

***BIC Regular
Meeting of
April 17, 2024***

Agenda Item 6

CODE ADVISORY COMMITTEE

Update to Building Inspection Commission

17 April 2024

SAN FRANCISCO CODE ADVISORY COMMITTEE

Defined and Created in SFBC Section 105A.4.3

17 Positions

- Design professionals of various disciplines
- Contractors – general and various trades
- Property owner/manager
- Historical preservation and disability access specialists
- Members at large

Subcommittees

- Administration & General design and Disability Access
- Housing
- Green Building
- Mechanical, Electrical and Plumbing (MEP) & Fire
- Structural

MONTHLY MEETINGS

Meetings in 2023: (10)

- January, March, April, May, June, July, August, October, November, December

Meetings in 2024 (2 to date)

- January, March

Issues Addressed and Discussed

- Proposed Ordinances
- Code Updates
- Administrative Bulletins and Information Sheets
- Program Updates

PROPOSED ORDINANCES REVIEWED

Increased fines and penalties for violations (File no. 220878-2)

- Recommended approval

Labor compliance bond requirement for contractors (File no. 230134)

- Recommended disapproval

Annual waiver for awning replacement fees (File no. 230212)

- Recommended approval, with notes to incorporate legalization of unpermitted or non-conforming work

Changes to façade inspection and maintenance program (File no. 230373)

- Pertaining to the high-rise wind-related glass failures of March 2023
- Recommended a detailed study of glass failures prior to making any changes to requirements

Temporary amnesty program for legalizing unpermitted awnings (File no. 230477)

- Recommended approval and extension of amnesty to SFFD and DPW fees

PROPOSED ORDINANCES REVIEWED (CONT'D)

Facilitation of adaptive reuse for office-to-residential conversion (File no. 230371-2)

- Recommended that the traditional “2/3s” trigger for seismic improvement not be relaxed
- Recommended ABs and/or modifications to SFEB Chapter 5 in lieu of an “alternative building standards manual”
- Recommended an AB to facilitate the use of the ASCE-41 performance-based standard
- Recommended providing or facilitating workshops on performance-based design for seismic improvements

Site Permit application process (File no. 230374)

- Recommended approval or proposed changes to process with several specific additions

Increased fees (File no. 2306558)

- Recommended approval with added recommendation that DBI evaluate fees annually.

PROPOSED ORDINANCES REVIEWED (CONT'D)

Deferred development impact fees (File no. 230764)

- Recommended approval

Requirement for certifications for certain electrical and communications work (File no. 230703)

- Referred back to subcommittee – under further study

Requirement for supplemental façade inspection reports (File No. 231130)

- Recommended approval with modifications

Temporary suspension of annual registration fee for vacant or abandoned storefronts (File no. 230862)

- Recommended approval, for rescinding NOVs and for revisiting the issue in 2025.

CODE UPDATES

Removal of 50-ft height exemption for prohibition of removal of elevators in SF Housing Code Section 713.

- Recommended addition of new section 713.1 requiring elevators in R1 and R2 occupancies be maintained operable and available for residents.

Discussion of new IEBC chapters adopted by CA BSC

ADMINISTRATIVE BULLETINS AND INFORMATION SHEETS (NEW, UPDATES, AND DISCUSSIONS)

Updates to AB 093 – Implementation of Green Building Regulations

- Two sets of updates

A new information sheet on adaptive reuse of office buildings for residential use is in the final stages of staff review.

Updated Information Sheet S-21 for building façade inspections

- Approved with minor changes.
- Based on results of the detailed study CAC had requested in response to proposed ordinance

Clarifications to wording in Information Sheet S-19 pertaining to Slope and Seismic Hazard Zone Protection Act

Information Sheet E-03 regarding electrical contractor license types for various sub-trades (now posted on DBI website)



DISCUSSION OF PROGRAM UPDATES

Accessible Business Entrance Program

Concrete Building Safety Program