

REVISED LEGISLATIVE DIGEST

(2/4/2013, Amended in Committee)

[Housing Code - Telephone Jacks and Grab Bars]

Ordinance amending the Housing Code, Section 206, to add Section 1002 to the list of retroactive provisions; Section 505, to require grab bars in hotel common-use water closets and bathing facilities; Section 1002, to include as a substandard housing condition the failure to provide a usable telephone jack and telephone wiring as required by the California Civil Code; establishing an operative date; and making environmental findings, legislative findings, and findings pursuant to California Health & Safety Code, Section 17958.5.

Existing Law

Section 505 of the San Francisco Housing Code contains sanitation requirements for residential buildings; Section 1002 lists conditions in residential buildings that are considered to be substandard in addition to those set forth in State law. Section 206 of the Housing Code lists those sections of the Code that are retroactive.

Amendments to Current Law

Section 505 of the San Francisco Housing Code is amended to require guest room water-closet, lavatory, and bathing facilities that are shared in common to have grab bars that comply with the Building Code, except that limitations within existing floor and room configurations will be taken into account. Section 1002 is amended to list as substandard conditions the failure to have grab bars in common-use guest room toilet and bathing facilities and usable telephone jacks and wiring as required by State law. Section 206 is amended to make the usable telephone jack and wiring requirement retroactive; the sanitation requirements of Section 505 are currently retroactive.

Building permits are required for installation of grab bars, however all Department of Building Inspection fees required for the installation will be waived for the facilities identified in the application if the applicant obtains the building permit within 60 days of the ordinance's effective date. The ordinance's operative date is 180 days from the date of passage.

Background Information

The high cost of rental housing in San Francisco makes residential hotel guest rooms with common toilet and bathing facilities the only available housing option for people on low or fixed incomes, including many seniors and persons with disabilities. San Francisco's aging population and persons with disabilities who often depend on this housing choice need grab bars in common-use toilet and bathing facilities and the access to telephone service required by State law. Permit fees are waived to encourage early compliance with the requirements.