

Special Meeting
of the
Building Inspection Commission
December 11, 2024
Agenda Item 5

Compliance Program Overview

Building Inspection Commission, December 11, 2024

DBI Compliance Programs

Amended into the building code by the Board of Supervisors and Mayor

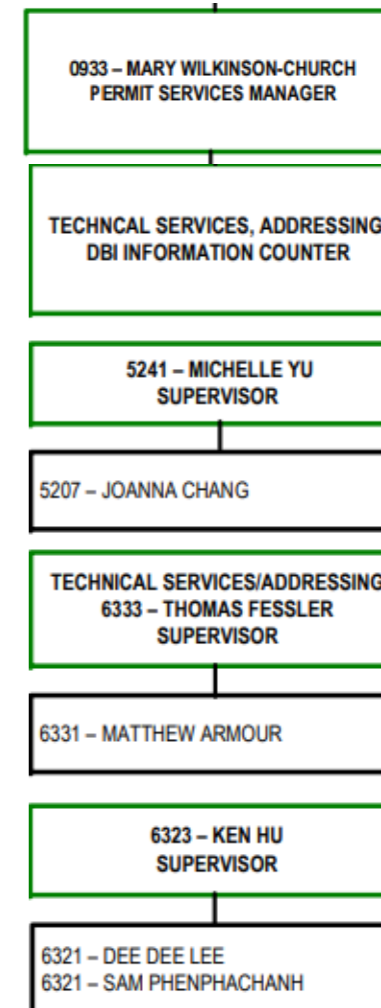
Administered by Permit Service's Technical Services Division

Current

- Soft Story Program
- Accessible Business Entrance (ABE) Program
- Façade Inspection and Maintenance Program

Future

- Concrete Building Seismic Evaluation



Soft Story Program

Requires seismic retrofitting of all wood-frame structures with five or more residential units, having two or more stories over a “soft” story and permitted for construction prior to 1978.

Final deadline was 9/15/21.

4,941	Buildings in the program
4,648 (94%)	Completed the compliance process
293 (6%)	Out of compliance <ul style="list-style-type: none">• 30 Have not applied for a permit• 44 Have applied for a permit but haven't obtained it• 174 Have been issued a permit but haven't completed it• 45 Have no CFC yet



Accessible Business Entrance (ABE) Program

Requires places of public accommodation to have all primary entries and paths of travel into a building be accessible by persons with disabilities.

Final deadline is 9/29/25.

23,533 Buildings in the program

19,596 (83%) Started or completed the compliance process

3,937 (17%) No response

958 (4%) Exceptions requested

- 554 Technical infeasibility
- 378 Financial hardship
- 26 Both technical infeasibility and financial hardship



Façade Inspection and Maintenance Program

Requires the exterior of all buildings that are five or more stories tall be regularly inspected by a California-licensed architect or engineer.

Reporting deadlines are between 12/31/21 – 12/31/32; ongoing requirements.

1,791	Buildings in the comprehensive program (5 stories or more)
328 (18%)	Started or completed comprehensive compliance process
1,548 (82%)	Deadline has not passed or out of compliance for comprehensive



255	Buildings also in the supplemental program (15 stories or more)
38 (15%)	Started or completed the supplemental compliance process
217 (85%)	Deadline has not passed or out of compliance for supplemental

Future: Concrete Building Seismic Evaluation Program

Mayor Breed issued an Executive Directive to draft legislation mandating screening of concrete building for seismic vulnerability, and publish retrofit standards in the San Francisco Building Code.

Deadline was 10/16/24.

Legislation and standards are drafted.

Pending introduction at the Board of Supervisors.





THANK YOU