

***Regular Meeting
of the
Building Inspection Commission***

October 15, 2025

Agenda Item 8



2025 Building Codes

Department of Building Inspection

October 15, 2025

Background

The triennial code update is the process of revising the California Building Standards Code to reflect new national model codes and state-specific amendments.

This process is designed to ensure the building codes are current with the latest advancements in construction, safety, energy efficiency and other standards.

San Francisco is required to adopt the new codes to be effective on January 1, 2026.



2025 Building Code Introduction

DBI's Technical Services Division (TSD) has reviewed the updated state codes and provided recommended changes to ensure cross-references include accurate code sections, chapter numbering is correct, and redundant sections are removed.

No proposals from TSD are substantive, rather they are exclusively designed to carry forward existing amendments and maintain a functioning code.

2025 Building Code Introduction

The Code Advisory Committee, beginning in April, has reviewed the various code sections and their associated amendments.

All code sections received unanimous recommendations for approval, with some minor alterations related to typos or phrasing.

CAC Recommendation

The Code Advisory Committee reviewed the ordinances on October 8, 2025 and **unanimously recommended approval** of the ordinances.

The Department **recommends approval of the ordinances without modifications.**

2025 Code Adoption Ordinances

SF Plumbing Code – File No. 250955

SF Mechanical Code – File No. 250956

SF Electrical Code – File No. 250957

SF Green Building Code – File No. 250958

SF Existing Building Code – File No. 250959

SF Building Code – File No. 250960

SF Building Code – File No. 250960

SF Housing Code – File No. 250975



THANK YOU



October 10, 2025

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

Re: Building, Existing Building, Residential, Mechanical, Plumbing, Electrical, and Green Building Codes Repeal of Existing 2022 Codes and Enactment of 2025 Codes - Housing Code 2025 Triennial Code Update

Honorable Member of the Commission:

On October 10, 2025, the full Code Advisory Committee met to consider the repeal of existing 2022 Codes and the enactment of the 2025 San Francisco Code amendments to the Building Code, Electrical Code, Mechanical Code, Plumbing Code, Existing Building Code and Green Building and the Housing Code 2025 Triennial Code Update. The full Code Advisory Committee voted unanimously to recommend the Building Inspection Commission adopt the 2025 San Francisco Codes as written.

Respectfully submitted,

Thomas Fessler
DBI Technical Services
Secretary to the Code Advisory Committee

cc. Patrick O'Riordan, C.B.O. Director
David Kane, Deputy Director
Mary Wilkinson-Church, Permit Services Manager
Christine Gasparac, Assistant Director
Tate Hanna, Legislative Affairs Manager
J. Edgar Fennie, Chair, Code Advisory Committee

***Regular Meeting
of the
Building Inspection Commission***

October 15, 2025

Agenda Item 8

File No. 250956 Mechanical Code

[Mechanical Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

Ordinance repealing the 2022 Mechanical Code in its entirety and enacting a 2025 Mechanical Code consisting of the 2025 California Mechanical Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law.

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

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

Section 1. Environmental Findings. The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference. The Board affirms this determination.

Section 2. General Findings.

(a) The California Building Standards Code is contained in Title 24 of the California Code of Regulations. It consists of 12 Parts, which are based upon model codes that are amended by the State agencies with jurisdiction over the subject matter. The California Mechanical Code is Part 4 of Title 24 of the California Code of Regulations.

1 (b) The State of California adopts a new California Building Standards Code every
2 three years (the “triennial CBSC”) with supplemental amendments published in intervening
3 years. The triennial CBSC goes into effect throughout the State of California 180 days after its
4 publication by the California Building Standards Commission or at a later date established by
5 the Commission. The 2025 triennial CBSC will go into effect on January 1, 2026.

6 (c) Local jurisdictions must enforce the California Building Standards Code but they
7 may also enact more restrictive building standards that are reasonably necessary because of
8 local climate, geologic, or topographical conditions. Local amendments may be made both to
9 a triennial CBSC and to its individual Parts during the intervening years; however, local
10 amendments previously adopted are not automatically applicable to a triennial CBSC. Rather,
11 they must be re-enacted with the required findings of local climate, geologic, or topographical
12 conditions, expressly made applicable to the new triennial CBSC, and with an operative date
13 no earlier than the effective date of the triennial CBSC.

14 (d) As in past triennial CBSC adoption cycles, by this ordinance the Board of
15 Supervisors repeals the 2022 San Francisco Mechanical Code in its entirety, enacts the 2025
16 San Francisco Mechanical Code, and re-enacts the existing local amendments to make them
17 applicable to the 2025 California Mechanical Code.

18 (e) On _____, the Building Inspection Commission considered this
19 ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building
20 Code Section 104A.2.11.2. A copy of a letter from the Secretary of the Building Inspection
21 Commission regarding the Commission's recommendation is on file with the Clerk of the
22 Board of Supervisors in File No. _____.
23

24 Section 3. Findings Regarding Local Conditions.
25

1 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that
2 before making any changes or modifications to the California Mechanical Code and any other
3 applicable provisions published by the California Building Standards Commission, the local
4 governing body must make an express finding that each such change or modification is
5 reasonably necessary because of specified local conditions. The local amendments together
6 with the required findings must be filed with the California Building Standards Commission
7 before the local changes or modifications can go into effect.

8 (b) The City and County of San Francisco is unique among California communities
9 with respect to local climate, geologic, topographical, and other conditions. A specific list of
10 findings that support San Francisco's modifications to the 2025 California Mechanical Code,
11 with a section-by-section correlation of each modification with a specific numbered finding, are
12 contained in Exhibit A entitled "Standard Findings for San Francisco Building Standards Code
13 Amendments."

14 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,
15 the Board of Supervisors finds and determines that the local conditions described in Exhibit A
16 constitute a general summary of the most significant local conditions giving rise to the need
17 for modification of the 2025 California Mechanical Code provisions published by the California
18 Building Standards Commission. The Board of Supervisors further finds and determines that
19 the proposed modifications are reasonably necessary based upon the local conditions set
20 forth in Exhibit A.

21
22 Section 4. Repeal of the 2022 San Francisco Mechanical Code and Enactment of the
23 2025 San Francisco Mechanical Code.

24 (a) The 2022 San Francisco Mechanical Code is hereby repealed in its entirety. The
25 San Francisco Mechanical Code being repealed was enacted on November 10, 2022, by

1 Ordinance No. 228-22, with an operative date of January 1, 2023. This ordinance is available
2 on the Board of Supervisors' website and in the Office of the Clerk of the Board of
3 Supervisors.

4 (b) The 2025 San Francisco Mechanical Code is hereby enacted. It consists of the
5 2025 California Mechanical Code and San Francisco's existing local amendments, which are
6 re-enacted and expressly made applicable to the 2025 California Mechanical Code. Copies of
7 the 2025 California Mechanical Code and the stand-alone San Francisco amendments are
8 declared to be part of Board File No. _____ and are incorporated into this ordinance by
9 reference as though fully set forth. Existing San Francisco amendments that are being made
10 applicable to the 2025 California Mechanical Code are shown in unformatted ("plain") text and
11 may include bold and/or italicized formatting; new San Francisco amendments are underlined;
12 and deleted San Francisco amendments are in strikeout text.

13
14 Section 5. Continuance of Actions Under Prior Code. Nothing contained in this
15 ordinance shall be construed as abating any action now pending under or by virtue of any
16 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance
17 be construed as discontinuing, abating, modifying or altering any penalties accruing, or to
18 accrue, or as waiving any right of the City under any such ordinance.

