

***BIC Regular Meeting  
of  
October 18, 2023***

***Agenda Item 6***



October 11, 2023

Building Inspection Commission  
49 South Van Ness Avenue  
San Francisco, CA 94103

Re: Building, Green Building, Mechanical, Plumbing Codes – Amending Findings Supporting  
Enactment of 2022 Codes

Honorable Members of the Commission:

October 11, 2023 the Code Advisory Committee (CAC) convened to review an ordinance amending the local findings included by reference in the following ordinances: 1) 2022 San Francisco Building Code (Ordinance Number 225-22); 2) 2022 San Francisco Green Building Code (Ordinance Number 227-22); 3) 2022 San Francisco Mechanical Code (Ordinance Number 228-22); San Francisco Plumbing Code (Ordinance Number 230-22); and directing the Clerk of the Board to forward the ordinance in Board File No. \_\_\_\_\_ to the California Building Standards Commission as required by State law.

After a discussion of the proposed findings to the ordinances listed above the committee voted unanimously to recommend the Building Inspection Commission approve the proposed ordinance as written.

Respectfully submitted,

A handwritten signature in cursive script that reads "Thomas Fessler".

Thomas Fessler  
DBI Technical Services Division  
Secretary to the Code Advisory Committee

cc. Patrick O'Riordan, C.B.O. Director  
Christine Gasparac, Assistant Director  
Janey Chan, Manager  
Ned Finnie, AIA, Chair, Code Advisory Committee  
Carl Nicita, Legislative Affairs

Attach: Proposed Ordinance

**Technical Services Division**  
49 South Van Ness Avenue – San Francisco CA 94103  
Office (658) 652-3720 – [www.sfdbi.org](http://www.sfdbi.org)

1 [Building, Green Building, Mechanical, Plumbing Codes - Amending Findings Supporting  
2 Enactment of 2022 Codes]

3 **Ordinance amending the local findings included by reference in the following**  
4 **ordinances: 1) 2022 San Francisco Building Code (Ordinance Number 225-22); 2) 2022**  
5 **San Francisco Green Building Code (Ordinance Number 227-22); 3) 2022 San Francisco**  
6 **Mechanical Code (Ordinance Number 228-22); 4) San Francisco Plumbing Code**  
7 **(Ordinance Number 230-22); and directing the Clerk of the Board to forward the**  
8 **ordinance in Board File No. \_\_\_\_\_ to the California Building Standards**  
9 **Commission as required by State law.**

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

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

18 Section 1. Environmental Findings. The Planning Department has determined that the  
19 actions contemplated in this ordinance comply with the California Environmental Quality Act  
20 (California Public Resources Code Sections 21000 et seq.). Said determination is on file with  
21 the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by  
22 reference. The Board affirms this determination.

23 Section 2. General Findings.

24 (a) The California Building Standards Code is contained in Title 24 of the California  
25 Code of Regulations. It consists of 12 Parts, which are based upon model codes that are

1 amended by the State agencies with jurisdiction over the subject matter. The State of  
2 California adopts a new California Building Standards Code every three years (“triennial  
3 CBSC”) with supplemental amendments published in intervening years. Local jurisdictions  
4 must enforce the California Building Standards Code but they may also enact more restrictive  
5 building standards that are reasonably necessary because of local climate, geologic, or  
6 topographical conditions. Local amendments may be made both to a triennial CBSC and also  
7 to its individual Parts during the intervening years; however, local amendments previously  
8 adopted are not automatically applicable to a triennial CBSC. Rather, they must be re-enacted  
9 with the required findings of local climate, geologic, or topographical conditions, expressly  
10 made applicable to the new triennial CBSC, and with an operative date no earlier than the  
11 effective date of the new State Code.

12 (d) Consistent with the triennial CBSC, the Board of Supervisors: repealed the 2019  
13 San Francisco Building and enacted the 2022 San Francisco Building Code by the enactment  
14 of Ordinance Number 225-22, in Board File No. 220940; repealed the 2019 San Francisco  
15 Green Building Code and enacted the 2022 San Francisco Green Building Code by the  
16 enactment of Ordinance Number 227-22, in Board File No. 220942; repealed the 2019 San  
17 Francisco Mechanical Code and enacted the 2022 San Francisco Mechanical Code by the  
18 enactment of Ordinance Number 228-22, in Board File No. 220943; and repealed the 2019  
19 San Francisco Plumbing Code and enacted the 2022 San Francisco Plumbing Code by the  
20 enactment of Ordinance Number 230-22, in Board File No. 220945 (hereinafter, collectively,  
21 “2022 Building Code Ordinances”).

22 (e) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,  
23 the Board of Supervisors made express findings, section-by-section, that each local  
24 amendment to the California Building Standards Codes was reasonably necessary because of  
25

1 local conditions. The findings are contained in Exhibit A to each of the 2022 Building Code  
2 Ordinances, and are on file with the Clerk of the Board in the respective Board Files.

3 (f) Upon enactment of the 2022 Building Code Ordinances, the Clerk of the Board  
4 of Supervisors forwarded the ordinances to the California Building Standards Commission.  
5 The California Building Standards discovered technical omissions in Exhibit A to these 2022  
6 Building Code Ordinances and requested correction to the respective files. This Ordinance  
7 makes the technical corrections requested by the California Building Standards Commission  
8 by updating the local findings incorporated by reference in each of the Building Code  
9 Ordinances.

