

Programs/Agenda Items discussed and/or approved by the Code Advisory Committee in 2023

Agenda Items / Programs	Discussed on	Approved on	Note	BIC & BOS Action
Proposed ordinance: Increase fines and penalties for violations of Planning and Building Code provisions (FILE NO. 220878-2)	1/11/2023	1/11/2023	This ordinance was discussed in the CAC’s October 2022 meeting Compared to the October version, no changes to the building code	BIC Recommended Adoption as written. BOS Passed 3/29/23.
Proposed ordinance: Require owners of certain residential construction projects to maintain a labor compliance bond at the time of issuance of the first construction document (FILE NO. 230134)	3/8/2023	3/8/2023	The CAC does not support the original legislation mainly due to it will increase the cost of construction. If the original legislation cannot be rescinded, then the CAC requests documentation regarding the labor issue, the unit numbers, project size, the bond amounts and to exclude remodel projects.	BIC Recommended Adoption as written. BOS Passed 4/21/23.
Proposed ordinance: Codify the annual waiver of awning replacement fees and awning fees applied for during the month of May (File No. 230212)	3/8/2023 4/12/2023	4/12/2023	On 3/8/2023: The CAC understands that the legislation addressing the bigger issue of existing awnings in San Francisco is being written right now. However, there should be a process to include legalization of existing unpermitted or non-conforming awnings.	BIC Recommended Adoption as written. BOS Passed 6/2/23.
Updated Administrative Bulletin 093 - Implementation of Green Building Regulations	3/8/2023	3/8/2023		

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Adaptive reuse of existing office building	3/8/2023 9/13/2023		CAC made a suggestion to form a task force to address this issue A draft Information Sheet was discussed on 9/13/2023	
Updates on Accessible Business Entrance (ABE) program	3/8/2023			
Proposed ordinance: Changes to Chapter 5F Building Façade Inspection and Maintenance – retroactive Provisions in response to recent failure of windows in high-rise buildings (File No. 230373)	4/12/2023		The CAC made a motion to recommend that a qualified engineering firm conduct a study on the six documented class failures from the March windstorms. In the meantime, the changes that would add SFEBBC Section 508F will be pending until after the results of the study are available.	BIC Recommended Adoption as written. BOS Passed 5/26/23.
Proposed ordinance: Create a temporary amnesty program for unpermitted awnings that streamlines the application process to legalize awnings, waives applicable fees (File No. 230447)	5/10/2023 7/12/2023	5/10/2023 7/12/2023	CAC made a recommendation that the fee waivers should be extended to the Fire Department and Public Works.	BIC Recommended Adoption as written. BOS Passed 7/20/23.
Proposed ordinance: “Facilitate Residential Adaptive Reuse in the Building Code”	5/10/2023		CAC made following four motions to the Building Inspection Commission regarding File #230371-2, conversion of non-residential to residential uses Downtown. The motions pertain to proposed changes to the San Francisco Building Code only.	

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			<ol style="list-style-type: none"> 1. Code Advisory Committee (CAC) does not support relaxing the 2/3 seismic trigger regulating reinforcement in existing buildings per Section 503.11.1 Non-structural alterations. 2. CAC recommends the using Administrative Bulletins and/or modifications to Chapter 5 of the San Francisco Existing Building Code in lieu of alternative building standards manual. 3. CAC recommends creating an Administrative Bulletin to support performance based seismic structural design using American Society of Civil Engineers (ASCE - 41) Seismic Rehabilitation of Existing Buildings when converting existing buildings from non-residential uses to residential uses. 4. CAC recommends providing workshops on how to use ASCE - 41 in creating performance based design when applying for adaptive reuse 	

