

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place  
Room 244  
San Francisco, CA 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 544-5227

May 31, 2018

SENT CERTIFIED MAIL (Return Receipt Requested)

California Building Standards Commission  
State of California  
2525 Natomas Park Drive, Suite 130  
Sacramento, CA 95833

**SUBJECT: Transmittal of Building Code - Slope and Seismic Hazard Zone Protection Act**


To Whom It May Concern:

Pursuant to California Health & Safety Code, Section 17958.7, enclosed please find a certified copy of the following legislation, which was finally passed by the Board of Supervisors of the City and County of San Francisco, and approved by the Mayor, on the dates specified below:

- **Ordinance No. 121-18 (File No. 171284)** – Ordinance amending the Building Code to revise the renamed City’s Slope and Seismic Hazard Zone Protection Act by clarifying the scope of its application to properties exceeding an average slope of 4:1 grade, updating the map references, mandating review by the Department of Building Inspection’s Structural Advisory Committee and/or a third party peer review under specified circumstances, and re-enacting and modifying a paragraph in the scope section regarding the type of proposed construction that triggers application of the Act that was omitted inadvertently in the adoption of the 2016 Code; affirming the Planning Department’s determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.  
*(Board of Supervisors - Finally Passed on 5/15/2018) (Mayor - Approved on 5/23/2018)*

If you have any questions or require additional information, please contact Erica Major, Assistant Clerk, at (415) 554-4441 or email [Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org).

Sincerely,

  
Angela Calvillo  
Clerk of the Board



# City and County of San Francisco

## Certified Copy

### Ordinance

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

171284 [ **Building Code - Slope and Seismic Hazard Zone Protection Act** ]

**Sponsors:** Peskin; Safai, Cohen and Sheehy

Ordinance amending the Building Code to revise the renamed City's Slope and Seismic Hazard Zone Protection Act by clarifying the scope of its application to properties exceeding an average slope of 4:1 grade, updating the map references, mandating review by the Department of Building Inspection's Structural Advisory Committee and/or a third party peer review under specified circumstances, and re-enacting and modifying a paragraph in the scope section regarding the type of proposed construction that triggers application of the Act that was omitted inadvertently in the adoption of the 2016 Code; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

4/24/2018 Board of Supervisors - CONTINUED ON FIRST READING

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

5/8/2018 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

5/8/2018 Board of Supervisors - PASSED ON FIRST READING AS AMENDED

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

5/15/2018 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

5/23/2018 Mayor - APPROVED

STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO

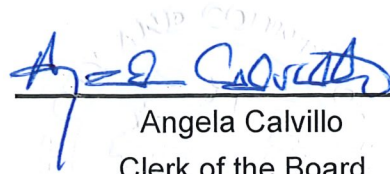
CLERK'S CERTIFICATE

I do hereby certify that the foregoing Ordinance is a full, true, and correct copy of the original thereof on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco.

May 29, 2018

Date

  
Angela Calvillo  
Clerk of the Board

1 [Building Code - Slope and Seismic Hazard Zone Protection Act]

2  
3 **Ordinance amending the Building Code to revise the renamed City's Slope and Seismic**  
4 **Hazard Zone Protection Act by clarifying the scope of its application to properties**  
5 **exceeding an average slope of ~~25%~~4:1 grade, updating the map references, mandating**  
6 **review by the Department of Building Inspection's Structural Advisory Committee**  
7 **and/or a third party peer review under specified circumstances, and re-enacting and**  
8 **modifying a paragraph in the scope section regarding the type of proposed**  
9 **construction that triggers application of the Act which that was omitted inadvertently in**  
10 **the adoption of the 2016 Code; affirming the Planning Department's determination**  
11 **under the California Environmental Quality Act; and directing the Clerk of the Board of**  
12 **Supervisors to forward this ordinance to the California Building Standards**  
13 **Commission upon final passage.**

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

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

22 Section 1. General Findings.

23 (a) The Planning Department has determined that the actions contemplated in this  
24 ordinance comply with the California Environmental Quality Act (California Public Resources  
25 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
Supervisors in File No. 171284 and is incorporated herein by reference. The Board affirms  
this determination.

1 reviewed for structural integrity and effect on *hillside or* slope stability. The requirements for  
2 projects subject to the Slope *and Seismic Hazard Zone* Protection Act are in addition to all other  
3 applicable laws and regulations, including any and all requirements for environmental review  
4 under the California Environmental Quality Act; compliance with the requirements contained  
5 herein does not excuse a project sponsor from compliance with any other applicable laws and  
6 regulations.