10 (g) On \_\_\_\_\_, at a duly noticed public hearing, the Building Inspection  
11 Commission considered this ordinance in accordance with Charter Section D3.750-5 and  
12 Building Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building  
13 Inspection Commission regarding the Commission’s recommendation is on file with the Clerk  
14 of the Board of Supervisors in File No. \_\_\_\_\_.

15  
16 Section 3. Findings Regarding Local Conditions. Pursuant to California Health and  
17 Safety Code Sections 17958.7 and 18941.5, the Board of Supervisors finds and determines  
18 that the local conditions described in: Corrected Exhibit A to the 2022 San Francisco Building  
19 Code; Corrected Exhibit A to the 2022 San Francisco Green Building Code; Corrected Exhibit  
20 A to the 2022 San Francisco Mechanical Code; and Corrected Exhibit A to the 2022 San  
21 Francisco Plumbing Code constitute a general summary of the most significant local  
22 conditions giving rise to the need for modification of the respective 2022 California Building  
23 Standards Codes and are reasonably necessary based upon these local conditions. Each  
24 Corrected Exhibit A is on file with the Clerk of the Board of Supervisors in Board File No.  
25 \_\_\_\_\_.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Section 4. The 2022 San Francisco Building Code Ordinances are amended as follows:

(a) Ordinance Number 225-22, File No. 220940 is amended by replacing Exhibit A with the Corrected Exhibit A to the 2022 San Francisco Building Code in Board File No. \_\_\_\_\_. The corrections are tracked in italicized and underlined type and deletions are in ~~strikeout~~ text.

(b) Ordinance Number 227-22, File No. 220942 is amended by replacing Exhibit A with the Corrected Exhibit A to the 2022 San Francisco Green Building Code in Board File No. \_\_\_\_\_. The corrections are tracked in italicized and underlined type and deletions are in ~~strikeout~~ text.

(c) Ordinance Number 228-22, File No. 220943 is amended by replacing Exhibit A with the Corrected Exhibit A to the 2022 San Francisco Mechanical Code in Board File No. \_\_\_\_\_. The corrections are tracked in italicized and underlined type and deletions are in ~~strikeout~~ text.

(d) Ordinance Number 230-22, File No. 220945 is amended by replacing Exhibit A with the Corrected Exhibit A to the 2022 San Francisco Plumbing Code in Board File No. \_\_\_\_\_. The corrections are tracked in italicized and underlined type and deletions are in ~~strikeout~~ text.

///  
///  
///  
///  
///  
///

1           Section 8. Directions to Clerk. Upon enactment of this ordinance, the Clerk of the  
2 Board of Supervisors is hereby directed to transmit this ordinance to the California Building  
3 Standards Commission pursuant to the applicable provisions of State law and to update the  
4 Board files of the 2022 Building Code Ordinances to add the ordinance in Board File No.  
5 \_\_\_\_\_ and a copy of the applicable Corrected Exhibit A.

6  
7  
8 APPROVED AS TO FORM:  
9 DAVID CHIU, City Attorney

10 By:     /s/ Robb Kapla      
11       ROBB KAPLA  
12       Deputy City Attorney

13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
n:\legana\as2022\2300006\01662436.docx

## 2022 San Francisco Building Code Findings Including Building and Residential Standards

### Chapter 1A

Section #	Finding #	Section #	Finding #	Section #	Finding #
101A	9	105A.1.1	9	106A.3.4	9
101A.1	9	105A.1.1.1	9	106A.3.4.1	9
101A.2	9	105A.1.1.2	9	106A.3.4.2	9
101A.3	9	105A.1.1.3	9	106A.3.5	9
101A.3.1	9	105A.1.1.4	9	106A.3.6	9
101A.4	9	105A.1.2	9	106A.3.7	9
101A.4.1	9	105A.1.3	9	106A.3.8	9
101A.4.2	9	105A.1.4	9	106A.3.8.1	9
101A.5	9	105A.1.5	9	106A.4	9
101A.6	9	105A.1.5.1	9	106A.4.1	9
101A.7	9	105A.1.5.2	9	106A.4.1.1	9
101A.7.1	9	105A.1.5.3	9	106A.4.1.2	9
101A.7.2	9	105A.1.5.4	9	106A.4.1.2.1	9
101A.7.3	9	105A.1.6	9	106A.4.1.2.2	9
101A.8	Reserved	105A.1.7	9	106A.4.1.2.3	9
101A.9	Reserved	105A.1.8	9	106A.4.1.2.4	9
101A.10	Reserved	105A.1.9	9	106A.4.1.3	9
101A.11	Reserved	105A.1.10	9	106A.4.1.3.1	9
101A.12	Reserved	105A.1.11	9	106A.4.1.3.2	9
101A.13	Reserved	105A.1.12	9	106A.4.1.3.3	9
101A.14	Reserved	105A.2	9	106A.4.1.3.4	9
101A.15	Reserved	105A.2.1	9	106A.4.1.4	9
101A.16	Reserved	105A.2.2	9	106A.4.1.4.1	9
101A.17	Reserved	105A.2.3	9	106A.4.1.4.2	9
101A.18	Reserved	105A.2.4	9	106A.4.1.4.3	9
101A.19	Reserved	105A.2.5	9	106A.4.1.4.4	9
101A.20	9	105A.2.6	9	106A.4.1.4.5	9
101A.21	9	105A.2.7	9	106A.4.1.4.6	9
101A.21.1	9	105A.2.8	9	106A.4.2	9
101A.21.2	9	105A.2.8.1	9	106A.4.3	9
101A.21.3	9	105A.2.8.2	9	106A.4.4	9
102A	9	105A.2.8.3	9	106A.4.4.1	9
102A.1	9	105A.2.8.4	9	106A.4.4.2	9
102A.2	9	105A.2.8.5	9	106A.4.5	9



