

***Regular Meeting of the
Building Inspection Commission
November 14, 2025***

Agenda Item 5



November 12, 2025

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

Re: Building Code – Hydrogen-Fueling Station Equipment

Honorable Members of the Commission:

On November 12, 2025, the full Code Advisory Committee (CAC) met to consider adoption of File No. 251024, amending the Building Code to create a permit and permitting process for Hydrogen-Fueling Equipment installation. This is in response to Senate Bill (SB-1418), creating a priority processing of hydrogen fueling station permit applications. The CAC went on to vote unanimously to recommend the Building Inspection Commission approve File No. 251024 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

Attach: File No. 251024

[Building Code - Hydrogen-Fueling Station Equipment]

Ordinance amending the Building Code to create a permit and permitting process for Hydrogen-Fueling Station Equipment installation; 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 ~~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. Findings.

(a) 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.

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

(c) No local findings are required under California Health and Safety Code Section 17958.7 because the amendments to the Building Code contained in this ordinance do not

1 regulate materials or manner of construction or repair, and instead relate in their entirety to
2 administrative procedures for implementing the code, which are expressly excluded from the
3 definition of a "building standard" by California Health and Safety Code Section 18909(c).

4 (d) Consistent with California Government Code 65850.7, this ordinance implements a
5 permitting process of hydrogen-fueling stations that meets the requirements of state law.
6

7 Section 2. Chapters 1A and 2 of the Building Code are hereby amended by revising
8 Sections 106A.1.16, 106A.1.16.1, 106A.1.16.2, 106A.1.16.3, and Section 202, to read as
9 follows:

10 **106A.1.16 Electric Vehicle (EV) Supply Equipment and Hydrogen-Fueling Station**
11 **Equipment; permit and fee.** An electrical permit obtained by a California state licensed
12 Electrical Contractor is required to install, alter, or modify any portion of the electrical system on
13 the property required for Electric Vehicle Supply Equipment (EVSE), as defined in Section 202
14 of this Code, ~~and the alteration or modification of any portion of the electrical system on the~~
15 ~~property.~~ See Section 110A, Table 1A-E – Electrical Permit Fee Issuance and Inspection Fee
16 Schedule for the applicable EV Charging Station fees. A Building Permit is required to install
17 Hydrogen-Fueling Station Equipment (HFSE), as defined in Section 202 of this Code. See Section
18 110A, Table 1A-A – Building Permit Fees based on valuation for applicable fee for HFSE.

19 **EXCEPTION:** A permit is not required to install a Residential Electrical Vehicle
20 Charger when a plug in type charger is utilizing a previously approved receptacle outlet.

21 **106A.1.16.1 General requirements for EVSE.**

22 1. The EV Charging Station and its installation shall comply with Article 625 and
23 other applicable sections of the Electrical Code, and all applicable sections of the Mechanical
24 Code, Building Code, and Fire Code. The installation shall also meet any safety and
25 performance standards established by the Society of Automotive Engineers, the National

Electrical Manufacturers Association, accredited testing laboratories such as Underwriters Laboratories, and the California Public Utilities Commission that the Building Official determines shall apply.

2. New construction and certain major alterations, as those terms are defined in Section 202 of the Green Building Code, are subject to the requirements of Sections 4.103.3.3 and 5.103.3 and other applicable sections of the Green Building Code, per Ordinance No. 92-17, enacted in April 2017.

3. All electrical materials, devices, fittings, and associated equipment shall be listed by a nationally recognized testing laboratory.

4. Level 2 EVSE shall be connected and fastened in place per the manufacturer's instructions and Section 625.44 of the Electrical Code. The anchorage of either floor-mounted or wall-mounted stations shall comply with the Building Code and Electrical Code.

5. For indoor locations, the coupling means of the EVSE shall be stored at a height of not less than 18 inches and not more than 48 inches above the finished floor level.

6. For outdoor locations, the coupling means of the EVSE shall be stored or located at a height of not less than 24 inches above grade level.

106A.1.16.1.12 Application submittal requirements.

1. Consistent with existing procedures, the Department shall continue to allow a California state licensed Electrical Contractor registered with the Department to obtain an electrical permit for installation of electrical materials, devices, fittings, and associated equipment *for an EVSE*. Where the scope of a project, including installation of an EV Charger, solely requires an electrical permit, such a permit shall continue to be available electronically and over the counter to licensed Electrical Contractors registered with the Department. The Department shall publish guidance clarifying conditions where an electrical permit is sufficient.

