



## INFORMATION SHEET

---

**NO. DA-01**

**DATE** : April 15, 2013

**CATEGORY** : Disabled Access

**SUBJECT** : **Ordinance on Telephone Jacks and Grab Bars for SROs**

---

**SECTIONS INVOLVED**

: San Francisco Housing Code:  
- Section 206. Retroactive Provisions  
- Section 505. Sanitation  
- Section 1002. Additional Substandard Conditions: Electrical Outlets, Elevators, Illegal Conversion of Residential Hotels, and Residential Hotel  
Mail Receptacles and Notice Posting  
Ordinance No. 029-13: Telephone Jacks and Grab Bars

**INTENT** : To clarify the Plan Review Procedures for installation of grab bars in compliance of ordinance on telephone jacks and grab bars

**DISCUSSION** :

Ordinance No. 029-13 on Telephone Jacks (applicable to all residential units) and Grab Bars which are applicable to all residential hotel common toilet and bathing facilities ("SROs").

This information sheet is to clarify the procedures on processing this type of permits for plan review without drawings and inspection:

1. Applicant needs to submit Building Permit Form 8 for over-the-counter (OTC) plan review.
2. No plans are required. (Photos of the Installation will be recommended as part of the Information package sent to the residential hotel owners prior to the Ordinance April 4, 2013 effective date.)
3. On the description of work on the permit application form:

Specify: (A) location(s) of grab bar installation  
(B) grab bar min. load rating of 250 LBS.

4. Routing to Fire or other departments is not required.
5. Mechanical review is not required.
6. Grab bars per subject ordinance shall comply with Chapter 11B of the California Building Code, except that limitations within existing floor and room configurations will be taken into consideration regarding grab bar location and configuration.
7. Building permits are required for installation of grab bars per subject ordinance, however all DBI fees required by Section 110A of the San Francisco Building Code will be waived for the facilities identified in the application if the applicant obtains the building permit within 60 days from the date subsection (j) of Section 505 of San Francisco Housing Code becomes effective. (The fees will be waived for one permit application only during this period, therefore the residential hotel owner should identify all grab bar installations/ locations required within the job description of the single permit application. The Ordinance effective date is April 4, 2013. The property owner has through June 14, 2013 to file the permit with the DBI waived permit fees).
8. After issuance of permits, inspection by District Building Inspector for Building Permit Application final (for grab bar installation), and the assigned Housing Inspector to confirm compliance of the subject ordinance regarding telephone jacks (on a complaint driven basis).
9. Building permit and Electrical permit are not required for installation of telephone jacks and wiring.

NOTE: Contact Supervisor or Manager for deviation from above procedure and special case.

Tom C. Hui  
Tom C. Hui, S.E., C.B.O.  
Acting Director  
Department of Building Inspection

4/15/13  
Date

This Information Sheet is subject to modification at any time. For the most current version, visit our website at <http://www.sfdbi.org>

1. [Housing Code - Telephone Jacks and Grab Bars]

2.  
3. Ordinance amending the Housing Code, Section 206, to add Section 1002 to the list of  
4. retroactive provisions; Section 505, to require grab bars in hotel common-use water  
5. closets and bathing facilities; Section 1002, to include as a substandard housing  
6. condition the failure to provide a usable telephone jack and telephone wiring as  
7. required by the California Civil Code; establishing an operative date; and making  
8. environmental findings, legislative findings, and findings pursuant to California Health  
9. & Safety Code, Section 17958.5.

10. NOTE: Additions are *single-underline italics Times New Roman*;  
11. deletions are *strike-through italics Times New Roman*.  
12. Board amendment additions are double-underlined;  
13. Board amendment deletions are ~~strikethrough normal~~.

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

14. Section 1. Findings.

15. (a) General Finding. The Building Inspection Commission considered this ordinance at  
16. a duly noticed public hearing.

17. (b) (a) Environmental Finding. The Planning Department has determined that the  
18. actions contemplated in this ordinance comply with the California Environmental Quality Act  
19. (California Public Resources Code Section 21000 et seq.). Said determination is on file with  
20. the Clerk of the Board of Supervisors in File No. 121018 and is incorporated herein by  
21. reference.

22. (c) (b) Findings pursuant to Health and Safety Code Section 17958.5. The Board of  
23. Supervisors finds that the legislative findings set forth in Subsection (c) below constitute  
24. findings of local conditions justifying deviation from the California Housing Code.

1           (d) ~~(e)~~ Legislative Findings.

2           (1) The high cost of housing in San Francisco makes residential hotel guest rooms with  
3 common toilet and bathing facilities ("SROs") the only available housing option for many  
4 seniors, persons with disabilities, and others on low or fixed incomes.

5           (2) The Mayor's Office of Housing 2010-2014 Consolidated Plan (with the Mayor's  
6 Office of Economic and Workforce Development and the former San Francisco  
7 Redevelopment Agency) identified 8,000 seniors and young adults with disabilities living in  
8 SROs.

9           (3) In 2012, the Senior Action Network and Mission SRO Collaborative, Central City  
10 SRO Collaborative, and SRO Families United Collaborative prepared "The 2012 Senior and  
11 Adults with Disabilities in SRO's Survey," which found that 48 percent of the 151 respondents  
12 surveyed did not have grab bars in their common toilet and bathing facilities. There is no  
13 current grab bar requirement.

14           (4) It is important that seniors and persons with disabilities residing in SROs have  
15 access to a working telephone in the room in which they reside. California Civil Code Section  
16 1941.4 requires the lessor of a building intended for residential occupancy to be responsible  
17 for installing at least one usable telephone jack and for placing and maintaining in good  
18 working order inside telephone wiring that meets the applicable standards of the most recent  
19 National Electrical Code adopted by the Electronic Industry Association.