19
20 Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this
21 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the
22 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would
23 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this
24 ordinance, irrespective of the fact that any one or more sections, subsections, sentences,
25 clauses, or phrases be declared invalid.

1
2 Section 7. Effective and Operative Dates. This ordinance shall become effective 30
3 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor
4 returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it,
5 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall
6 be operative on and after either January 1, 2026 or its effective date if the effective date is
7 later.

8
9 Section 8. Directions to Clerk. Upon enactment of this ordinance, the Clerk of the
10 Board of Supervisors is hereby directed to transmit to the California Building Standards
11 Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit
12 A attachment, and 3) the San Francisco amendments to the 2025 California Mechanical
13 Code.

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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***Regular Meeting
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October 15, 2025

Agenda Item 8

File No. 250955 Plumbing Code

[Plumbing Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

Ordinance repealing the 2022 Plumbing Code in its entirety and enacting a 2025 Plumbing Code consisting of the 2025 California Plumbing Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law.

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

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

Section 1. Environmental Findings. The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference. The Board affirms this determination.

Section 2. General Findings.

(a) The California Building Standards Code is contained in Title 24 of the California Code of Regulations. It consists of 12 Parts, which are based upon model codes that are

1 amended by the State agencies with jurisdiction over the subject matter. The California
2 Plumbing Code is Part 5 of Title 24 of the California Code of Regulations.

3 (b) The State of California adopts a new California Building Standards Code every
4 three years ("triennial CBSC") with supplemental amendments published in intervening years.
5 The triennial CBSC goes into effect throughout the State of California 180 days after its
6 publication by the California Building Standards Commission or at a later date established by
7 the Commission. The 2025 triennial CBSC will go into effect on January 1, 2026.

8 (c) Local jurisdictions must enforce the California Building Standards Code but they
9 may also enact more restrictive building standards that are reasonably necessary because of
10 local climate, geologic, or topographical conditions. Local amendments may be made both to
11 the triennial CBSC and to its individual Parts during the intervening years; however, local
12 amendments previously adopted are not automatically applicable to a triennial CBSC. Rather,
13 they must be re-enacted with the required findings of local climate, geologic, or topographical
14 conditions, expressly made applicable to the new triennial CBSC, and with an operative date
15 no earlier than the effective date of the triennial CBSC.

16 (d) As in past triennial CBSC adoption cycles, by this ordinance the Board of
17 Supervisors repeals the 2022 San Francisco Plumbing Code in its entirety, enacts the 2025
18 San Francisco Plumbing Code, and re-enacts the existing local amendments to make them
19 applicable to the 2025 California Plumbing Code.

20 (e) On _____, the Building Inspection Commission considered this
21 ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building
22 Code Section 104A.2.11.2. A copy of a letter from the Secretary of the Building Inspection
23 Commission regarding the Commission's recommendation is on file with the Clerk of the
24 Board of Supervisors in File No. _____.
25

1 Section 3. Findings Regarding Local Conditions.

2 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that
3 before making any changes or modifications to the California Plumbing Code and any other
4 applicable provisions published by the California Building Standards Commission, the local
5 governing body must make an express finding that each such change or modification is
6 reasonably necessary because of specified local conditions. The local amendments together
7 with the required findings must be filed with the California Building Standards Commission
8 before the local changes or modifications can go into effect.

9 (b) The City and County of San Francisco is unique among California communities
10 with respect to local climate, geologic, topographical, and other conditions. A specific list of
11 findings that support San Francisco's modifications to the 2025 California Plumbing Code,
12 with a section-by-section correlation of each modification with a specific numbered finding, are
13 contained in Exhibit A entitled "Standard Findings for San Francisco Building Standards Code
14 Amendments."

15 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,
16 the Board of Supervisors finds and determines that the local conditions described in Exhibit A
17 constitute a general summary of the most significant local conditions giving rise to the need
18 for modification of the 2025 California Plumbing Code provisions published by the California
19 Building Standards Commission. The Board of Supervisors further finds and determines that
20 the proposed modifications are reasonably necessary based upon the local conditions set
21 forth in Exhibit A.

22
23 Section 4. Repeal of the 2022 San Francisco Plumbing Code and Enactment of the
24 2025 San Francisco Plumbing Code.

1 (a) The 2022 San Francisco Plumbing Code is hereby repealed in its entirety. The
2 San Francisco Plumbing Code being repealed was enacted on November 10, 2022, by
3 Ordinance No. 230-22, with an operative date of January 1, 2023. This ordinance is available
4 on the Board of Supervisors' website and in the Office of the Clerk of the Board of
5 Supervisors.

6 (b) The 2025 San Francisco Plumbing Code is hereby enacted. It consists of the
7 2025 California Plumbing Code and San Francisco's existing local amendments, which are re-
8 enacted and expressly made applicable to the 2025 California Plumbing Code. Copies of the
9 2025 California Plumbing Code and the stand-alone San Francisco amendments are declared
10 to be part of Board File No. _____ and are incorporated into this ordinance by
11 reference as though fully set forth. Existing San Francisco amendments that are being made
12 applicable to the 2025 California Plumbing Code are shown in unformatted ("plain") text and
13 may include bold and/or italicized formatting; new San Francisco amendments are underlined;
14 and deleted San Francisco amendments are in strikeout text.

15
16 Section 5. Continuance of Actions Under Prior Code. Nothing contained in this
17 ordinance shall be construed as abating any action now pending under or by virtue of any
18 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance
19 be construed as discontinuing, abating, modifying or altering any penalties accruing, or to
20 accrue, or as waiving any right of the City under any such ordinance.

21
22 Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this
23 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the
24 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would
25 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this

1 ordinance, irrespective of the fact that any one or more sections, subsections, sentences,
2 clauses, or phrases be declared invalid.

3
4 Section 7. Effective and Operative Dates. This ordinance shall become effective 30
5 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor
6 returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it,
7 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall
8 be operative on and after either January 1, 2026 or its effective date if the effective date is
9 later.

10
11 Section 8. Directions to Clerk. Upon enactment of this ordinance, the Clerk of the
12 Board of Supervisors is hereby directed to transmit to to the California Building Standards
13 Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit
14 A attachment, and 3) the San Francisco amendments to the 2025 California Plumbing Code.

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

19 By: /s/ Robb Kapla
20 ROBB KAPLA
21 Deputy City Attorney

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***Regular Meeting
of the
Building Inspection Commission***

October 15, 2025

Agenda Item 8

File No. 250958 Green Building Code

[Green Building Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

Ordinance repealing the 2022 Green Building Code in its entirety and enacting a 2025 Green Building Code consisting of the 2025 California Green Building Standards Code as amended by San Francisco; adopting environmental findings, findings of local conditions under the California Health and Safety Code, and findings under the California Public Resources Code; providing for an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law.

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Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. Environmental Findings. The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference. The Board affirms this determination.

Section 2. General Findings.

(a) The California Building Standards Code is contained in Title 24 of the California Code of Regulations. It consists of 12 Parts, which are based upon model codes that are

1 amended by the State agencies with jurisdiction over the subject matter. The California Green
2 Building Standards Code is Part 11 of Title 24 of the California Code of Regulations.

3 (b) The State of California adopts a new California Building Standards Code every
4 three years ("triennial CBSC") with supplemental amendments published in intervening years.
5 The triennial CBSC goes into effect throughout the State of California 180 days after its
6 publication by the California Building Standards Commission or at a later date established by
7 the Commission. The 2025 triennial CBSC will go into effect on January 1, 2026.