7 **106A.4.1.4.3 Scope.** (a) Properties are subject to these requirements where: (1) any  
8 portion of the property either ~~(1) exceeds an average slope of 25% grade or (2) lies within the~~  
9 areas of "Earthquake-Induced Landslide" in the Seismic Hazard Zone Map, released by *the*  
10 California Department of Conservation, Division of Mines and Geology, dated November 17,  
11 2000, or amendments thereto or (2) the property exceeds an average slope of 4 horizontal to  
12 1 vertical slope; or within the "Landslide Hazard Areas" mapped as "Landslide Locations" in Figure  
13 4 of the San Francisco Seismic Safety Investigation report prepared by URS/John A. Blume &  
14 Associates, Engineers, June 1974, or any successor map thereto.

15 (b) Proposed construction work that is subject to these requirements includes the construction  
16 of new buildings or structures having over 1,000 square feet of new projected roof area and horizontal  
17 or vertical additions having over 500 square feet of new projected roof area. In addition, these  
18 requirements shall apply to the following activity or activities if, in the opinion of the Building Official,  
19 the proposed work may have a substantial impact on the slope stability of any property: shoring,  
20 underpinning, excavation, or retaining wall work; grading, including excavation or fill, of over 50  
21 cubic yards of earth materials; or any other construction activity that, in the opinion of the Building  
22 Official, may have a substantial impact on the slope stability of any property.

23 **106A.4.1.4.4 Mandatory submittal and review of reports and geotechnical**  
24 **engineering review by the Structural Advisory Committee; review by other City**  
25 **officials.** (a) All permit applications submitted to the *Department of Building Inspection Central*

1 slope instability mitigation strategies, including drainage plans if required, have been  
2 proposed. Review also shall consider any other factors relevant to mitigation slope instability,  
3 including, but not limited to, the ground slope, soil type at the project site, the geologic  
4 conditions, the history of landslides in the vicinity, the nature of the planned excavation and  
5 construction, the proximity and type of adjacent construction, and the effect that construction  
6 activity related to the proposed project will have on the safety and stability of the subject  
7 property and properties within the vicinity of such property.

8 (c) No permits as specified above for properties subject to the Slope and Seismic Hazard Zone  
9 Protection Act that involve review by the Structural Advisory Committee shall be issued unless  
10 and until the Building Official has consulted with and received a written communication from  
11 representatives of the Departments of Planning and Public Works, and the Fire Department, each of  
12 whom has made a visit to the site for which the project is proposed, and the Building Official has  
13 received a written report from the Structural Advisory Committee concerning the safety and integrity of  
14 the proposed design and construction. As part of its review, the Structural Advisory Committee shall  
15 make findings concerning the review criteria and analysis set forth in this section 106A.4.1.4.4  
16 and Departmental guidelines and regulations regarding slope and seismic hazard~~consider~~  
17 ~~the effect that construction activity related to the proposed project will have on the safety and~~  
18 ~~stability of the property subject to the Slope and Seismic Hazard Zone Protection Act and~~  
19 ~~properties within the vicinity of such property.~~

20 **106A.4.1.4.5 Structural Advisory Committee and m**Mandatory denial by the Building  
21 **Official.** ~~After reviewing all submitted information pursuant to Section 106A.4.1.4.4, the Director, in~~  
22 ~~his or her sole discretion, may require that the permit application be subject to review by a Structural~~  
23 ~~Advisory Committee, as defined by Building Code Section 105A.6. When subject to such Structural~~  
24 ~~Advisory Committee review, no permits shall be issued unless and until the Building Official has~~  
25 ~~consulted with and received a written communication from representatives of the Department of~~


1  
2 Section 4. Effective Date. This ordinance shall become effective 30 days after  
3 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
4 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
5 of Supervisors overrides the Mayor's veto of the ordinance  
6

7 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
8 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
9 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
10 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
11 additions, and Board amendment deletions in accordance with the "Note" that appears under  
12 the official title of the ordinance.  
13

14 Section 6. Directions to the Clerk. The Clerk of the Board of Supervisors is hereby  
15 directed to forward a copy of this ordinance to the California Building Standards Commission  
16 upon final passage.  
17

18 APPROVED AS TO FORM:  
19 DENNIS J. HERRERA, City Attorney

20 By:




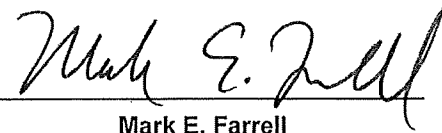
21 JOHN D. MALAMUT  
22 Deputy City Attorney

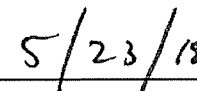
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24  
25

File No. 171284

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 5/15/2018 by the Board of Supervisors of the City and County of San Francisco.

  
\_\_\_\_\_  
Angela Calvillo  
Clerk of the Board

  
\_\_\_\_\_  
Mark E. Farrell  
Mayor

  
\_\_\_\_\_  
Date Approved