Section #	Finding #	Section #	Finding #	Section #	Finding #
102A.2.1	9	105A.2.8.6	9	106A.4.6	9
102A.2.2	9	105A.2.8.7	9	106A.4.7	9
102A.3	9	105A.2.8.8	9	106A.4.8	9
102A.3.1	9	105A.2.8.9	9	106A.4.9	9
102A.4	9	105A.2.9	9	106A.4.10	9
102A.5	9	105A.2.10	9	106A.4.11	9
102A.6	9	105A.3	9	106A.4.12	9
102A.7	9	105A.3.1	9	106A.4.13	9
102A.8	9	105A.3.2	9	107A.	9
102A.9	Reserved	105A.3.3	9	107A.1	9
102A.10	Reserved	105A.3.4	9	107A.1.2	9
102A.11	9	105A.3.4.1	9	107A.2	9
102A.11.1	9	105A.3.5	9	107A.3	9
102A.11.2	9	105A.3.6	9	107A.3.1	9
102A.11.3	9	105A.3.7	9	107A.3.2	9
102A.12	9	105A.3.8	9	107A.3.3	9
102A.13	9	105A.3.9	9	107A.3.4	9
102A.14	9	105A.3.10		107A.4	9
102A.15	9	105A.4	9	107A.5	9
102A.16	9	105A.4.1	9	107A.6	9
102A.16.1	9	105A.4.2	9	107A.6.1	9
102A.16.1.1	9	105A.4.3	9	107A.6.2	9
102A.16.1.1.1	9	105A.4.3.1	9	107A.7	9
102A.16.1.1.2	9	105A.4.4	9	107A.7.1	9
102A.16.1.1.3	9	105A.4.4.1	9	107A.7.2	9
102A.16.1.2	9	105A.4.4.2	9	107A.7.2A	9
102A.16.1.3	9	105A.4.4.3	9	107A.7.3	9
		105A.5	Reserved		
102A.16.1.4	9	105A.6	9	107A.8	9
102A.17	9	105A.6.1	9	107A.9	9
102A.18, 102A.18.1	9 9	105A.6.2	9	107A.10	9
102A.18.2	9	105A.6.3	9	107A.11	9
102A.19	9	105A.7	9	107A.11.1	9
102A.19.1	9	105A.8	9	107A.11.2	9
102A.19.2	9	106A	9	107A.12	9
102A.19.3	9	106A.1	9	107A.13	9
102A.19.4	9	106A.1.1	9	107A.13.1	9
102A.19.5	9	106A.1.2	9	107A.13.2	9
102A.20	9	106A.1.3	9	107A.13.3	9
103A	9	106A.1.3.1	9	107A.13.3.1	9

<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>
103A.1	9	106A.1.4	9	107A.13.3.1.1	9
103A.2	9	106A.1.4.1	9	107A.13.3.2	9
103A.2.1	9	106A.1.4.2	9	107A.13.4	9
103A.2.2	9	106A.1.5	9	107A.13.5	9
103A.3	9	106A.1.6	9	107A.13.6	9
103A.3.1	9	106A.1.6.1	9	107A.13.7	9
103A.3.2	9	106A.1.7	9	107A.13.8	9
103A.3.3	9	106A.1.8	9	107A.13.9	9
103A.3.4	9	106A.1.9	9	107A.13.9.1	9
103A.3.5	9	106A.1.9.1	9	107A.13.9.2	9
103A.4	9	106A.1.9.2	9	107A.13.10	9
103A.4.1	9	106A.1.9.3	9	107A.13.11	9
103A.4.2	9	106A.1.10	9	107A.13.12	9
103A.4.3	9	106A.1.10.1	9	107A.13.13	9
103A.4.4	9	106A.1.10.2	9	107A.13.14	9
103A.4.5	9	106A.1.10.3	9	107A.13.15	9
103A.4.5.1	9	106A.1.11	9	107A.14	9
103A.4.5.2	9	106A.1.12	9	107A.15	9
103A.4.5.3	9	106A.1.13	9	108A	9
103A.4.6	9	106A.1.14	9	108A.1	9
103A.4.7	9	106A.1.14.1	9	108A.2	9
103A.5	9	106A.1.14.2	9	108A.3	9
103A.5.1	9	106A.1.14.3	9	108A.3.1	9
103A.5.2	9	106A.1.14.4	9	108A.3.2	9
103A.5.3	9	106A.1.14.5	9	108A.4	9
103A.5.4	9	106A.1.15	9	108A.5	9
103A.5.5	9	106A.1.15.1	9	108A.5.1	9
103A.5.6	9	106A.1.15.2	9	108A.5.2	9
103A.5.7	9	106A.1.15.3	9	108A.5.3	9
103A.6	9	106A.1.15.4	9	108A.5.4	9
103A.6.1	9	106A.1.15.5	9	108A.5.5	9
103A.6.2	9	106A.1.15.6	9	108A.5.6	9
103A.6.3	9	106A.1.15.7	9	108A.5.7	9
103A.6.3.1	9	106A.1.15.8	9	108A.5.8	9
103A.6.3.2	9	106A.1.16	9	108A.5.9	9
103A.6.4	9	106A.1.16.1	9	108A.6	9
103A.6.4.1	9	106A.1.16.2	9	108A.7	9
103A.6.4.2	9	106A.1.16.3	9	108A.7.1	9
103A.6.5	9	106A.1.17	9	108A.8	9
104A	9	106A.1.17.1	9	109A	9