8 (c) Local jurisdictions must enforce the California Building Standards Code but they
9 may also enact more restrictive building standards that are reasonably necessary because of
10 local climate, geologic, or topographical conditions. Local amendments may be made both to
11 a triennial CBSC and also to its individual Parts during the intervening years; however, local
12 amendments previously adopted are not automatically applicable to a triennial CBSC. Rather,
13 they must be re-enacted with the required findings of local climate, geologic, or topographical
14 conditions, expressly made applicable to the new triennial CBSC, and with an operative date
15 no earlier than the effective date of the triennial CBSC.

16 (d) As in past triennial CBSC adoption cycles, by this ordinance the Board of
17 Supervisors repeals the 2022 San Francisco Green Building Code in its entirety, enacts the
18 2025 San Francisco Green Building Code, and re-enacts the existing local amendments to
19 make them applicable to the 2025 California Green Building Standards Code.

20 (e) On _____, the Building Inspection Commission considered this
21 ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building
22 Code Section 104A.2.11.2. A copy of a letter from the Secretary of the Building Inspection
23 Commission regarding the Commission's recommendation is on file with the Clerk of the
24 Board of Supervisors in File No. _____.
25

1 Section 3. Findings Regarding Local Conditions.

2 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that
3 before making any changes or modifications to the California Green Building Code and any
4 other applicable provisions published by the California Building Standards Commission, the
5 local governing body must make an express finding that each such change or modification is
6 reasonably necessary because of specified local conditions. The local amendments together
7 with the required findings must be filed with the California Building Standards Commission
8 before the local changes or modifications can go into effect.

9 (b) The City and County of San Francisco is unique among California communities
10 with respect to local climate, geologic, topographical, and other conditions. A specific list of
11 findings that support San Francisco's modifications to the 2025 California Green Building
12 Standards Code, with a section-by-section correlation of each modification with a specific
13 numbered finding, are contained in Exhibit A entitled "Standard Findings for San Francisco
14 Building Standards Code Amendments."

15 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,
16 the Board of Supervisors finds and determines that the local conditions described in Exhibit A
17 constitute a general summary of the most significant local conditions giving rise to the need
18 for modification of the 2025 California Green Building Standards Code provisions published by
19 the California Building Standards Commission. The Board of Supervisors further finds and
20 determines that the proposed modifications are reasonably necessary based upon the local
21 conditions set forth in Exhibit A.

22
23 Section 4. Findings Required by California Public Resources Code and Title 24 of the
24 California Code of Regulations.

1 (a) California Public Resources Code Section 25402.1(h)(2) and Section 10-106 of
2 the California Code of Regulations, Title 24, Part 1, Locally Adopted Energy Standards,
3 authorize a local jurisdiction to adopt and enforce more restrictive local energy standards,
4 provided that the local jurisdiction makes a determination that the local standards are cost
5 effective and will save more energy than the current Statewide standards and provided further
6 that the local jurisdiction files an application for approval with the California Energy
7 Commission together with documentation supporting the cost-effectiveness determination.
8 Local energy standards may take effect only after the California Energy Commission has
9 reviewed and formally approved them.

10 (b) Local energy standards previously adopted are not automatically applicable to a
11 triennial CBSC. Rather, they must be re-enacted with a new cost-effectiveness study and
12 determination based on the new State standards, and be re-approved by the California
13 Energy Commission.

14 (c) Based upon the findings of a cost-effectiveness study performed on the more
15 restrictive local standards contained in the City's proposed 2025 San Francisco Green
16 Building Code, the Board of Supervisors hereby determines that these local energy standards
17 are cost effective and will save more energy than the standards contained in the 2025
18 California Green Building Standards Code. A copy of the cost-effectiveness study is on file
19 with the Clerk of the Board of Supervisors in File No. _____.
20

21 Section 5. Repeal of the 2022 San Francisco Green Building Code and Enactment of
22 the 2025 San Francisco Green Building Code.

23 (a) The 2022 San Francisco Green Building Code is hereby repealed in its entirety.
24 The San Francisco Green Building Code being repealed was enacted on November 11, 2022,
25 by Ordinance No. 227-22, with an operative date of January 1, 2023. The ordinance is

1 available on the Board of Supervisors' website and in the Office of the Clerk of the Board of
2 Supervisors.

3 (b) The 2025 San Francisco Green Building Code is hereby enacted. It consists of
4 the 2025 California Green Building Standards Code and San Francisco's existing local
5 amendments, which are re-enacted and expressly made applicable to the 2025 California
6 Green Building Standards Code. Copies of the 2025 California Green Building Standards
7 Code and the stand-alone San Francisco amendments are declared to be part of Board File
8 No. _____ and are incorporated into this ordinance by reference as though fully set forth.
9 Existing San Francisco amendments that are being made applicable to the 2025 California
10 Green Building Standards Code are shown in unformatted ("plain") text and may include bold
11 and/or italicized type; new San Francisco amendments are underlined; and deleted San
12 Francisco amendments are in strikeout text.

13
14 Section 6. Continuance of Actions Under Prior Code. Nothing contained in this
15 ordinance shall be construed as abating any action now pending under or by virtue of any
16 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance
17 be construed as discontinuing, abating, modifying or altering any penalties accruing, or to
18 accrue, or as waiving any right of the City under any such ordinance.

19
20 Section 7. Severability. If any section, subsection, sentence, clause, or phrase of this
21 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the
22 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would
23 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this
24 ordinance, irrespective of the fact that any one or more sections, subsections, sentences,
25 clauses, or phrases be declared invalid.

1
2 Section 8. Effective and Operative Dates. This ordinance shall become effective 30
3 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor
4 returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it,
5 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall
6 be operative on and after either January 1, 2026 or its effective date if the effective date is
7 later.

8
9 Section 9. Directions to Clerk. Upon enactment of this ordinance, the Clerk of the
10 Board of Supervisors is hereby directed to transmit to the California Building Standards
11 Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit
12 A attachment, and 3) the San Francisco modifications to the 2025 California Green Building
13 Standards Code.

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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***Regular Meeting
of the
Building Inspection Commission***

October 15, 2025

Agenda Item 8

File No. 250959 Existing Building Code

[Existing Building Code - Repeal of Existing 2022 Code and Enactment of 2025 Code]

Ordinance repealing the 2022 Existing Building Code in its entirety and enacting a 2025 Existing Building Code consisting of the 2025 California Existing Building Code as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the Ordinance to the California Building Standards Commission as required by State law.

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

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

Section 1. Environmental Findings. The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference. The Board affirms this determination.

Section 2. General Findings.

(a) The California Building Standards Code is contained in Title 24 of the California Code of Regulations. It consists of 12 Parts, which are based upon model codes that are

1 amended by the State agencies with jurisdiction over the subject matter. The California
2 Existing Building Code is Part 10 of Title 24 of the California Code of Regulations.

3 (b) The State of California adopts a new California Building Standards Code every
4 three years ("triennial CBSC") with supplemental amendments published in intervening years.
5 The triennial CBSC goes into effect throughout the State of California 180 days after its
6 publication by the California Building Standards Commission or at a later date established by
7 the Commission. The 2025 triennial CBSC will go into effect on January 1, 2026.

