

Regular Meeting
of the
Building Inspection Commission
January 15, 2025
Agenda Item 4



January 8, 2025

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

Re: FILE NO. 241005 Adopting Chapters 6 through 11 of the 2022 California Existing Building Code

Honorable Members of the Commission:

On Wednesday January 8, 2025, at a regular meeting of the full Code Advisory Committee (CAC), the committee reviewed the proposed adoption of Chapters 6 through 11 of the 2022 California Existing Building Code and the Department of Building Inspection (DBI) proposed amendments. The CAC unanimously voted to recommend adoption of File No. 241005 and proposed amendments with the understanding that specific code language would be presented to the CAC and associated sub committees prior to introduction to Board of Supervisors Land Use Subcommittee.

Respectfully submitted,

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

cc. Patrick O'Riordan, C.B.O. Director
Christine Gasparac, Assistant Director
Neville Pereira, Deputy Director
Mary Wilkinson-Church, Permit Services Manager
Tate Hanna, Legislative Affairs Manager
Ned Finnie, AIA, Chair, Code Advisory Committee

Attach: Proposed Ordinance and Proposed Amendments

1 [Existing Building Code - Adoption of Chapters 6 through 11]

2

3 **Ordinance adopting Chapters 6 through 11 of the 2022 California Existing Building**
4 **Code; adopting findings of local conditions under the California Health and Safety**
5 **Code; affirming the Planning Department’s determination under the California**
6 **Environmental Quality Act; and directing the Clerk of the Board of Supervisors to**
7 **forward this Ordinance to the California Building Standards Commission upon final**
8 **passage.**

9

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

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

19

20 Section 1. General Findings.

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22 (a) The Planning Department has determined that the actions contemplated in this
23 ordinance comply with the California Environmental Quality Act (California Public Resources
24 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
25 Supervisors in File No. _____ and is incorporated herein by reference. The Board affirms
this determination.

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27 (b) On _____, the Building Inspection Commission considered this
28 ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building
29 Code Section 104A.2.11.1.1.

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Section 2. Findings Regarding Local Conditions.

(a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that local jurisdictions may enact more restrictive building standards than those contained in the California Building Code, provided that the local jurisdictions make express findings that each change or modification is reasonably necessary because of local climate, geologic, or topographical conditions and that the local jurisdictions file the local amendments and required findings with the California Building Standards Commission before the local changes or modifications can go into effect.

(b) The Board of Supervisors hereby finds and declares that the following amendments to the San Francisco Building Code are reasonably necessary because of local climatic, topological, and geological conditions as discussed below.

(1) San Francisco’s high population density in buildings concentrated on small lots in areas with high winds results in significant fire risk to human life and property. It is necessary and appropriate to adopt safety measures that reduce cumulative fire risk from existing buildings across the City.

(2) San Francisco’s geologic and topographic conditions produce increased risk for earthquake-induced failure and consequent fire due to local hazardous seismic microzones, slide areas, and local liquefaction hazards. It is necessary and appropriate to reduce seismic risk and increase resiliency by adopting attainable measures that improve existing buildings.

Section 3. Adoption of Chapters 6 through 11 of the 2022 California Existing Building Code. Chapters 6 through 11 of the 2022 California Existing Building Code are hereby adopted without amendment and added to the San Francisco Existing Building Code. Copies

1 of Chapters 6 through 11 of the 2022 California Existing Building Code are on file with the
2 Clerk of the Board of Supervisors in Board File No. 241005 and are incorporated into this
3 ordinance by reference as though fully set forth herein.
4

5 Section 4. Effective Date. This ordinance shall become effective 30 days after
6 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
7 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
8 of Supervisors overrides the Mayor's veto of the ordinance.
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10 Section 5. Directions to Clerk. Upon final passage of this ordinance, the Clerk of the
11 Board of Supervisors is hereby directed to transmit this ordinance to the California Building
12 Standards Commission pursuant to the applicable provisions of State law.
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14

15 APPROVED AS TO FORM:
16 DAVID CHIU, City Attorney

17 By: /s/ Robb Kapla
18 ROBB KAPLA
19 Deputy City Attorney

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Background on Proposal to Adopt California Existing Building Code Chapters 6 - 11

Summary:

San Francisco's suite of building-related codes are based on state-wide building codes, with amendments addressing local programs and specific needs relating to topographic, climactic, or geological conditions. California's codes are based off of the International Code Council, a non-profit standards organization that provides model building codes and guidance on best practices.

Within California, the California Building Standards Commission (CBSC) manages the adoption, approval, publication and implementation of building codes. The CBSC regularly meets with stakeholders and state agencies to discuss necessary changes and updates to the code.

On June 29, 2023, the CBSC voted to adopt chapters six through eleven of the International Existing Building Code into the California Existing Building Code (CEBC). These chapters, which previously had not been adopted by the state, implement the 'work area' method. Prior to the state's adoption, and currently in San Francisco, the only compliance method utilized is known as the 'prescriptive compliance' method. The prescriptive compliance method, often seen as the most straightforward, but potentially the most restrictive for adaptive reuse of structures, requires each individual component of the subject building to meet minimum prescribed requirements. The work area method is a proportionate method of compliance, requiring standards to be met based on the type and intensity of work, as well as the area of work.

File No. 241005 follows the lead of the state, and adopts chapters 6 through 11. Including the work area method as a viable alternative will allow for more pathways for code compliance, and may make certain projects more feasible. These new chapters took effect at the state level on July 1, 2024.