2. For projects which require additional review or permits, the Department shall

1 publish guidance clarifying when any or all of the following are required in order for an EV
2 Charging Station permit to be complete. The application, and the information and
3 documentation required by this Section 106A.1.16.~~1.12~~, may be submitted electronically.

4 (a) an electrical plan and calculations signed and stamped by either a California
5 registered Electrical Engineer or the licensed Electrical Contractor who is responsible for
6 design and installation of the system;

7 (b) a line diagram that includes all relevant information regarding the electrical
8 charger, panels, raceways, wire types and sizes, utility service main breaker ampacity, and
9 utility service voltage;

10 (c) if applicable, identification of the type of EV Charger being installed;

11 (d) current manufacturer specification sheets for major components of the system;

12 (e) information from the manufacturer indicating whether or not ventilation is
13 required;

14 (f) if ventilation is required, a mechanical plan signed and stamped by either a
15 California registered Mechanical Engineer or the licensed Mechanical Contractor responsible
16 for the ventilation design;

17 (g) a site plan approximately to scale that includes the locations of new and
18 existing panels, meter, charging unit, and associated items;

19 (h) a completed Department service load calculation form;

20 (i) an electrical panel schedule; and

21 (j) listing and labeling information from an approved nationally recognized testing
22 laboratory.

23 **106A.1.16.~~1.23~~ Inspections.** Inspections by the Electrical Division are required for EV
24 Charging Station installations, and for any alteration or modification of the electrical system on
25 the property, including the installation of EVSE.

1 **106A.1.16.2 General Requirements for HFSE.**

2 1. *HFSE installation applications shall demonstrate the location of the proposed*
3 *installation is either: (a) zoned for Industrial or Commercial Use, as those terms are defined in the*
4 *Planning Code, and does not contain any residential units; or (b) has been developed as an Automotive*
5 *Service Station, as defined in Section 102 of the Planning Code.*

6 2. *The HFSE installation shall comply with: safety and performance standards established*
7 *by the International Association of Plumbing and Mechanical Officials (IAPMO), National Fire*
8 *Protection Association (NFPA), American Society of Mechanical Engineers (ASME), Compressed Gas*
9 *Association (CGA), SAE International, and accredited nationally recognized testing laboratories; all*
10 *applicable state laws and regulations pertaining to hydrogen fueling, including any rules established*
11 *by the State Air Resources Board, Energy Commission, or Department of Food and Agriculture*
12 *regarding safety, reliability, weights, and measures; and guidance established by the Governor's Office*
13 *of Business and Economic Development, as outlined in the Hydrogen Station Permitting Guidebook.*

14 3. *All materials, devices, fittings, and associated equipment shall be listed by a nationally*
15 *recognized testing laboratory and for use in hydrogen fueling systems.*

16 4. *New construction, as that term is defined in Section 202 of the Green Building Code, is*
17 *subject to the requirements of Section 5.103.3 and other applicable sections of the Green Building*
18 *Code, per Ordinance No. 92-17, enacted in April 2017.*

19 **106A.1.16.2.1 Application submittal requirements for HFSE.**

20 *Submittal documents may include, but are not limited to:*

21 1. ***Existing and Proposed Site Plans*** *drawn to scale, showing lot dimensions, existing and*
22 *proposed conditions, equipment locations, setback measurements, and equipment dimensions.*

23 2. ***Elevation and perspective drawings*** *showing hydrogen fueling equipment, dispensers,*
24 *and canopies.*

25 3. ***Civil/Architectural plan set*** *including grading, drainage, erosion control, construction*

details, landscaping, and irrigation plans.

4. **Fire plan set** including hydrogen storage equipment details, setback compliance with NFPA 2, hazardous area classification drawings, emergency shutdown devices, flame detectors, gas sensors, alarms, fire extinguishers, and signage.

5. **Building plan set** including structural specifications, foundation plans, bollard details, and framing details, signed and stamped by a California registered Civil or Structural Engineer.

6. **Mechanical plan set** including hydrogen piping layouts, equipment schedules, ventilation provisions, and material specifications, signed and stamped by a California registered Mechanical Engineer or licensed Contractor responsible for the design.

7. **Electrical plan set** including single-line diagrams, load schedules, grounding and bonding details, hazardous location classifications, conduit schematics, low-voltage systems, and specifications prepared in accordance with NFPA 70, IEEE, and IEC standards, signed and stamped by a California registered Electrical Engineer or licensed Contractor.

8. **Plumbing plan set** including piping plans, schedules, materials, and installation details for hydrogen fuel gas piping.