8 (c) Local jurisdictions must enforce the California Building Standards Code but they
9 may also enact more restrictive building standards that are reasonably necessary because of
10 local climate, geologic, or topographical conditions. Local amendments may be made both to
11 a triennial CBSC and to its individual Parts during the intervening years; however, local
12 amendments previously adopted are not automatically applicable to a triennial CBSC. Rather,
13 they must be re-enacted with the required findings of local climate, geologic, or topographical
14 conditions, expressly made applicable to the new triennial CBSC, and with an operative date
15 no earlier than the effective date of the triennial CBSC.

16 (d) As in past triennial CBSC adoption cycles, by this ordinance the Board of
17 Supervisors repeals the 2022 San Francisco Existing Building Code in its entirety, enacts the
18 2025 San Francisco Existing Building Code, and re-enacts the existing local amendments to
19 make them applicable to the 2025 California Existing Building Code.

20 (e) On _____, the Building Inspection Commission considered this
21 ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building
22 Code Section 104A.2.11.2. A copy of a letter from the Secretary of the Building Inspection
23 Commission regarding the Commission's recommendation is on file with the Clerk of the
24 Board of Supervisors in File No. _____.
25

1 Section 3. Findings Regarding Local Conditions.

2 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that
3 before making any changes or modifications to the California Existing Building Code and any
4 other applicable provisions published by the California Building Standards Commission, the
5 local governing body must make an express finding that each such change or modification is
6 reasonably necessary because of specified local conditions. The local amendments together
7 with the required findings must be filed with the California Building Standards Commission
8 before the local changes or modifications can go into effect.

9 (b) The City and County of San Francisco is unique among California communities
10 with respect to local climate, geologic, topographical, and other conditions. A specific list of
11 findings that support San Francisco's modifications to the 2025 California Existing Building
12 Code, with a section-by-section correlation of each modification with a specific numbered
13 finding, are contained in Exhibit A entitled "Standard Findings for San Francisco Building
14 Standards Code Amendments."

15 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,
16 the Board of Supervisors finds and determines that the local conditions described in Exhibit A
17 constitute a general summary of the most significant local conditions giving rise to the need
18 for modification of the 2025 California Existing Building Code provisions published by the
19 California Building Standards Commission. The Board of Supervisors further finds and
20 determines that the proposed modifications are reasonably necessary based upon the local
21 conditions set forth in Exhibit A.

22
23 Section 4. Repeal of the 2022 San Francisco Existing Building Code and Enactment of
24 the 2025 San Francisco Existing Building Code.

1 (a) The 2022 San Francisco Existing Building Code is hereby repealed in its
2 entirety. The San Francisco Existing Building Code being repealed was enacted by Ordinance
3 No. 226-22 on November 10, 2022, with an operative date of January 1, 2023. It was
4 amended by Ordinance Nos. 97-23, 16-24, and 70-25. These ordinances are available on the
5 Board of Supervisors' website and in the Office of the Clerk of the Board of Supervisors.

6 (b) The 2025 San Francisco Existing Building Code is hereby enacted. It consists of
7 the 2025 California Existing Building Code and San Francisco's existing local amendments,
8 which are re-enacted and expressly made applicable to the 2025 California Existing Building
9 Code. Copies of the 2025 California Existing Building Code and the stand-alone San
10 Francisco amendments are declared to be part of Board File No. _____ and are
11 incorporated into this ordinance by reference as though fully set forth. Existing San Francisco
12 amendments that are being made applicable to the 2025 California Existing Building Code are
13 shown in unformatted ("plain") text and may include bold and/or italicized formatting; new San
14 Francisco amendments are underlined; and deleted San Francisco amendments are in
15 strikeout text.

16
17 Section 5. Continuance of Actions Under Prior Code. Nothing contained in this
18 ordinance shall be construed as abating any action now pending under or by virtue of any
19 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance
20 be construed as discontinuing, abating, modifying, or altering any penalties accruing, or to
21 accrue, or as waiving any right of the City under any such ordinance.

22
23 Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this
24 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the
25 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would

1 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this
2 ordinance, irrespective of the fact that any one or more sections, subsections, sentences,
3 clauses, or phrases be declared invalid.

4
5 Section 7. Effective and Operative Dates. This ordinance shall become effective 30
6 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor
7 returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it,
8 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall
9 be operative and after either January 1, 2026 or its effective date if the effective date is later.

10
11 Section 8. Directions to Clerk. Upon enactment of this ordinance, the Clerk of the
12 Board of Supervisors is hereby directed to transmit to the California Building Standards
13 Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit
14 A attachment, and 3) the San Francisco amendments to the 2025 California Existing Building
15 Code.

16
17 APPROVED AS TO FORM:
18 DAVID CHIU, City Attorney

19 By: /s/ Robb Kapla
20 ROBB KAPLA
21 Deputy City Attorney

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***Regular Meeting
of the
Building Inspection Commission***

October 15, 2025

Agenda Item 8

File No. 250960 Repeal Existing 2022 Code

[Building Code - Repeal of Existing 2022 Code and Enactment of 2025 Edition]

Ordinance repealing the 2022 Building Code in its entirety and enacting a 2025 Building Code consisting of the 2025 California Building Code and the 2025 California Residential Code, as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2026; and directing the Clerk of the Board of Supervisors to forward the legislation to the California Building Standards Commission as required by State law.

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

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

Section 1. Environmental Findings. The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference. The Board affirms this determination.

Section 2. General Findings.

(a) The California Building Standards Code is contained in Title 24 of the California Code of Regulations. It consists of 12 Parts, which are based upon model codes that are

1 amended by the State agencies with jurisdiction over the subject matter. The California
2 Building Code is Part 2 of Title 24 of the California Code of Regulations; the California
3 Residential Code is Part 2.5. The 2025 California Building Code and 2025 California
4 Residential Code will go into effect throughout California on January 1, 2026.

5 (b) The State of California adopts a new California Building Standards Code every
6 three years ("triennial CBSC") with supplemental amendments published in intervening years.
7 The triennial CBSC goes into effect throughout the State of California 180 days after its
8 publication by the California Building Standards Commission or at a later date established by
9 the Commission. The 2025 triennial CBSC will go into effect on January 1, 2026.

10 (c) Local jurisdictions must enforce the California Building Standards Code but they
11 may also enact more restrictive building standards that are reasonably necessary because of
12 local climate, geologic, or topographical conditions. Local amendments may be made both to
13 a triennial CBSC and also to its individual Parts during the intervening years; however, local
14 amendments previously adopted are not automatically applicable to a triennial CBSC. Rather,
15 they must be re-enacted with the required findings of local climate, geologic, or topographical
16 conditions, expressly made applicable to the new triennial CBSC, and with an operative date
17 no earlier than the effective date of the triennial CBSC .

18 (d) As in past triennial CBSC adoption cycles, by this ordinance the Board of
19 Supervisors repeals the 2022 San Francisco Building Code in its entirety, enacts the 2025
20 San Francisco Building Code, and re-enacts the existing local amendments to make them
21 applicable to the 2025 California Building and Residential Codes.

22 (e) On _____, the Building Inspection Commission considered this
23 ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building
24 Code Section 104A.2.11.2. A copy of a letter from the Secretary of the Building Inspection
25 Commission regarding the Commission's recommendation is on file with the Clerk of the

1 Board of Supervisors in File No. _____.

2
3 Section 3. Findings regarding Local Conditions.