Existing Law:

San Francisco Existing Building Code Chapters 6 to Chapters 15

"These chapters are not adopted in San Francisco."

Proposal:

Adopt Chapters 6, 7, 8, 9, 10, and 11 of the California Existing Building Code into the San Francisco Existing Building Code with the following amendments:

- Move the following sections into Chapter 3, as well as updating any existing references to these provisions, ensuring the requirements present in these sections apply to all projects, regardless of the method of compliance utilized:
 - o Section 501.1.3
 - o Section 501.6 through Section 501.9
 - o Section 503.11.1
 - o Section 506.5.3.2
 - o Section 508.1 through Section 508.2

- Chapter 5B through Chapter 5F
- Amend CEBC 906.2 to reflect language in SFEBc 503.11
- Amend CEBC Chapter 10 to include triggers related to occupant load present in SFEBc 506.5.3.1
- Amend CEBC Chapter 11 to include language mirroring SFEBc Section 502.10 and 502.11

Proposed Amendments to File No. 241005

File No. 241005 proposes to adopt California Existing Building Code Chapters 6 through 11 into the San Francisco Existing Building Code. To ensure existing local amendments and references are maintained, numerous changes are proposed to the ordinance below.

Currently, various requirements of the SFEBEC reside in Chapter 5, which is specific to the prescriptive compliance method. The adoption of CEBC Chapters 6 through 11 will result in the work area method becoming a viable alternative to the prescriptive compliance method within San Francisco. That said, many of these requirements that are currently in SFEBEC Chapter 5 are intended to be universal requirements regardless of the method utilized. To ensure these requirements are applied regardless of method, the following sections must be moved to Chapter 3 either in existing sections or under their own, new sections, as well as updating any existing references to these provisions to reflect their new location:

- Section 501.1.3
- Section 501.6 through Section 501.9
- Section 503.11.1
- Section 506.5.3.2
- Section 508.1 through Section 508.2
- Chapter 5B through Chapter 5F

In addition to reorganizing existing provisions, the following substantive amendments are recommended to ensure alignment and clarity between existing and new sections:

- Amend CEBC 906.2, related to existing structural elements resisting lateral loads, to reflect language in SFEBEC 503.11
- Amend CEBC Chapter 10, related to changes in occupancy, to include occupancy load triggers present in SFEBEC 506.5.3.1
- Amend CEBC Chapter 11, related to additions, to include language mirroring SFEBEC Section 502.10 and 502.11 for high-rise and horizontal additions

File No. 241005 – CA Existing Building Code Ch. 6-11

Tate Hanna, Legislative Affairs Manager

January 15, 2025

Background

San Francisco's suite of building-related codes are based on state-wide building codes, with amendments addressing local programs and specific needs relating to topographic, climactic, or geological conditions.

California's codes are based off of the International Code Council's Model Codes, and the approval, adoption, publication and implementation within the state are handled by the California Building Standards Commission (CBSC).

On June 29, 2023, the CBSC voted to adopt chapters six through eleven of the International Existing Building Code into the California Existing Building Code.



**ICC CODE
DEVELOPMENT
PROCESS**
HOW IT WORKS



Existing Law

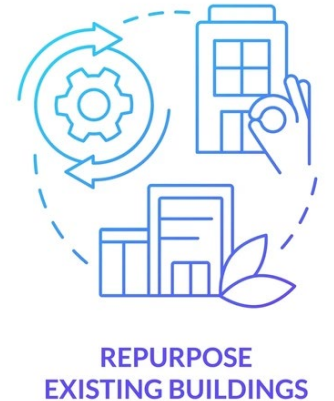
Currently, given San Francisco has not adopted chapters six through eleven of the California Existing Building Code, San Francisco's Existing Building Code simply states the following for all six chapters:

“These chapters are not adopted in San Francisco.”

Proposed Ordinance

File No. 241005 would follow California's lead, adopting chapters six through eleven of the California Existing Building Code into San Francisco's Existing Building Code.

These chapters introduce the 'work area' method into the California Existing Building Code.



Prescriptive versus Work Area

Prescriptive Compliance:

- Existing method in California and San Francisco
- Requires each individual component of the subject building to meet minimum prescribed standards

Work Area:

- Utilized by other jurisdictions for numerous years
- Proportionate method of compliance, requiring standards to be met based on the intensity and area of work

Necessary Changes

Currently, various requirements of the SFEBC reside in Chapter 5, which is specific to the prescriptive compliance method. The adoption of CEBC Chapters 6 through 11 will result in the work area method becoming a viable alternative in San Francisco.

Many requirements that are currently in SFEBC Chapter 5 are intended to be universal, regardless of the method. To ensure these requirements are applied regardless of method, DBI is recommending amendments to File No. 241005. These amendments relocate universal requirements and update outdated references to these sections.

Other Substantive Amendments

Beyond reorganization to ensure proper application of the codes, the Department is recommending three substantive amendments to provide alignment between new chapters and existing San Francisco codes.

- Amend CEBC 906.2, related to existing structural elements resisting lateral loads, to reflect language in SFEBC 503.11
- Amend CEBC Chapter 10, related to changes in occupancy, to include occupancy load triggers present in SFEBC 506.5.3.1
- Amend CEBC Chapter 11, related to additions, to include language mirroring SFEBC Section 502.10 and 502.11 for high-rise and horizontal additions

CAC Recommended Action

The Structural Subcommittee, the Administrative & General Design and Disability Access Subcommittee, and the Code Advisory Committee met the week of January 6, and all recommended unanimous approval of the ordinance with the Department's proposed amendments.



THANK YOU