

BOARD of SUPERVISORS



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September 26, 2017

File No. 170973

Lisa Gibson
Acting Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On September 19, 2017, the Building Inspection Commission introduced the following proposed legislation:

File No. 170973

Ordinance amending the Plumbing Code to prohibit the use of circuit venting unless approved as an alternative engineered design; affirming the Planning Department's determination under the California Environmental Quality Act; making findings under the California Health and Safety Code; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in black ink, appearing to read "Erica Major".

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

Attachment

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c) (2) because it does not result in a physical change in the environment.

REVIEWED

By Joy Navarrete at 11:04 am, Oct 04, 2017

1 [Plumbing Code - Circuit Venting]

2
3 **Ordinance amending the Plumbing Code to prohibit the use of circuit venting unless**
4 **approved as an alternative engineered design; affirming the Planning Department's**
5 **determination under the California Environmental Quality Act; making findings under**
6 **the California Health and Safety Code; and directing the Clerk of the Board of**
7 **Supervisors to forward this Ordinance to the California Building Standards**
8 **Commission upon final passage.**

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

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

17 Section 1. General Findings.

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

23 (b) On August 16, 2017, the Building Inspection Commission considered this
24 ordinance at a duly noticed public hearing pursuant to Charter Section D3.750-5.
25

1 Section 2. Findings under California Health and Safety Code Section 17958.7.
2 Because the unique topography of San Francisco has led to the development of a high
3 density of buildings on very small lots with many buildings built up to the property lines, the
4 Board of Supervisors hereby finds that the following modification to the 2016 California
5 Plumbing Code is reasonably necessary because of local topographical conditions.
6

7 Section 3. The Plumbing Code is hereby amended by revising Section 911.0 of the
8 2016 California Plumbing Code, to read as follows:

9 **911.0 Circuit Venting.** *Circuit venting is not permitted unless it is approved as an alternative*
10 *engineered design in accordance with Section 301.5 of this Code.*

11 ~~*911.1. Circuit Vent Permitted. A maximum of eight fixtures connected to a horizontal branch drain*~~
12 ~~*shall be permitted to be circuit vented. Each fixture drain shall be permitted to be circuit vented. Each*~~
13 ~~*fixture drain shall connect horizontally to the horizontal branch being circuit vented. The horizontal*~~
14 ~~*branch drain shall be classified as a vent from the most downstream fixture drain connection to the*~~
15 ~~*most upstream fixture drain connection to the horizontal branch.*~~

16 ~~*911.1.1. Multiple Circuit Vented Branches. Circuit vented horizontal branch drains are*~~
17 ~~*permitted to be connected together. Each group of a maximum of eight fixtures shall be considered a*~~
18 ~~*separate circuit vent and shall be in accordance with the requirements of this section.*~~

19 ~~*911.2. Vent Size and Connection. The circuit vent shall not be less than 2 inches (50 mm) in diameter*~~
20 ~~*and the connection shall be located between the two most upstream fixture drains. The vent shall*~~
21 ~~*connect to the horizontal branch on the vertical. The circuit vent pipe shall not receive the discharge of*~~
22 ~~*a soil or waste.*~~

23 ~~*911.3. Slope and Size of Horizontal Branch. The slope of the vent section of the horizontal branch*~~
24 ~~*drain shall be not more than 1 inch per foot (83.3 mm/m). The entire length of the vented section of the*~~
25 ~~*horizontal branch drain shall be sized for the total drainage discharge to the branch.*~~

1 ~~911.3.1. **Size of Multiple Circuit Vent.** Multiple circuit-vented branches shall be permitted to~~
2 ~~connect on the same floor level. Each separate circuit-vented horizontal branch that is interconnected~~
3 ~~shall be sized independently in accordance with Section 911.3. The downstream circuit-vented~~
4 ~~horizontal branch shall be sized for the total discharge into the branch, including the upstream~~
5 ~~branches and the fixtures within the branch.~~

6 ~~911.4. **Relief Vent.** A 2 inch (50 mm) relief vent shall be provided for circuit-vented horizontal~~
7 ~~branches receiving the discharge of four or more water closets and connecting to a drainage stack that~~
8 ~~receives the discharge of soil or waste from upper horizontal branches.~~

9 ~~911.4.1. **Connection and Installation.** The relief vent shall connect to the horizontal branch~~
10 ~~drain between the stack and the most downstream fixture drain of the circuit vent. The relief vent shall~~
11 ~~be installed on the vertical to the horizontal branch.~~

12 ~~911.4.2. **Fixture Drain or Branch.** The relief vent is permitted to be a fixture drain or fixture~~
13 ~~branch for a fixture located within the same branch interval as the circuit-vented horizontal branch.~~
14 ~~The discharge to a relief vent shall not exceed 4 fixture units.~~

15 ~~911.5. **Additional Fixtures.** Fixtures, other than the circuit-vented fixtures, are permitted to discharge~~
16 ~~to the horizontal branch drain. Such fixtures shall be located on the same floor as the circuit-vented~~
17 ~~fixtures and shall be either individually or common vented.~~

18
19 Section 4. Effective Date. This ordinance shall become effective 30 days after
20 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
21 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
22 of Supervisors overrides the Mayor's veto of the ordinance.

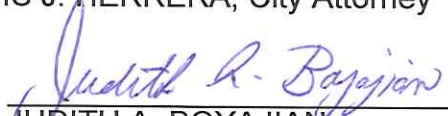
23
24 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
25 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,

1 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
2 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
3 additions, and Board amendment deletions in accordance with the "Note" that appears under
4 the official title of the ordinance.

5
6 Section 6. Directions to the Clerk. The Clerk of the Board of Supervisors is hereby
7 directed to forward a copy of this ordinance to the California Building Standards Commission
8 upon final passage.

9
10 APPROVED AS TO FORM:
11 DENNIS J. HERRERA, City Attorney

12 By:


13 JUDITH A. BOYAJIAN
14 Deputy City Attorney

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LEGISLATIVE DIGEST

[Plumbing Code - Circuit Venting]

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Existing Law

Section 911.0 of the 2016 California Plumbing Code allows a maximum of eight fixtures connected to a horizontal branch drain to be circuit-vented, and the Code permits circuit-vented branch drains to be connected. The Code specifies the requirements for vent size and connection, size of multiple circuit vents, relief vents, and additional fixtures.

Amendments to Current Law

As a local amendment to the California Plumbing Code, the current language of Section 911.0 is deleted and replaced by the requirement that was in the 2013 California Plumbing Code.

Background Information

The State of California added the specific requirements for circuit venting in the 2016 California Plumbing Code. In the prior 2013 Code, the required design and sizing of a vent system was determined by accepted engineering practices and approved case-by-case as an alternative design. Due to San Francisco's unique topographical conditions, which has led to the development of a high density of buildings on very small lots with many buildings built to the property lines, San Francisco requires a higher standard for venting.

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