4 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that
5 before making any changes or modifications to the California Building and Residential Code
6 and any other applicable provisions published by the California Building Standards
7 Commission, the governing body must make an express finding that each such change or
8 modification is reasonably necessary because of specified local conditions. The local
9 amendments together with the required findings must be filed with the California Building
10 Standards Commission before the local changes or modifications can go into effect.

11 (b) The City and County of San Francisco is unique among California communities
12 with respect to local climate, geologic, topographical, and other conditions. A specific list of
13 findings that support San Francisco's modifications to the 2025 California Building Code and
14 the 2025 California Residential Code, with a section-by-section correlation of each
15 modification with a specific numbered finding, are contained in Exhibit A entitled "Standard
16 Findings for San Francisco Building Standards Code Amendments."

17 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,
18 the Board of Supervisors finds and determines that the local conditions described in Exhibit A
19 constitute a general summary of the most significant local conditions giving rise to the need
20 for modification of the 2025 California Building Code and 2025 California Residential Code
21 provisions published by the California Building Standards Commission. The Board of
22 Supervisors further finds and determines that the proposed modifications are reasonably
23 necessary based upon the local conditions set forth in Exhibit A.

24
25 Section 4. Repeal of 2022 San Francisco Building Code and Enactment of the 2025

1 San Francisco Building Code.

2 (a) The 2022 San Francisco Building Code is hereby repealed in its entirety. The
3 San Francisco Building Code being repealed was enacted on November 10, 2022, by
4 Ordinance No. 225-22, with an operative date of January 1, 2023. It was amended by
5 Ordinance Nos. 40-23, 58-23, 103-23, 122-23, 149-23, 154-23, 159-23, 174-23, 189-23, 193-
6 23, 62-24, 84-24, 115-24, 212-24, 213-24, 241-24, 247-24, 297-24, 22-25, 39-25, and 115-25.
7 These ordinances are available on the Board of Supervisors' website and in the Office of the
8 Clerk of the Board of Supervisors.

9 (b) The 2025 San Francisco Building Code is hereby enacted. It consists of (1) the
10 2025 California Building Code, (2) the 2025 California Residential Code, and (3) San
11 Francisco's existing local amendments to those 2025 California Codes, which are re-enacted
12 and expressly made applicable to said codes. Copies of the 2025 California Building Code,
13 the 2025 California Residential Code, and the stand-alone San Francisco amendments to
14 those 2025 California Codes are declared to be part of Board File No. _____ and are
15 incorporated into this ordinance by reference as though fully set forth. Existing San Francisco
16 amendments that are being made applicable to those 2025 California Codes are shown in
17 unformatted ("plain") text and may include bold and/or italicized type; new San Francisco
18 amendments are underlined; and deleted San Francisco amendments are in strikeout text.

19
20 Section 5. Continuance of Actions Under Prior Code. Nothing contained in this
21 ordinance shall be construed as abating any action now pending under or by virtue of any
22 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance
23 be construed as discontinuing, abating, modifying, or altering any penalties accruing, or to
24 accrue, or as waiving any right of the City under any such ordinance.

1 Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this
2 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the
3 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would
4 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this
5 ordinance, irrespective of the fact that any one or more sections, subsections, sentences,
6 clauses, or phrases be declared invalid.

7
8 Section 7. Effective and Operative Dates. This ordinance shall become effective 30
9 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor
10 returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it,
11 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance be
12 operative on and after either January 1, 2026 or its effective date if the effective date is later.

13
14 Section 8. Directions to Clerk. Upon final passage of this ordinance, the Clerk of the
15 Board of Supervisors is hereby directed to transmit to the California Building Standards
16 Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit
17 A attachment, and 3) the San Francisco modifications to the 2025 California Building Code
18 and the 2025 California Residential Code.

19
20 APPROVED AS TO FORM:
21 DAVID CHIU, City Attorney

22 By: /s/ Robb Kapla
23 ROBB KAPLA
24 Deputy City Attorney

25
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***Regular Meeting
of the
Building Inspection Commission***

October 15, 2025

Agenda Item 8

File No. 250975 Housing Code

[Housing Code - 2025 Triennial Code Update]

Ordinance amending the Housing Code to update references to provisions of the 2025 Building Inspection Codes; providing an operative date of January 1, 2026; and affirming the Planning Department’s determination under the California Environmental Quality Act.

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

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

Section 1. Environmental Findings. The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference. The Board affirms this determination.

Section 2. General Findings.

(a) The California Building Standards Code is contained in Title 24 of the California Code of Regulations. It consists of 12 Parts, which are based upon model codes that are amended by the State agencies with jurisdiction over the subject matter.

(b) The State of California adopts a new California Building Standards Code every three years (“triennial CBSC”) with supplemental amendments published in intervening years.

1 The triennial CBSC goes into effect throughout the State of California 180 days after its
2 publication by the California Building Standards Commission or at a later date established by
3 the Commission. The 2025 triennial CBSC will go into effect on January 1, 2026.

4 (c) Local jurisdictions must enforce the California Building Standards Code but they
5 may also enact more restrictive building standards that are reasonably necessary because of
6 local climate, geologic, or topographical conditions. Local amendments may be made both to
7 a triennial CBSC and to its individual Parts during the intervening years; however, local
8 amendments previously adopted are not automatically applicable to a triennial CBSC. Rather,
9 they must be re-enacted with the required findings of local climate, geologic, or topographical
10 conditions, expressly made applicable to the new triennial CBSC, and with an operative date
11 no earlier than the effective date of the triennial CBSC.

12 (d) As in past triennial CBSC adoption cycles, the Board of Supervisors repeals the
13 2022 San Francisco Building Inspection Codes (consisting of the Building, Electrical, Existing
14 Building, Green Building, Mechanical, and Plumbing Codes) in their entirety, enacts the 2025
15 San Francisco Building Inspection Codes, and re-enacts the existing local amendments to
16 make them applicable to the 2025 California Building Standards Code. This Ordinance
17 amends the San Francisco Housing Code, where necessary, to update references to
18 provisions of the 2025 San Francisco Building Inspection Codes

19 (e) On _____, the Building Inspection Commission considered this
20 ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building
21 Code Section 104A.2.11.2. A copy of a letter from the Secretary of the Building Inspection
22 Commission regarding the Commission's recommendation is on file with the Clerk of the
23 Board of Supervisors in File No. _____.
24
25

Section 2. Chapters 1, 4, 5, 6, 7, 8, 9, 12, 12A, and 13 of the Housing Code are hereby amended by revising Sections 101, 105, 401, 502, 504(c), 505(j), 603(c), 704, 801(a), 802(d), 803, 805, 808, 908, 909, 911, 1212(a), 12A10, 1304, and 1305, to read as follows:

SEC. 101. TITLE.

This Code, known as the ~~2007~~2025 Housing Code, is a portion of the San Francisco Municipal Code, and is referred to herein as "this Code."

SEC. 105. ALTERNATE MATERIALS.

See Section ~~104A.11~~104A.2.8 of the Building Code.

SEC. 401. DEFINITIONS.

* * * *

Exit. ~~See Section 1002~~ As defined in Section 202 of the Building Code.

* * * *

SEC. 502. YARDS AND COURTS.

See Chapter 1 of this Code, ~~and~~ Section ~~1206~~1205 of the Building Code, and the City Planning Code.

Yards, courts, vent shafts, and required unoccupied space for buildings constructed, converted or altered prior to July 26, 1958, need not be provided or increased in size if the habitable rooms and required windows opening thereon were installed under permit, or would have been permitted under the codes in effect at the time installed.