<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>
104A.1	9	106A.1.17.2	9	109A.1	9
104A.2	9	106A.1.18	9	109A.2	9
104A.2.1	9	106A.2	9	109A.3	9
104A.2.2	9	106A.3.1	9	109A.4	9
104A.2.3	9	106A.3.1.1	9	109A.5	9
104A.2.4	9	106A.3.1.2	9	109A.6	9
104A.2.5	9	106A.3.1.3	9	109A.7	9
104A.2.6	9	106A.3.2	9	109A.8	9
104A.2.7	9	106A.3.2.1	9	110A.	9
104A.2.7.1	9	106A.3.2.2	9		
104A.2.8	9	106A.3.2.2.1	9		
104A.2.8.1	9	106A.3.2.2.2	9		
104A.2.8.2	9	106A.3.2.3	9		
104A.2.8.3	9	106A.3.2.4	9		
104A.2.9	9	106A.3.2.4.1	9		
104A.2.10	9	106A.3.2.4.2	9		
104A.2.11	9	106A.3.2.4.3	9		
104A.2.11.1	9	106A.3.2.4.4	9		
104A.2.11.1.1	9	106A.3.2.5	9		
104A.2.11.1.2	9	106A.3.2.5.1	9		
104A.2.11.2	9	106A.3.2.5.2	9		
104A.3	9	106A.3.2.5.3	9		
104A.3.1	9	106A.3.2.5.4	9		
104A.3.2	9	106A.3.2.6	9		
104A.4	9	106A.3.2.6.1	9		
104A.4.1	9	106A.3.2.6.2	9		
104A.4.2	9	106A.3.2.6.3	9		
104A.5	9	106A.3.2.6.4	9		
104A.6	9	106A.3.2.6.5	9		
104A.6.1	9	106A.3.2.6.6	9		
104A.6.2	9	106A.3.2.6.7	9		
104A.6.3	9	106A.3.2.6.8	9		
105A	9	106A.3.3	9		
105A.1	9				

**CHAPTER 2**

<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>
202	9				

**CHAPTER 3  
NO S.F. AMENDMENTS**

**CHAPTER 4**

<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>
406.3.4	5	435.3.5	5	456.1	5

**CHAPTER 5  
NO S.F. AMENDMENTS**

**CHAPTER 6  
NO S.F. AMENDMENTS**

**CHAPTER 7**

<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>
707.1	5,9				

**CHAPTER 7A  
NO S.F. AMENDMENTS**

**CHAPTER 8  
NO S.F. AMENDMENTS**

**CHAPTER 9**

<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>
901.4	1,2,5	905.3.4	1,2,5	907.2.11.2.7	2,5
903.2.8	2,5	907.2.9.1	2,5	912.7	2,5
Table 903.2.11.6	2,5	907.2.9.5	2,5		

**CHAPTER 10**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1010.1.2	3	1011.12.3	3	1015.4	3
1011.5.5	3	1012.2	3	1016.2	3
1011.5.5.1	3	1013.1	3,5	1016.3	3
1011.12	3				

**CHAPTER 10A**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1001A.	9	1003A.6	5	1005A.5	5
1001A.1	9	1003A.7	5	1005A.6	5
1001A.2	9	1003A.8	5	1005A.7	5
1001A.3	9	1004A.	5	1005A.8	5
1002A.	9	1004A.1	5	1005A.8.1	5
1003A.	5	1004A.2	5	1005A.8.2	5
1003A.1	5	1004A.3	5	1005A.8.3	5
1003A.2	5	1004A.4	5	1005A.8.4	5
1003A.2.1	5	1005A.	5	1005A.8.5	5
1003A.2.2	5	1005A.1	5	1005A.8.6	5
1003A.3	5	1005A.2	5	1005A.8.7	5
1003A.4	5	1005A.3	5	1005A.8.8	5
1003A.5	5	1005A.4	5		
		1005A.4.1	5		

**CHAPTER 11  
[RESERVED]**

**CHAPTER 11A  
NO S.F. AMENDMENTS**

**CHAPTER 11B  
NO S.F. AMENDMENTS**

**CHAPTER 11C  
NO S.F. AMENDMENTS**

**CHAPTER 11D**

Section #	Finding #	Section #	Finding #	Section #	Finding #
-----------	-----------	-----------	-----------	-----------	-----------

1101D	6,9	1105D.1	6,9	1107D	6,9
1101D.1	6,9	1105D.2	6,9	1108D	6,9
1101D.2	6,9	1105D.2.1	6,9	1109D	6,9
1102D	6,9	1105D.3	6,9	1110D	6,9
1103D	6,9	1106D	6,9	1111D	6,9
1104D	6,9	1106D.1	6,9	1112D	6,9
1104D.1	6,9	1106D.1.1	6,9	1113D	6,9
1104D.2	6,9	1106D.2	6,9	1113D.1	6,9
1104D.3	6,9	1106D.3	6,9	1113D.2	6,9
1104D.4	6,9	1106D.4	6,9	1114D	6,9
1105D	6,9	1106D.5	6,9		

### CHAPTER 12

Section #	Finding #	Section #	Finding #	Section #	Finding #
1202.5	5	1206.7.1	4	1210.4	9
1202.6	5	1206.7.2	4	1210.4.1	9
1204.1	5	1206.7.3	4	1210.4.2	9
1204.2.2	5	1206.8	4	1210.4.3	9
1204.4	5	1206.9	4	1210.5	9
1206.6	9	1206.10	4		
1206.7	4	1208.4	4,9		

