

1 [Existing Building Code - Supplemental Inspections for Tall Buildings]

2
3 **Ordinance amending the Existing Building Code to require buildings with ~~fifteen-15~~ or**
4 **more stories to conduct and submit supplemental inspection reports; and affirming the**
5 **Planning Department's determination under the California Environmental Quality Act.**

6 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
7 **Additions to Codes** are in *single-underline italics Times New Roman font*.
8 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
9 **Board amendment additions** are in double-underlined Arial font.
10 **Board amendment deletions** are in ~~strikethrough Arial font~~.
11 **Asterisks (* * * *)** indicate the omission of unchanged Code
12 subsections or parts of tables.

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

14 Section 1. Background and Findings.

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

20 (b) On _____, at a duly noticed public hearing, the Building Inspection
21 Commission considered this ordinance in accordance with Charter Section D3.750-5 and
22 Building Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building
23 Inspection Commission regarding the Commission's recommendation is on file with the Clerk
24 of the Board of Supervisors in File No. _____.

25 (c) No local findings are required under California Health and Safety Code Section
17958.7 because the amendments to the Existing Building Code contained in this ordinance

1 do not regulate materials or manner of construction or repair, and instead relate in their
2 entirety to administrative procedures for implementing and demonstrating compliance with the
3 code, which are expressly excluded from the definition of a “building standard” by California
4 Health and Safety Code Section 18909(c).

5 (d) To the extent the amendments contained in this ordinance lead to repair or
6 replacement of building materials and could be considered new “building standards”, the
7 Board of Supervisors hereby finds that, pursuant to California Health and Safety Code Section
8 17958.7, the unique topography of San Francisco results in tall buildings and dense
9 development over areas with high pedestrian traffic in a region with seismic hazards and
10 increasing storm intensity that warrants frequent inspection and maintenance of tall building
11 façades.

12
13 Section 2. Chapter 5F in the Existing Building Code is hereby amended by revising
14 Sections 503F (specifically, Sections 503F.1 and 503F.2, and adding Sections 503F.1.1 and
15 503F.1.2) and 504F (specifically, Section 504F.1), to read as follows:

16 **SECTION 503F – INSPECTION SCHEDULE**

17 **503F.1 Initial Inspection Types.**

18 **503F.1.1 Initial Comprehensive Inspection.** *All buildings within the scope of this Chapter 5F*
19 *shall conduct an initial comprehensive façade inspection pursuant to Section 504F and submit an*
20 *inspection report subject to the requirements of Section 505F within the timelines detailed in Table*
21 *503F.*

22 **503F.1.2 Initial Supplemental Inspection.** *All buildings 15 or more stories tall shall submit*
23 *an initial supplemental façade inspection report in accordance with the requirements of Section 504F*
24 *within six months of notification by the Department, or within the timelines detailed in Table 503F.*
25 *~~Buildings with 15 or more stories for which a permit application for new construction was submitted~~*

1 ~~after January 1, 1998 shall submit a façade inspection report within six months of notification by the~~
 2 ~~Department. After submitting the initial supplemental inspection report, periodic supplemental~~
 3 ~~inspection reports shall be conducted and submitted by building owners in accordance with Section~~
 4 ~~503F.2. All other buildings within the scope of this Chapter 5F shall be subject to an initial façade~~
 5 ~~inspection pursuant to Section 504F. Inspection reports are subject to the requirements of Section~~
 6 ~~505F.~~

7 **Exceptions:**

8 ~~1. Buildings with 14 or fewer stories for which a permit application for new construction~~
 9 ~~was submitted after January 1, 1998 are exempt from the requirement for an initial inspection.~~
 10 ~~Buildings exempt from initial inspection pursuant to this exception shall begin periodic inspections 30~~
 11 ~~years from the issuance of the Certificate of Final Completion (CFC) for new construction.~~

12 12. Buildings for which comprehensive façade inspection and necessary
 13 maintenance, restoration, or replacement has been completed during the 10 years preceding
 14 the date of the required initial inspection report due date may apply to the Building Official for
 15 a waiver of the initial inspection.

16 23. Notwithstanding the initial inspection schedules in this Chapter 5F or any other
 17 provision, the Building Official may require a façade inspection of any building that the
 18 Building Official finds may pose a health and safety hazard.

19 **Table 503F**
 20 **Initial Inspection Schedule**

Compliance Tier	Building Construction Completion Date	<u>Comprehensive</u> Inspection Report Due Date¹	<u>Supplemental</u> <u>Inspection Report Due</u> <u>Date</u>
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1	1	Building was constructed prior to 1910	December 31, 2021	<u>December 31, 2026</u>
2	2	Building was constructed from 1910 through 1925	December 31, 2023	<u>December 31, 2028</u>
3	3	Building was constructed from 1926 through 1970	December 31, 2025	<u>December 31, 2030</u>
4	4	Building was constructed from ^{after} 1970 through 1997	December 31, 2027	<u>December 31, 2032</u>
5	5	<u>Building was constructed after 1998</u>	<u>December 31 of the 30th year after receiving Certificate of Final Completion and Occupancy</u>	<u>April 30, 2024</u>

1 Building construction date refers to the date the Department issued the Certificate of Completion for the original building or other Department documentation showing the date of completion of the original construction, regardless of the dates of any additions or alterations.

503F.2 Periodic Inspection. Each building within the scope of this Chapter 5F shall be subject to a periodic inspection according to the provisions below:

1 1. ~~At~~ a frequency of 10 years after the required submittal date of an initial
2 comprehensive inspection report as outlined in Table 503F. Periodic inspections need not
3 include walls and appurtenances in the interior of a building where such area has been
4 converted from an exterior area by enclosing the area under a roof skylight or other covering
5 after an initial inspection and any subsequent necessary repair or stabilization.

6 2. Buildings with 15 or more stories that received a Certificate of Final Completion and
7 Occupancy (“CFC”) before January 1, 1998 shall submit supplemental inspection reports as outlined
8 in Section 504F, every 10 years after their initial supplemental inspection.

9 3. Buildings with 15 or more stories that received a CFC on or after January 1, 1998 shall
10 submit supplemental inspection reports as outlined in Section 504F, every five years after their initial
11 supplemental inspection. Once a building is required to submit comprehensive inspection reports every
12 10 years, the building shall alternate submitting comprehensive and supplemental inspection reports
13 every five years.

14 * * * *

15 **SECTION 504F – FACADE INSPECTION AND MAINTENANCE CRITERIA AND**
16 **PROCEDURES**

17 **504F.1 Inspection and Maintenance Procedures.** Inspections and maintenance shall
18 be conducted in accordance with procedures to be detailed in an Administrative Bulletin
19 adopted by the Department based on ASTM E 2270 *Standard Practice for Periodic Inspection*
20 *of Building Façades for Unsafe Conditions* or ASTM E 2841- *Standard Guide for Conducting*
21 *Inspections of Building Facades for Unsafe Conditions.*

22 * * * *

23
24 Section 3. Effective Date. This ordinance shall become effective 30 days after
25 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

3

4 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
5 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
6 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
7 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
8 additions, and Board amendment deletions in accordance with the "Note" that appears under
9 the official title of the ordinance.

10

11 APPROVED AS TO FORM:
12 DAVID CHIU, City Attorney

13 By: /s/ Robb Kapla
14 ROBB KAPLA
Deputy City Attorney

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