SEC. 504. LIGHT AND VENTILATION.

* * * *

(c) Mechanical Ventilation. An approved system of mechanical ventilation or air conditioning may be used in lieu of openable exterior windows. Such system shall provide not less than two air changes per hour, except that in bathrooms, containing a bathtub, shower or combination thereof, laundry rooms and similar rooms such system shall provide five air

changes per hour. A minimum of 15 cubic feet per occupant of the air supply shall be taken from the outside or as required per Section ~~1202.5~~402.3 of the ~~Building~~Mechanical Code. The point of discharge of exhaust air shall be at least three feet from any opening into the building.

Bathrooms that contain only a water closet, lavatory or combination thereof and similar rooms may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

In single-family dwellings, separate switches for the light and ventilation are permissible.

Any person in charge of a building in which an exhaust fan system of ventilation is installed and used pursuant to this chapter, who fails, neglects or refuses to operate and maintain the system in good order and repair so that the air in each for which it is provided is not completely changed within the specie intervals, is guilty of a misdemeanor.

* * * *

SEC. 505. SANITATION.

* * * *

(j) Grab Bars. The water-closet, lavatory, and bathing facilities provided for guest rooms situated on the same floor and used in common are required to have grab bars that comply with Chapter 11B of the California Building Code; except that limitations within existing floor and room configurations will be taken into consideration regarding grab bar location and configuration. Building permits are required for installation, ~~however all Department of Building Inspection fees required by Section 110A of the San Francisco Building Code will be waived for the facilities identified in the application if the applicant obtains the building permit within 60 days from the date this subsection (j) becomes effective.~~

SEC. 603. GARAGES.

* * * *

(c) **Separation.** See Section ~~406.1~~406.3.2 of the Building Code. When approved, existing separations in existing buildings may be acceptable.

SEC. 704. ROOF DECKS ~~AND DRYING PLATFORMS.~~

The floors of roof decks ~~and drying platforms on roofs~~ of existing apartment houses or hotels shall conform to the applicable provisions of ~~Section 1509.6~~Chapter 15 of the Building Code.

SEC. 801. EXITS, STAIRS AND OCCUPANT LOAD.

(a) See Chapters 1A, 3 and 10 of the Building Code.

Exit facilities for buildings constructed, altered or converted after July 26, 1958 shall comply with the codes in effect at the time of construction, alteration or conversion, or the provisions of Chapter 10 of the Building Code, whichever is the less restrictive, as is applicable to that occupancy.

Exit facilities for buildings constructed, altered or converted prior to July 26, 1958 shall meet the following minimum requirements listed below, or where less than two exits are required shall comply with the provisions of Chapter 10 of the Building Code, including all requirements of the current Building Code for fire resistance and exits, whichever is the less restrictive:

Each of the following buildings now in existence shall be provided with access for each dwelling unit or guest room to two exits which shall be accessible either directly or through a public hallway and shall be so located that if access to one be denied, the other shall be available:

(1) In apartment houses, hotels (and two-family dwellings per Section 310.4 of the

Building Code).

Where exits are arranged so that one exit must be passed to get to the other, intervening doorways between any exit doorway on a dead-end corridor more than 20 feet in depth and the main exit corridor shall be provided with a three-quarter-hour opening protector or a sprinkler head located on the room side of the doorways as well as in the dead-end corridor.

(2) Every single-family dwelling having more than two stories in which there are rental units shall have not less than two exits from the uppermost stories to a floor of occupancy below which has two exits to the exterior of the building.

(3) Every building or usable portion thereof shall have at least one exit and shall have not less than two exits where the occupant load exceeds the number set forth in Table 10A. In all occupancies floors above the first story having an occupant load of more than 10 shall have not less than two exits.

(4) In all buildings, in basements, dwelling units, and sleeping units below the fourth story, said sleeping rooms shall have an emergency egress of 5.7 square feet with minimum of 20-inch width and 24-inch height and a finished height sill not more than 44 inches above the floor. See Building Code Section ~~1026~~1031.

(5) Sleeping rooms below the fourth story shall have at least one operable window or exterior door approved for emergency escape or rescue. The units shall be operable from the inside to provide a full clear opening without the use of separate tools. Buildings with additional stories shall provide egress per Chapter 10 of the Building Code.

EXCEPTIONS:

(i) Except as provided in ~~Table No. 10A~~Section 1006.3.4 of the Building Code, only one exit shall be required from the second floor within an individual unit.

(ii) Two or more dwelling units on the second story may have access to only one

common exit when the total occupant load does not exceed 10.

* * * *

SEC. 802. STAIRWAYS AND EXIT CORRIDORS.

* * * *

(d) **Closets and Storage Areas Under Stairs.** Closets and storage areas under stairs in Group R, Divisions 1 and 2 Occupancies shall conform to Section ~~1009.5.3~~1011.7.3 of the Building Code.

SEC. 803. BASEMENT STAIRWAYS.

See Section ~~1020.1.5~~1011.7.3 except as follows:

Every stairway to a basement in existing apartment houses and hotels three or more stories in height shall be enclosed.

Unrated doors on existing enclosures may be covered in an approved manner with 24 gauge galvanized iron and be made self-closing in lieu of the required opening protectors.

Basements having direct access to a street need only be provided with an enclosure at the top of the stairs.

SEC. 805. STAIRWAY TO ROOF.

See Section ~~1009.11~~1011.12 of the Building Code, except as otherwise approved.

Stairway Penthouse Doors. See Section ~~1008~~1010 of the Building Code for installation of new doors and their construction requirements. The door to the roof from the penthouse or roof structure shall be self-closing, shall open outward, and shall be clad on the roof side and edges with approved sheet metal or constructed of other approved material. ~~covered on the roof side and edges with tin or other approved metal.~~ No stair penthouse door in any hotel or apartment house shall at any time be locked with a key, but may be fastened on the inside by

1 a movable bolt or lock.

3 **SEC. 808. ELEVATOR ENCLOSURES.**

4 In existing apartment houses and hotels, all elevator shafts shall be completely
5 enclosed by walls and partitions of incombustible surface construction with doors constructed
6 of one-and-three-eighths-inch solid-core wood, wire-glass set in steel frames, steel-clad
7 hollow-core wood or similar approved materials. Elevator shafts shall be ventilated as set forth
8 in ~~Section 3004~~ Chapter 30 of the Building Code.

10 **SEC. 908. MAINTENANCE AND REPAIR.**

11 All safety systems, devices, or equipment provided for in this Chapter 9 or in the Fire
12 Code shall be maintained in good repair at all times.

13 (a) **Fire Escapes.** Fire escapes shall be kept clear and unobstructed and be readily
14 accessible at all times. Upon inspection, the property owner, or authorized agent, shall
15 demonstrate to the Director or designated personnel, that all existing fire escapes are fully
16 operational and properly maintained. Upon completion of the inspection, all existing fire
17 escapes shall be secured, and maintained free of obstruction pursuant to Section ~~1030.2~~ 1032
18 of the Fire Code and in compliance with any successor provisions in the Fire Code pertaining
19 to the operation and/or maintenance of fire escapes.

20 (b) **Fire and Life Safety Systems.** The building owner shall maintain the fire and
21 life safety systems required by this Code, the Building Code, or the Fire Code in an operable
22 condition at all times. The building owner must meet the requirements of Section ~~907.8.5~~ 907.8
23 of the Fire Code and have the system tested and inspected every year by service personnel
24 that meet the qualification requirements of NFPA 72 for maintaining, inspecting, and testing of
25 the systems. The building owner shall maintain written records of inspection and testing, as

1 specified in NFPA 72, until the next test and for one year thereafter.