### CHAPTER 13 NO S.F. AMENDMENTS

#### CHAPTER 13A

Section #	Finding #	Section #	Finding #	Section #	Finding #
1301A	9	1307A.1	9	1312A.1	9
1302A	9	1308A	9	1312A.2	9
1303A	9	1308A.1	9	1313A	9
1304A	9	1309A	9	1313A.1	9
1304A.1	9	1309A.1	9	1313A.2	9
1304A.2	9	1310A	9	1313A.3	9
1305A	9	1310A.1	9	1313A.4	9
1305A.1	9	1311A	9	1313A.5	9
1306A	9	1311A.1	9	1314A.	9
1306A.1	9	1311A.2	9	1314A.1	9
1306A.1.1	9				
1306A.2	9	1311A.3	9	1314A.2	9
1306A.2.1	9	1311A.4	9	1314A.3	9
1306A.2.2	9	1311A.4.1	9	1314A.4	9
1306A.3	9	1311A.4.2	9	1314A.5	9

1307A	9	1312A	9	1314A.6	9
-------	---	-------	---	---------	---

**CHAPTER 13B**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1301B.	9	1303B.	9	1305B.	9
1302B.	9	1304B.	9		

**CHAPTER 13C  
RESERVED**

**CHAPTER 13D**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1301D	9	1305D.1	9	1307D	9
1302D	9	1305D.2	9	1308D	9
1303D	9	1306D	12	1309D	9
1304D	9	1306D.1	5,12,15	1310D	9
1305D	9	1306D.2	12	1311D	9

**CHAPTER 14**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1402.8	3,5,7				

**CHAPTER 15**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1501.1	7	Table 1505.1	1,2,3,5	1511.2.2	5
1502.1	7	1507.8.5	1,2,3,5	1511.10	5
1505.1	1,2,3,5	1507.9.6	1,2,3,5		

**CHAPTER 16**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1604.11	1,5	1607.20	1,5	1607.20.3	1,5

**CHAPTER 16A  
NO S.F. AMENDMENTS**

**CHAPTER 17**

Section #	Finding #	Section #	Finding #	Section #	Finding #
1704.2	1,4,5	1705.5.8	1,4,5	1705.22	5

1705.1.1	1	1705.13.5	1, 4, 5	1705.23	5
1705.4.3	1,4,5	1705.21	1,4,5		

**CHAPTER 17A  
NO S.F. AMENDMENTS**

**CHAPTER 18  
NO S.F. AMENDMENTS**

**CHAPTER 18A  
NO S.F. AMENDMENTS**

**CHAPTER 19  
NO S.F. AMENDMENTS**

**CHAPTER 19A  
NO S.F. AMENDMENTS**

**CHAPTER 20  
NO S.F. AMENDMENTS**

**CHAPTER 21  
NO S.F. AMENDMENTS**

**CHAPTER 21A  
NO S.F. AMENDMENTS**

**CHAPTER 22  
NO S.F. AMENDMENTS**

**CHAPTER 22A  
NO S.F. AMENDMENTS**

**CHAPTER 23**

<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>
2304.12.1.5	8	2304.12.2.6.2	8	2304.12.2.3	8



**CHAPTER 24**

<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>
2405.3	8				

**CHAPTER 25  
NO S.F. AMENDMENTS**

**CHAPTER 26**

<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>
2603.3	5	2603.4.1.5	5	2603.6	5

**CHAPTER 27  
NO S.F. AMENDMENTS**

**CHAPTER 28  
NO S.F. AMENDMENTS**

**CHAPTER 29  
NO S.F. AMENDMENTS**

**CHAPTER 30**

<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>
3010.1	9	3010.2	9		

**CHAPTER 31**

<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>
3103.1.2	9	3107.3	4,6	3107.6.2	8
3107.1	9	3107.4	1,2,5,8	3107.7	9
3107.1.1	9	3107.5	1,2,5,8	3116	9
3107.1.2	9	3107.5.1	1,2,5,8	3116.1	9
3107.1.3	9	3107.5.2	1,2,5,8	3116.2	9
3107.1.4	9	3107.5.3	1,2,5,8	3116.3	9
3107.1.5	9	3107.5.4	1,2,5,8	3116.4	9
3107.2	9	3107.6	8	3116.5	9
		3107.6.1	8		

**CHAPTER 31A RESERVED  
NO S.F. AMENDMENTS**

**CHAPTER 31B  
NO S.F. AMENDMENTS**

**CHAPTER 31C  
NO S.F. AMENDMENTS**

**CHAPTER 31D  
NO S.F. AMENDMENTS**

**CHAPTER 31E RESERVED  
NO S.F. AMENDMENTS**

**CHAPTER 31F  
NO S.F. AMENDMENTS**

**CHAPTER 32**

<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>
3201.4	7	3203.1	2,5	3203.2.3	2,4,5,6
3202.3.1	6,7	3203.2	2,4,5,6	3203.2.4	2,4,5,6
3202.3.2	2,4,6	3203.2.1	2,4,5,6	3203.2.5	2,4,5,6
3202.3.4	3,5	3203.2.2	2,4,5,6	3203.3	2,4,5,6

**CHAPTER 33**

<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>
3302.4	5,6	3303.8	5,6	3306.12	5,6
3303.1.1	5,6	3304.1	9	3307.1	5,6
3303.1.2	5,6	3306.10	5,6	3311.2	5,6
3303.4	5,6	3306.11	5,6		

