parking lot or garage.

8103.2. Exit Width.

Vehicle exits and entrances shall be at least 15 feet (4572 mm) wide.

8103.3. Vehicle Barriers.

The operator of a parking lot or garage shall install approved vehicle barriers to prevent encroachment on any public right of way and to prevent damage to adjoining property.

8103.4. Illumination.

The operator of a parking lot shall illuminate the entire lot with light having intensity of not less than 1 foot-candle (10.76 lx) at the pavement.

8103.5. Sign.

The operator of any unattended parking lot shall post a sign in a conspicuous location, stating the name and telephone number of the operator.

8103.6. Vehicle Servicing.

Service or repair of motor vehicles is prohibited in parking lots.

APPENDIX D. – FIRE APPARATUS ACCESS ROADS.

Section D105.2 of the International Fire Code is deleted.

APPENDIX M. – HIGH-RISE BUILDINGS – RETROACTIVE AUTOMATIC SPRINKLER REQUIREMENT.

Appendix M of the International Fire Code is deleted.

Section 5. Effective and Operative Dates.

(a) 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.

(b) The operative date of Section 4 of this ordinance shall be January 1, 2023, consistent with the operative date of the 2022 California Fire Code, or the effective date of this ordinance, whichever is later.

Section 6. Transmittal to State Authorities.

Upon enactment of this ordinance, the Clerk of the Board of Supervisors is hereby directed to transmit this ordinance, including Exhibit A, to the California Building Standards Commission and the State Fire Marshal for filing, pursuant to the applicable provisions of California law.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Zachary Porianda
ZACHARY PORIANDA
Deputy City Attorney

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City and County of San Francisco
Tails
Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 221103 **Date Passed:** December 13, 2022

Ordinance repealing the existing San Francisco Fire Code in its entirety and enacting a new San Francisco Fire Code consisting of the 2022 California Fire Code and portions of the 2018 International Fire Code, together with amendments specific to San Francisco, including provisions for fees for permits, inspections, and various City services, with an operative date of January 1, 2023; adopting findings of local conditions pursuant to California Health and Safety Code, Section 17958.7; directing the Clerk of the Board of Supervisors to forward San Francisco's amendments to the California Building Standards Commission and State Fire Marshal; and making environmental findings.

December 05, 2022 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

December 05, 2022 Land Use and Transportation Committee - RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

December 06, 2022 Board of Supervisors - PASSED ON FIRST READING

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

December 13, 2022 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 221103

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 12/13/2022 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

12/15/22

Date Approved