2 (c) **Annual Statement of Compliance with the Testing and Inspection**

3 **Requirement.** With regard to fire alarm systems in Apartment Houses, as defined in this
4 Code, the building owner shall file a Statement of Compliance with this annual testing and
5 inspection requirement with the Fire Department, on a form provided by the Fire Department,
6 in accordance with the following schedule: (1) for buildings with nine or more units, on or
7 before January 31, 2017, and thereafter on or before January 31 of each odd-numbered year,
8 and (2) for buildings with less than nine units, on or before January 31, 2018, and thereafter
9 on or before January 31 of each even-numbered year. The Fire Department shall consult with
10 the Department of Building Inspection in developing the Statement of Compliance form. For
11 purposes of enforcement of this subsection (c), the Fire Department and/or the Department of
12 Building Inspection shall respond to any complaint received by the respective department
13 pertaining to compliance with this subsection in the case of the Department of Building
14 Inspection, or compliance with Section ~~907.8.5~~907.8 of the Fire Code in the case of the Fire
15 Department. The Departments may also enforce these requirements pursuant to periodic
16 health and safety inspections required by code.

17 (d) The building owner shall place, or shall cause service personnel to place, a
18 sticker on the exterior of the fire alarm control panel cover that includes the company name,
19 phone number, and the date of the last inspection or testing.

20 **SEC. 909. SMOKE DETECTION AND ALARM SYSTEMS.**

21 (a) All occupancies in buildings which are three or more stories in height or in
22 buildings having five or more dwelling units, or six or more guest rooms, or a combination of
23 dwelling units and guest rooms six or more in number, shall be provided with a smoke
24 detection and alarm system as provided herein.

25 **EXCEPTIONS:**

1 (1) Buildings of Type I (I-A) or Type II (I-B, II-A, II-B) construction.

2 (2) Buildings having a sprinkler system conforming as a minimum with the
3 requirements of Section ~~807~~907 of the San Francisco Housing Code.

4 (3) Existing buildings having smoke detectors in all individual dwelling units which
5 are installed prior to March 1, 1977, in conformity with the requirements for fire-warning
6 systems in effect on that date, and maintained in conformity with applicable provisions of the
7 Fire Code.

8 (4) Buildings in which all individual dwelling units and guest rooms have access to
9 the exterior at ground level without use of any interior public hallway or any interior public
10 stairway. Access to a fire escape shall not qualify for this exception.

11 (b) All required smoke detection and alarm systems shall be installed and
12 maintained in conformity with the following requirements:

13 (1) All smoke detectors shall be located in accordance with an approved plan in all
14 public corridors and public stairways. Such detectors shall be located not more than 30 feet
15 apart and shall be located within 15 feet of a corridor wall or the end of the corridor. There
16 shall be one detector at the top of each public stairway and an additional detector in such
17 stairway at every third floor below the top of such stairway. All required smoke detector and
18 alarm systems shall be approved by the Director and the Fire Department.

19 All required smoke detector and alarm systems installed prior to January 1, 1989,
20 shall conform to applicable requirements of the National Fire Protection Association
21 Standards 72-A, 1981 Edition and 72-E, 1981 Edition, except that where there is a conflict
22 between the provisions and this Section, the provisions of this Section shall prevail. As an
23 alternate, smoke detector and alarm systems may comply with the 1988 San Francisco
24 Building and Electrical Codes.

25 (2) All audible devices activated by the operation of any required smoke detector

1 shall be installed in an approved location and shall emit a loud continuous alarm clearly
2 audible in all occupied areas of the building.

3 All required heat detectors shall be connected to the audible devices of all
4 required smoke detection and alarm systems located and supervised as required under this
5 Code, and such heat detectors shall be operationally interconnected to such systems.

6 **EXCEPTION:** Heat detectors are not required in:

7 (i) Buildings of Type I or Type II construction;

8 (ii) Buildings having a sprinkler system conforming as a minimum with the
9 requirements of Section ~~807~~907 of the Housing Code;

10 (iii) Existing buildings having smoke detectors in all individual dwelling units
11 which were installed prior to March 1, 1977, in conformity with the requirements for smoke
12 detectors in effect on that date, and maintained in conformity with applicable provisions of the
13 Fire Code;

14 (iv) Buildings in which all individual dwelling units and guest rooms have access
15 to the exterior at ground level without use of any interior public hallway or any interior public
16 stairway access to a fire escape which shall not qualify for this exception;

17 (v) Buildings having three-quarter-hour opening protectors in each inner court or
18 having a sprinkler head at each window of such inner court.

19 Notwithstanding the provisions of Section 104, **nothing in this Section is intended**
20 **to authorize heat detectors as an alternative material or method** to any required sprinkler,
21 fire alarm, or other fire safety device.

22 (3) Where there is no fire alarm system as required under Section 907 of the San
23 Francisco Building Code, a manual fire alarm pull box capable of activating audible devices of
24 required smoke detectors shall be installed in an approved location near the main entrance of
25 the building.

1 (4) All required smoke detectors and alarm systems shall receive their power
2 supply from the building electrical system. All such systems shall be electrically supervised
3 locally for system malfunction and power supply interruption. "Supervision" shall consist of the
4 following elements, or those "supervision" provisions provided by standard industry
5 supervision panel boxes as approved by the State Fire Marshal:

6 (i) A green indicator light to indicate that the system is in a functional condition.

7 (ii) A blinking red indicator light and an audible device to provide a warning when
8 there is a malfunction or power supply interruption. Such audible device shall be provided with
9 a silencing switch which shall automatically reset when function of the system or power supply
10 to the system is reestablished.

11 (iii) A sign located in the interior of the building near the main entrance. Such
12 sign shall be readily visible. Indicator lights required under this Subparagraph (b)(4) shall be
13 located in the center of such sign, the top of which shall announce, "FIRE ALARM SYSTEM,"
14 and the bottom of which shall announce, "OPERATING," and "TROUBLE" below the green
15 and red lights, respectively. All letters forming such announcements shall be at least one-half
16 inch in height.

17 (5) Similar supervisory indicating devices existing at the time of adoption of this
18 ordinance shall be deemed in compliance with this Section if approved by the Director and the
19 San Francisco Fire Department.

20 (c) Upon completion of the installation of any system required under this Section,
21 the installer of such system shall provide to the Director, in a form acceptable, a certification
22 that the system is operational and functioning.

23 (d) All required smoke detection and alarm systems shall be maintained as required
24 by the Fire Code.

25 (e) Where an approved fire alarm system is required under Section ~~310.14.12~~ 907 of

1 the San Francisco Building Code, such fire alarm system shall be operationally interconnected
2 with any required smoke detection and alarm system such that the fire alarm bells shall be
3 activated by either system. All audible devices of any approved fire alarm system shall
4 conform to the requirements of this Section.

5 (f) Where a sprinkler alarm bell is required under Chapter 9, the sprinkler shall also
6 be interconnected to both the fire alarm system and the smoke detection and alarm system.

7 (g) Notwithstanding the provisions of Section 104, nothing in this Section is intended
8 to authorize smoke detection and alarm systems as an alternative material or method to any
9 required sprinkler, fire alarm or other fire safety device.