**CHAPTER 34  
NO S.F. AMENDMENTS**

**CHAPTER 34A  
NO S.F. AMENDMENTS  
CHAPTER 35  
NO S.F. AMENDMENTS**

**CHAPTER 36**

**(Index to California Residential Code Provisions)**

<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>
CHAPTER 1	9	CHAPTER 5	1,2,3,4,5,7 ,8,9,10,	CHAPTER 9	1,2,3,4,5,7 ,8,9,10
CHAPTER 2	9	CHAPTER 6	1,2,3,4,5,7 ,8,9,10	CHAPTER 10	1,2,3,4,5,7 ,8,9,10
CHAPTER 3	1,2,3,4,5,7 ,8,9,10	CHAPTER 7	1,2,3,4,5,7 ,8,9,10	CHAPTER 44	9
CHAPTER 4	1,2,3,4,5,7 ,8,9,10	CHAPTER 8	1,2,3,4,5,7 ,8,9,10		

***APPENDIX C – No San Francisco Building Code Amendments***

<u>Section #</u>	<u>Finding #</u>
<u>Appx C</u>	<u>2,3</u>

***APPENDIX I – No San Francisco Building Code Amendments***

<u>Section #</u>	<u>Finding #</u>
<u>Appx I</u>	<u>2,5,11</u>

**APPENDIX J**

<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>
J103	9	J104.3	1,4	J109	7
J103.2	9	J106	7	J109.5	7
J104	1,4	J106.1	7	J112	9

**APPENDIX P**

<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>
P101.1	9	P111.3	2,3,5	P111.10	2,3,5
P103.2.1	2,3,5	P111.4	2,3,5	P111.11	2,3,5
P103.7	2,3,5	P111.5	2,3,5	P111.12	2,3,5
P110.2	3	P111.6	2,3,5	P111.13	2,3,5
P111	2,3,5	P111.7	2,3,5	P112	2,3,5
P111.1	2,3,5	P111.8	2,3,5	P112.1	2,3,5
P111.2	2,3,5	P111.9	2,3,5		

## 2022 San Francisco Green Building Code Findings

Section #	Finding #	Section #	Finding #	Section #	Finding #
-----------	-----------	-----------	-----------	-----------	-----------

### CHAPTER 1

Section #	Finding #	Section #	Finding#	Section #	Finding #
101.1	9	101.4	9	101.10	9
101.2	9	101.6.1	9	101.11	9
101.3	9	101.6.3	9		
101.3.1	9	101.7	9		

### CHAPTER 2

Section #	Finding #	Section #	Finding #	Section #	Finding #
202	9				

### CHAPTER 3

Section #	Finding #	Section #	Finding #	Section #	Finding #
301.1	9	302.1	9	303.1.1.1	9

### CHAPTER 4

Section #	Finding #	Section #	Finding #	Section #	Finding #
4.101.1	9	4.103.3.2	4,5,17	4.106.4.1	12,14,15,16
4.103.1	9			4.106.4.1.1	12,14,15,16
4.103.1.1	5,7,11,12,13, 14,15,16,17	4.104.1	12,14,15	4.106.4.2.2.1.2	12,14,15,16
4.103.1.2	7,11	TABLE 4.104.A	12,14,15	4.106.4.2.2.1.3	12,14,15,16
4.103.2	9	4.104.2	9	4.106.4.2.3	12,14,15,16
4.103.2.1	5,7,11,12,13, 14,15,16,17	4.105	9	4.106.2.4	12,14,15,16
4.103.2.3	14,15	4.105.1	12,14,15	4.201	9
4.103.2.4	7,11	4.105.1.1	12,14,15	4.201.2	7,12,16
4.103.2.4.1	7,11	4.105.1.2	12,14,15	4.201.3	1,2,3,4,5,12
4.103.3	9	4.106	9		
4.103.3.1	5,7,11,12,13, 14,15,16,17	4.106.4 – Exception 1.2	12,14,15,16		

**CHAPTER 5**

<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>
5.101.1	9	5.103.1.9	5,8,14,15,16	Table 5.104.A	12,14,15
5.103.1	9	5.103.1.10	9	5.104.2	9
5.103.1.1	5, 7,11,12,13, 14,15,16,17	5.103.3	9	5.105.1	12,14,15
5.103.1.2	11,13,17	5.103.3.1	5,7,11,12,13, 14,15,16,17	5.105.1.1	12,14,15
5.103.1.3	14,15	5.103.3.2	5,8,14,15,16	5.105.1.2	12,14,15
		<u>5.103.3.3</u>	<u>5,12,15,16</u>		
5.103.1.4	12	5.103.4	9	5.106.5.3	12,14,15,16
5.103.1.6	7,11	5.103.4.1	5,7,11,12,13, 14,15,16,17	5.201.1.1	3,5,12,16
5.103.1.7	9	5.103.4.2	5,8,14,15,16	5.201.1.2	3,5,7,12,13,17
5.103.1.8	5,8,14,15,16	5.104.1	12,14,15		

**CHAPTER 6  
NO S.F. AMENDMENTS**

**CHAPTER 7**

<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>	<b>Section #</b>	<b>Finding #</b>
701.1	9	702.3	5,7,11,12,13,14,15,16,17	703.1	9
702.2	9				