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			<p>permits. The CAC members felt a reintroduction of the design document would aid engineers in cost affective design while meeting life safety standards found in both the California and San Francisco Existing Building Codes.</p> <p>CAC made a motion to the BIC to state their opposition to a complete relaxation of San Francisco code requirements. Instead, they expressed support for developing equivalencies or potential code changes to allow residential adaptive reuse projects to go forward.</p>	
<p>Proposed ordinance: Outline the site permit application process, define and limit the scope of Building Official review of site permits, and require simultaneous interdepartmental review of site permits (File No. 230374)</p>	<p>5/24/2023</p>	<p>5/24/2023</p>	<p>This is a special meeting.</p> <p>The CAC made a recommendation to the Building Inspection Commission (BIC) that they approve Ordinance (File No. 230374) with five added recommendations.</p> <ul style="list-style-type: none"> • Concurrent review of Site Permits with all other departments • Provide an accessible path of travel from public transit to the building entrance 	<p>BIC Recommended Adoption with CAC Recommendations.</p> <p>BOS Passed 7/28/23.</p>

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			<ul style="list-style-type: none"> • Provide slope protection act checklist when required by site location • Provide fire department access to the site and fire flow documentation <p>On page 3 line 22 strike out meets minimum standards and replace with "is generally consistent with code requirements"</p>	
Proposed ordinance: Increase fees charged by the Department of Building Inspection by 15% (File No. 2306558)	6/14/2023	6/14/2023	Approved with added recommendation that the Building Department evaluate fees on an annual basis.	BIC Recommended Adoption as written. BOS Passed 7/28/23.
Updates on Concrete Building Safety Program	6/14/2023			
Proposed ordinance: Allow payment of development impact fees to be deferred until issuance of the first certificate of occupancy and repealing the fee deferral surcharge (File No. 230764)	7/12/2023	7/12/2023		BIC Recommended Adoption as written. BOS Passed 9/15/23.
Proposed ordinance: Require electrical and communications work installations be performed by contractors with specific certifications under the California Labor Code (File No. 230703)	8/9/2023		Referred back to the MEP & Fire Subcommittee	

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Proposed code changes: Amend San Francisco Housing Code Section 713 – ELEVATORS to remove the 50-foot height exemption for existing elevators in privately-owned residential buildings	8/9/2023	8/9/2023	A motion was made to add a new San Francisco Housing Code Section 713.1, which states that in all R1 and R2 occupancies with existing elevators, regardless of building height, shall maintain at least one operable elevator for residential occupant use.	
Discussion on new IEBC chapters adopted by State	8/9/2023			
Updated Information Sheet S-21 - “Procedure for Processing Building Façade Inspections and Maintenance Reports” in response to the final report of the Investigation of Glass Failures of March 2023	9/13/2023	9/13/2023	<p>A motion was made to approved the revised Information Sheet S-21 with following two changes:</p> <ul style="list-style-type: none"> • On the first page, at the end of paragraph 2, to take the extra “s” off the end of Department of Building Inspection • On page 2, the first paragraph of the “Supplemental”, the second to the last sentence reads “The general inspection shall be a visual observation of facade components from an appropriate distance with or without magnification or remote optical devices” 	

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Revised Information Sheet S-19 – “Properties Subject to the Slope and Seismic Hazard Zone Protection Act (SSPA) Ordinance”	10/11/2023	10/11/2023	An amendment to the motion was proposed to add the date of the draft (October 10th, 2022) for clarification.	
ABE program deadline extension	10/11/2023	10/11/2023		
Proposed ordinance: Require buildings with 15 or more stories to conduct and submit supplemental inspection reports (File No. 231130)	11/8/2023	11/8/2023		BIC Recommended Adoption as written with CAC additional Sections. BOS Passed 2/9/24.
Administrative Bulletin 093 – “Implementation of Green Building Regulations” for using Form GS5 instead of Form GS2 for the new ADU units	11/8/2023	11/8/2023		
Information Sheet - “License Requirements for Electrical Permit Issuance and Installations”	11/8/2023	11/8/2023		
Proposed ordinance: Temporarily suspend the annual registration requirement and registration fee for vacant or abandoned commercial storefronts through December 31, 2024 (File No. 230862)	12/6/2023	12/6/2023	A motion was made to approve the proposed ordinance with a recommendation for rescinding NOV’s and revisiting the program in 2025	BIC Recommended Adoption as written. BOS did not pass failed to get out of committee.
Administrative Bulletin 093 - Implementation of Green Building Regulations	12/6/2023	12/6/2023		

Summary of CAC Meetings in 2023

Note:

- The following regular meetings had been cancelled: 2/8/2023;
- There was a special meeting on 5/24/2023.