11 **SEC. 911. SINGLE-STATION SMOKE DETECTOR WITH ALARM REQUIRED.**

12 (a) A single-station smoke detector with alarm shall be installed within each dwelling
13 unit and guest room in all Group R, Division 1, 2, and 3 Occupancies within three years of the
14 date of adoption of this ordinance. The detector with alarm shall be furnished and installed as
15 required by Section ~~907.2.10~~ 907.2.11 of the San Francisco Building Code. Buildings which are
16 certified by the Director as having installed the smoke and heat detection and alarm systems
17 required under Section ~~909 and 910~~ 907 of this Code and Section ~~907.2.10~~ 907.2.11 of the San
18 Francisco Building Code, and buildings which are equipped with an approved automatic
19 sprinkler system installed throughout in accordance with Chapter 9 of the San Francisco
20 Building Code are exempt from the requirements of this Section. Except as noted below,
21 battery-operated detectors are not acceptable. Buildings built prior to July 17, 1977, which
22 have an approved smoke detector connected to the dwelling unit or guest room wiring, may
23 be accepted provided that a licensed electrical contractor certifies that such detector and
24 alarm in each unit complies with this Section.

25 **EXCEPTIONS:**

1 (1) In single-family dwellings and two-family dwellings, a single-station smoke
2 detector with alarm, energized either by the electrical system of the dwelling unit or by battery
3 power, shall comply with this Section.

4 (2) No smoke detector shall be required in a hotel pursuant to this Section or
5 Section 310.9.1 (or any subsection thereof) of the Building Code with respect to any hotel that
6 is fully sprinklered in accordance with NFPA Recommended Standard No. 101, Life Safety
7 Code. For purposes of this exception, a "fully sprinklered" hotel may include unsprinklered
8 guest room bathrooms which are in excess of 55 square feet in area but which do not contain
9 permanently installed combustible plastic vanity table or bath-shower fixtures.

10 (b) Property owners shall supply proof of compliance by following the procedures
11 set forth in Section ~~907.2.10~~ 907.2.11 of the Building Code.

12 (c) The building owner shall be responsible for the installation, testing and
13 maintenance of the detector after installation. All such testing and maintenance shall be
14 performed in accordance with the manufacturer's recommendations.

15 (d) **Smoke Detector Information Disclosure.**

16 (1) **Annual Smoke Detector Information Notice.** On or before January 31, 2017,
17 and on or before January 31 of each year thereafter, owners of a dwelling unit intended for
18 human occupancy in which one or more units is rented or leased shall provide each tenant
19 with a written notice regarding smoke alarm requirements on a form provided by the Fire
20 Department as described in Section ~~907.2.11.6~~ 907.2.11 of the Fire Code.

21 (2) **Posting Requirement.** For all Apartment Houses as defined in this Code, the
22 building owner shall post the notice referenced in subsection (d)(1) in at least one
23 conspicuous location in a common area of each floor of the building.

24 **SEC. 1212. REQUIRED ENERGY CONSERVATION MEASURES.**

25 The following energy conservation measures are required by this ordinance for a

1 residential building; provided, however, that if the owner proves, pursuant to Section 1213,
2 that the application of any energy conservation measure is not cost-effective, that measure
3 shall not be required.

4 (a) **Building containing one or two dwelling units:**

5 (1) Ceiling insulation to a minimum resistance level of R-19 over the entire
6 accessible attic space, provided that the existing ceiling insulation is less than R-11. Before
7 insulation is installed in a building not meeting this standard, dropped spaces in attic floors,
8 such as those above stairwells, shall be sealed effectively to limit air infiltration. Installation of
9 ceiling insulation shall be required to conform to Section ~~719~~ 720 of the Building Code (~~Part II,~~
10 ~~Chapter I of the San Francisco Municipal Code~~).

11 * * * *

12 **SEC. 12A10. REQUIRED WATER CONSERVATION MEASURES.**

13 The following water conservation measures are required for residential buildings as
14 defined in Section 1204(i) of this Code, notwithstanding Section 1209 of this Code:

15 (a) Replace all showerheads having a maximum flow rate exceeding ~~2.5~~ 1.8 gallons
16 per minute, with showerheads not exceeding the maximum flow rate established by the
17 California Energy Commission, as set forth in the Appliance Efficiency Regulations, California
18 Code of Regulations, Title 20, Sections 1601 to 1608, as it may be amended. Showers shall
19 have no more than one showerhead per valve. For purposes of this subsection, the term
20 "showerheads" includes rain heads, rain tiles, or any other fitting that transmits water for
21 purposes of showering.

22 (b) Replace all faucets and faucet aerators having a maximum flow rate exceeding
23 ~~2.2~~ 1.8 gallons per minute at a water pressure of 60 pounds per square inch, with plumbing
24 fittings not exceeding the maximum flow rate established by the California Energy
25 Commission, as set forth in the Appliance Efficiency Regulations, California Code of

1 Regulations, Title 20, Sections 1601 to 1608, as it may be amended.

2 (c) Replace all water closets that have a rated water consumption exceeding ~~1.6~~
3 1.28 gallons per flush with fixtures not exceeding the maximum rated water consumption
4 established in the San Francisco Plumbing Code, Chapter 4, Section 402.2, as it may be
5 amended. A seller of a residential building may request an exemption from replacing a water
6 closet in the building if the replacement would detract from the historical integrity of the
7 building, as determined by the Director of the Department of Building Inspection pursuant to
8 the California Historical Building Code and Section 12A11(b).

9 * * * *

10 **SEC. 1304. GARBAGE RECEPTACLES.**

11 (a) A sufficient number of receptacles with close-fitting covers for garbage refuse,
12 ashes and rubbish as may be considered necessary by the Director or the Department of
13 Public Health, or an approved garbage chute or shaft, shall be kept in a clean condition by the
14 following persons:

15 (1) In the case of a receptacle in a hotel, by the owner or person in charge of the
16 hotel;

17 (2) In the case of a receptacle in an apartment house or dwelling, by the person in
18 charge of the building, occupants or tenants of the building;

19 (3) In the case of a chute or shaft in any building, by the person in charge of the
20 building.

21 (b) Garbage cans in apartment houses and hotels shall be of noncombustible
22 construction. Plastic garbage cans will be acceptable when the following conditions have been
23 met:

24 (1) The room in which the can(s) are contained is fully sprinklered;

25 (2) The garbage chute, if any, is sprinklered in accordance with the Building Code;

(3) The garbage can storage room is constructed in accordance with Section ~~7H.5~~ 713.13 of the Building Code.

SEC. 1305. GARBAGE RECEPTACLE COMPARTMENT.

Every closet or compartment in a building used for storing a garbage receptacle shall be lined on all its sides and on the inside of all its doors with galvanized steel, with all joints made tight.

For garbage chute shaft construction, see Section ~~7H~~ 713 of the Building Code.

For garbage room construction, see Section 707 of this Code.

Section 3. Continuance of Actions Under Prior Code. Nothing contained in this ordinance shall be construed as abating any action now pending under or by virtue of any ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance be construed as discontinuing, abating, modifying, or altering any penalties accruing, or to accrue, or as waiving any right of the City under any such ordinance.

Section 4. Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this ordinance, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 5. Effective and Operative Dates. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within 10 days of receiving it,

1 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall
2 be operative on and after either January 1, 2026 or its effective date if the effective date is
3 later.

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5
6 APPROVED AS TO FORM:
7 DAVID CHIU, City Attorney

8 By: /s/ Robb Kapla
9 ROBB KAPLA
10 Deputy City Attorney

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