## 2022 San Francisco Mechanical Code Findings

CHAPTER 1	
Section #	Finding #
101.1	9
103.1	9
103.4	9
103.5	9
103.6	9
104.2	9
104.3	9
104.4	9
104.4.3	9
104.5	9
106.7	9
106.8	9
106.9	9
107.0	9

**CHAPTERS 2,  
NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS**

CHAPTER 3	
Section #	Finding #
302.2.2	9

**CHAPTERS 4  
NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS**

CHAPTER 5	
Section #	Finding #
504.3	9

**CHAPTERS 6, 7  
NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS**

<b>CHAPTER 8</b>	
Section #	Finding #
802.2.6	9
802.6.1	5
802.8	5

<b>CHAPTER 9</b>	
Section #	Finding #
925.1	5

<b>CHAPTER 10</b>	
Section #	Finding #
1013.1	9
1013.2	9
1013.3	9
1013.7	9

**CHAPTERS 11, 12, 13, 14, 15, 16, 17  
NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS**

**APPENDICES B, C  
NO SAN FRANCISCO MECHANICAL CODE AMENDMENTS**

<i>Appendix</i>	<i>Finding #</i>
<i>Appx B</i>	<i>1,2,4</i>
<i>Appx C</i>	<i>1,2,4,14</i>

## 2022 San Francisco Plumbing Code Findings

Section #	Finding #	Section #	Finding #
<b>CHAPTER 1</b>			
101.1	9	104.4.3	9
103.1	9	104.4.3.2	9
103.4	9	104.4.3.3	9
103.5	9	104.5	9
103.6	9	104.5.2	9
103.7	9	104.5.3	9
104.1	9	105.2.6	9
104.1.1	9	106.3	9
104.1.2	9	106.5	9
104.2	9	107.0	9
104.3	9	108.0	9
104.3.2	9	109.0	9
104.3.2.1	9	109.1	9
104.3.2.2	9	109.2	9
104.3.2.3	9	109.3	9
104.4	9	109.4	9



Section #	Finding #	Section #	Finding #
<b>CHAPTER 2</b>		<b>CHAPTER 3</b>	
201.1	9	313.9	1
204.0	9	313.9.1	1
208.0	9	313.9.2	1
216.0	9		
218.0	9		
221.0	9		
<b>CHAPTER 4</b>		<b>CHAPTER 5</b>	
405.4	7,10	504.1	4, 9
415.2.1	13		
<b>CHAPTER 6</b>		<b>CHAPTER 7</b>	
603.1	4	701.2(2)(a)	5,10
603.2	9	701.2(3)	1
603.5.6.4	9	701.2(7)	5
603.5.12	7	706.4	5,7
603.5.22	7	710.1.1	5,7
604.1	5		
606.2	4		
606.3	4		
606.3.1	4, 9	<b>CHAPTER 8 No San Francisco Amendments</b>	
606.5	4	<b>CHAPTER 9</b>	
<u>606.11</u>	<u>4, 5, 7, 11</u>	901.1	5,7

		907.1	2,4,14,16
609.11.2	4	907.3	2,4,14,16
609.11.3	4,9	911.0	4,14,16

Section #	Finding #	Section #	Finding #
<b>CHAPTER 10</b>			
1001.3	4,7		
1008.1	4,7		
1016.3.1	4,7		
<b>CHAPTER 11</b>		<b>CHAPTER 12</b>	
1101.2.1	12,13,15	<u>1208.5.1</u> <del>1208.5.1.1</del>	16
1101.2.2	12,13,15	<b>CHAPTER 13</b> <b>No San Francisco Amendments</b>	
1101.2.3	12,13,15	<b>CHAPTER 14</b> <b>No San Francisco Amendments</b>	
<b>CHAPTER 15</b> <b>No San Francisco Amendments</b>		<b>CHAPTER 16 &amp; 16A</b> <b>No San Francisco Amendments</b>	
<b>CHAPTER 17</b> <b>No San Francisco Amendments</b>		<b>Appendix A - N</b> <b>No San Francisco Amendments</b>	

*Appendices*

<u>Section #</u>	<u>Finding #</u>
<u>Appx A</u>	<u>4,6,7, 8,10</u>
<u>Appx B</u>	<u>7,8,15,17</u>
<u>Appx C</u>	<u>7, 8, 15, 17</u>
<u>Appx D</u>	<u>7,8,15,17</u>
<u>Appx E</u>	<u>7,8,15,17</u>
<u>Appx F</u>	<u>2,5,</u>
<u>Appx G</u>	<u>2,4,5</u>
<u>Appx H</u>	<u>6,7,8,10</u>
<u>Appx I</u>	<u>6,7,8,10</u>
<u>Appx J</u>	<u>3,4,5,14</u>
<u>Appx K</u>	<u>13, 14,15, 17</u>
<u>Appx L</u>	<u>13,14,15,17</u>
<u>Appx M</u>	<u>13, 14, 15, 17</u>
<u>Appx N</u>	<u>13,14,15,17</u>

**Building Inspection Commission**  
**October 18, 2023**

**Agenda Item #6**

**Ordinance amending the local findings included by reference in the following ordinances: 1) 2022 San Francisco Building Code (Ordinance Number 225-22); 2) 2022 San Francisco Green Building Code (Ordinance Number 227-22); 3) 2022 San Francisco Mechanical Code (Ordinance Number 228-22); 4) San Francisco Plumbing Code (Ordinance Number 230-22); and directing the Clerk of the Board to forward the ordinance in Board File No. \_\_\_\_\_ to the California Building Standards Commission as required by State law.**

*Note: this ordinance has not yet been submitted for introduction at the Board of Supervisors. Staff are seeking the Building Inspection Commission's approval and recommendation of approval to the Board of Supervisors before the Department introduces the ordinance.*

**Background**

Consistent with the triennial California Building Standards Commission (CBSC) code cycle, the Board of Supervisors repealed the 2019 San Francisco Building Codes and enacted the 2022 San Francisco Building Codes by the enactment of Ordinance.