20  
21           Section 2. The San Francisco Housing Code is hereby amended by amending Section  
22 206, to add the following:

23           1002: Section 1002(f).  
24  
25

1 Section 3. The San Francisco Housing Code is hereby amended by amending Section  
2 505 to add subsection (j), to read as follows:

3 **SEC. 505. SANITATION.**

4 (j) **Grab Bars.** The water-closet, lavatory, and bathing facilities provided for guest rooms  
5 situated on the same floor and used in common are required to have grab bars that comply with  
6 Chapter 11B of the California Building Code; provided, however, except that limitations within  
7 existing floor and room configurations will be taken into consideration regarding grab bar  
8 location and configuration for existing tank-type toilets, grab bars may be mounted between  
9 33" and 35" above the finish floor. Building permits are required for installation, however all  
10 Department of Building Inspection fees required by Section 110A of the San Francisco  
11 Building Code will be waived for the facilities identified in the application if the applicant  
12 obtains the building permit within 60 days from the date this subsection (j) becomes effective.

13  
14 Section 4. The San Francisco Housing Code is hereby amended by amending Section  
15 1002, to read as follows:

16 **SEC. 1002. ADDITIONAL SUBSTANDARD CONDITIONS: ELECTRICAL OUTLETS,**  
17 **ELEVATORS, ILLEGAL CONVERSION OF RESIDENTIAL HOTELS, AND RESIDENTIAL**  
18 **HOTEL MAIL RECEPTACLES, TELEPHONE JACKS AND WIRING, AND NOTICE**  
19 **POSTING.**

20 In addition to the provisions set forth in Section 1001 of this chapter prescribed by  
21 California Health and Safety Code, Division 13, Part 1.5, State Housing Law, Sections  
22 17920.3 et seq., the following conditions are considered substandard:

23 (a) **Electrical Outlets.** Habitable rooms and kitchens with insufficient number of  
24 electrical convenience outlets as required by Section 504 of this Code.

25 (b) **Elevators.** Lack of elevator service as required by Section 713 of this Code.

1           (c) **Illegal Conversion of Residential Hotels.** Illegal conversion of any residential unit  
2 of a residential hotel, or improper recordkeeping as defined and required by Chapter 41 of the  
3 San Francisco Administrative Code.

4           (d) **Mold and Mildew.** The existence of mold and mildew which is chronic or severe as  
5 defined by Chapter 4 of this code.

6           (e) **Residential Hotel Mail Receptacles.** Lack of an individual mail receptacle for each  
7 residential unit in a residential hotel, as required by Section 41E of the San Francisco  
8 Administrative Code. The hotel owner is responsible for making arrangements with the United  
9 States Postal Service for the installation of these receptacles and delivery of mail thereto.  
10 Installation and maintenance of the mail receptacles shall meet all of the specifications and  
11 requirements of the United States Postal Service. Compliance with United States Postal  
12 Service specifications and requirements, and delivery of mail by the United States Postal  
13 Service, will not be enforced by the Department of Building Inspection.

14           (f) **Telephone Jack and Wiring.** *Lack of at least one usable telephone jack and working inside*  
15 *telephone wiring, as required by Section 1941.4 of the California Civil Code;*

16           (g) **Grab Bars.** *Lack of grab bars in common-use bathing and lavatory facilities for guest rooms*  
17 *as required by Section 505(j) of this Code.*

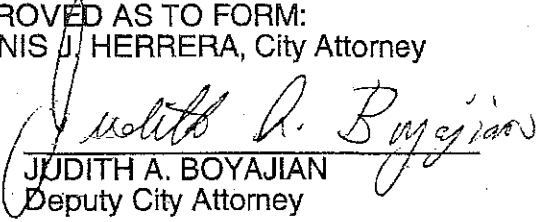
18           (f) **(h) Residential hotel notice posting requirement.** The owner or operator of a  
19 residential hotel, as defined in Chapter 41 of the San Francisco Administrative Code, shall  
20 post a notice approved by the Department of Building Inspection notifying the occupants that  
21 they may contact the City and County of San Francisco's 24x7 Customer Service Center at  
22 311 to report alleged violations of this Code. The notice shall be posted in a conspicuous  
23 location at the lobby. If there is no lobby, the notice shall be posted in the public entranceway.  
24  
25

1 Section 5. Effective and Operative Date. This ordinance shall become effective 30  
2 days from the date of passage and operative 180 days from the date of passage.  
3

4 Section 6. This section is uncodified. In enacting this Ordinance, the Board intends to  
5 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,  
6 punctuation, charts, diagrams, or any other constituent part of the Housing Code that are  
7 explicitly shown in this legislation as additions, deletions, Board amendment additions, and  
8 Board amendment deletions in accordance with the "Note" that appears under the official title  
9 of the legislation.  
10

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

13 By:

  
14 JUDITH A. BOYAJIAN  
15 Deputy City Attorney  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25



City and County of San Francisco  
**Tails**  
**Ordinance**

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

**File Number:** 121018

**Date Passed:** February 26, 2013

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.

February 04, 2013 Land Use and Economic Development Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

February 04, 2013 Land Use and Economic Development Committee - RECOMMENDED AS AMENDED

February 12, 2013 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 11 - Avalos, Breed, Campos, Chiu, Chu, Cohen, Farrell, Kim, Mar, Wiener and Yee

February 26, 2013 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Avalos, Breed, Campos, Chiu, Chu, Cohen, Farrell, Kim, Mar, Wiener and Yee

File No. 121018

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 2/26/2013 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo  
Clerk of the Board

Mayor

3/5/13

Date Approved