



Building Façade Inspection & Maintenance Program

Keeping San Francisco Building Exteriors Safe

The Façade Program ensures property owners safely maintain the exterior of their buildings in San Francisco.

The program was established by [Ordinance 67-16](#) which amended 2016 San Francisco Existing Building Code to require that San Francisco building facades be regularly inspected by a California licensed architect or engineer and maintained. The inspections are meant to ensure public safety and reduce the risk of death or injury resulting from deteriorated building façade elements falling onto streets and sidewalks below.

The inspection and subsequent maintenance work is to be documented in a report submitted to the San Francisco Department of Building Inspection. After the initial inspection, buildings must be inspected and reports submitted every ten years.

The program applies to San Francisco buildings that are five or more stories and of construction type I, II, III, or IV. Façade inspections and maintenance on buildings who qualify as a "historic resource" need to be performed according to the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

Compliance Schedule

Building Construction Date	Deadline for Inspection Report Submission
Prior to 1910	December 31, 2021
Between 1910 and 1925	December 31, 2023
Between 1926 and 1970	December 31, 2025
After 1970	December 31, 2027

Exceptions

- 1) Buildings constructed under a permit submitted after 1/1/98 are exempt from having to conduct an initial inspection but are required to begin periodic inspections 30 years from the issuance of the Certificate of Final Completion for the building.
- 2) Buildings that have received comprehensive façade inspection and maintenance or replacement within 10 years prior to their initial inspection report date may apply for a waiver for the initial inspection.



Façade Maintenance and Inspection Reporting Process

What building owners need to do:

- 1) The owner / building representative will submit the building façade inspection report or waiver to the Department of Building Inspection for review and receive a receipt or a time stamp on their documents. The information can be submitted by:
 - Email: dbi.facade@sfgov.org
 - Mail or in-person: Department of Building Inspection, Technical Service Division, 49 South Van Ness, San Francisco, CA 94103, Key Programs Counter on the 2nd Floor
- 2) The Department of Building Inspection will review the report and may contact the owner / building representative to address any review comments issued and correct the report as necessary for re-submittal.
 - Fees for the review of the inspection reports is based on the number of plan review hours spent and per fee schedule in the San Francisco Building Code Table 1A-D, Standard Hourly Rates.
- 3) Once the report is approved, the owner/owner's representative will be contacted to pick up the acceptance letter and pay associated fees.
 - Façade Inspection and Maintenance reports will not be deemed complete until all associated fees have been paid.

Applications to waive the Initial Inspection must include the following documentation:

- 1) Comprehensive façade inspection with necessary maintenance, restoration, or replacement has been completed within ten (10) years prior to the inspection report due date listed on Table 503F of SFEBC for your compliance tier, and
- 2) Comprehensive façade inspection and inspection report have been performed within ten (10) years prior to the inspection report due date listed on Table 503F of SFEBC for your compliance tier, and
- 3) Documentation of the scope of completed repairs through work done by building permit, providing associated plans, specifications and inspection reports.

For more information, go to SFDDBI.org/Façade or reference Information Sheet S-21.