The Board of Supervisor made express findings, section-by-section, that each local amendment to the California Building Standards Codes was reasonably necessary because of local conditions (generally related to topography, geography and climate).

The findings are contained in an Exhibit to each of the 2022 Building Code Ordinances, and are on file with the Clerk of the Board in the respective Board Files.

Upon enactment of the 2022 Building Code Ordinances, the Clerk of the Board of Supervisors forwarded the ordinances to the CBSC. The CBSC discovered technical omissions in the Exhibit to these 2022 Building Code Ordinances and requested correction to the respective files.

This ordinance makes the technical corrections requested by the CBSC by updating the index of local findings incorporated by reference in each of the Building Code Ordinances.

The ordinance makes no changes to the underlying Building Codes, only the findings indexes.

**Code Advisory Committee Recommendation**

The Code Advisory Committee met October 11, 2023 and voted unanimously to make a recommendation to the BIC to recommend approval of the proposed ordinance.

# **Ordinance: Technical Edits to the Findings Supporting Local Amendments to the SF Building Codes**

Building Inspection Commission – Agenda Item #6

October 18, 2023

# Amending Local Findings in the 2022 Building Code Ordinances

*Ordinance amending the local findings included by reference in the following ordinances:*

- 1) 2022 San Francisco Building Code (Ordinance Number 225-22);*
- 2) 2022 San Francisco Green Building Code (Ordinance Number 227-22);*
- 3) 2022 San Francisco Mechanical Code (Ordinance Number 228-22);*
- 4) San Francisco Plumbing Code (Ordinance Number 230-22)*

**Possible action is to make a recommendation of approval to the Board of Supervisors.**

# Amending Local Findings in the 2022 Building Code Ordinances

This ordinance has not yet been submitted for introduction at the Board of Supervisors.

Staff are seeking the Building Inspection Commission's approval before the Department introduces the ordinance.

# Background

- Consistent with the triennial California Building Standards Commission (CBSC) code cycle, the Board of Supervisors enacted the 2022 San Francisco Building Codes.
- The Board of Supervisors made express findings, section-by-section, that each local amendment to the California Building Standards Code was reasonably necessary because of local conditions (generally related to topography, geography and climate).
- The findings are contained in Exhibit A to each of the 2022 Building Code Ordinances, and are on file with the Clerk of the Board in the respective Board files.

# Exhibit A

## EXHIBIT A

### STANDARD FINDINGS FOR SAN FRANCISCO BUILDING STANDARDS CODE AMENDMENTS:

1. Certain buildings/occupancies in San Francisco are at increased risk for earthquake-induced failure and consequent fire due to local hazardous micro zones, slide areas, and local liquefaction hazards. (Geology)
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. (Topography)
3. 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. (Topography)
4. Many buildings are built on steep hills and narrow streets, requiring special safety consideration. (Topography)
5. Additional fire, structural and other protection is required due to high building density and crowded occupancy. (Topography)
6. San Francisco has narrow, crowded sidewalks due to building and population density and unusual topography. (Topography)
7. All rain water in San Francisco drains to the building drains and sewer; unusual geology, occasional extremely high local rainfall amounts, and the configuration of the City as a peninsula restrict the installation of separate storm water and sewer systems. (Topography, Climate, Geology)
8. Moist, corrosive atmosphere of salt-laden fog in San Francisco necessitates additional requirements. (Climate)
9. Not a building standard; no local findings required.
10. Soil conditions in this region induce adverse reactions with some materials, leading to premature failures and subsequent unsanitary conditions. (Climate)
11. The region is subject to fluctuating rainfall due to changes in climatic conditions. (Climate)
12. San Francisco is a peninsula surrounded on three sides by water at sea level; mitigation of climate change impacts, including sea level rise, is critical to the long term protection of the local built environment and local infrastructure. (Topography)
13. Climate and potential climate change impacts San Francisco's water resources, including reservoirs and distribution facilities. (Climate)
14. Organic material in San Francisco's waste breaks down into methane gas which is a significant contributor to climate change. (Climate)
15. San Francisco is topographically constrained and its built environment occupies most available land, requiring minimization of debris and solid waste. (Topography)
16. Prevailing winds, coastal mountain ranges, and periodic seasonal high temperatures contribute to photochemical reactions that produce smog and ozone; limiting the emission of smog's chemical precursors - volatile organic chemicals and oxides of nitrogen - is necessary to health and safety. (Climate, Topography)
17. The aquifers underlying San Francisco are small relative to local population, necessitating ongoing water imports and special provisions to ensure efficient use of water in local buildings. (Geology)



# Background

- The CBSC discovered technical omissions in the index of findings associated with the 2022 Building Code Ordinances and requested correction to the respective files.
- This ordinance would make the technical corrections requested by the CBSC by updating the index of local findings incorporated by reference in each of the Building Code Ordinances.
- The ordinance makes no changes to the underlying Building Codes, only the findings indexes.

# Code Advisory Committee Recommendation

The Code Advisory Committee met October 12, 2023 and made a unanimous recommendation to the BIC to recommend approval of the ordinance.



**THANK YOU**