9. **Energy compliance documents**, including NRCC Title-24 Certificate of Compliance and San Francisco M-04 Energy Inspection Checklist, where applicable.

10. **Green Building compliance**, including the San Francisco GS-3 Green Building Checklist, if project valuation exceeds \$200,000 or involves new construction.

106A.1.16.2.2 Inspections for HFSE.

Inspections by the Department's Building, Electrical, Plumbing Divisions, and by the Fire Department are required for HFSE installations and for any alteration or modification of the HFSE on the property.

* * * *

1 **SECTION 202 – DEFINITIONS**

2 * * * *

3 ***ELECTRIC-READY.*** A building, project, or portion thereof that contains electrical
4 systems and designs that provide capacity for a future retrofit of a Mixed-Fuel Building to an
5 All-Electric Building. Electric-Ready includes sufficient space, drainage, electrical conductors
6 or raceways, bus bar capacity, and overcurrent protective devices to provide capacity for a
7 future retrofit to an All-Electric Building as specified in the Design Guidelines for Electric-
8 Ready Buildings published by the Department of Building Inspection.

9 **HYDROGEN-FUELING STATION EQUIPMENT.** *The equipment and structural design*
10 *components necessary to safely store and dispense hydrogen fuel to vehicles according to industry*
11 *codes and standards that are open to the public and use safety measures that include hydrogen-*
12 *refueling canopies.*

13 * * * *

14
15 Section 3. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
16 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
17 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
18 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
19 additions, and Board amendment deletions in accordance with the “Note” that appears under
20 the official title of the ordinance.

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4 Section 4. Effective Date. This ordinance shall become effective 30 days after
5 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
6 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
7 of Supervisors overrides the Mayor's veto of the ordinance.
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10 APPROVED AS TO FORM:
11 DAVID CHIU, City Attorney

12 By:

13 ROBB KAPLA
14 Deputy City Attorney

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State Legislation Update

Tate Hanna, Legislative Affairs Manager

November 14, 2025

Assembly Bill 253 (Ward)

AB 253 allows an applicant, if DBI cannot provide plan review **within 30 days**, to employ a **private professional provider** to check plans and specifications for a residential building permit. That private provider will submit an affidavit to DBI declaring that the plans comply with all applicable state and local laws, and DBI must review and issue a permit or comments within 10 business days.

Major Provisions:

- Applies to residential-only, up to 10 units, 40 feet height maximum.
- Applies to new construction, remodels and additions.
- Private provider must be licensed engineer or architect who does not have a financial interest in the project.
- Sunsets by 1/1/30

Assembly Bill 671 (Wicks)

AB 671 allows an applicant for a **tenant improvement** relating to a **restaurant** to seek **private professional certification of plans**. Once an affidavit is submitted by the certifier claiming compliance with all state and local laws, DBI has 20 business days to approve the permit or issue comments.

Major Provisions:

- Professional certification applies to all applicable building, health and safety codes
- DBI must audit 20% of AB 671 permits each week
- Excludes “fast food restaurants” as defined by the Labor Code
- Only allows for changes to an interior of an existing building

Assembly Bill 628 (McKinnor)

AB 628 makes it mandatory for a dwelling unit to provide **a stove and refrigerator in good working order.**

Major Provisions:

- Excludes permanent supportive housing, SRO units, residential hotels, and dwelling units within housing facilities that offer shared or communal kitchen spaces for residents, including assisted living facilities.
- Allows a tenant to, through their lease, provide and maintain their own refrigerator, however, tenancy may not be conditioned upon the tenant providing their own refrigerator.

Assembly Bill 818 (Carrillo)

In circumstances in which a **residential property** has been **impacted by a disaster**, AB 818 requires local agencies **to review permits within 10 days** for a structure intended to be used until the rebuilding or repair of an affected property is complete.

Major Provisions:

- Applies to buildings that were destroyed or rendered substandard due to a disaster that resulted in a declared local emergency
- Eligible replacement buildings are modular or prefabricated homes, or an ADU detached from the affected property.
- Third-party inspections to determine the existing conditions of a building prior to submitting a permit to repair or rebuild are allowed.

Senate Bill 543 (McNerney)

SB 543 clarifies that existing **post-entitlement permitting timelines** applied to housing development projects also **applies to ADUs and Junior ADUs**.

Major Provisions:

- Completeness check must be done within 15 days of submittal.
- Once an application has been deemed complete, jurisdictions have 60 days to either issue the permit or issue revisions if there is an existing single-family dwelling on the lot.

Assembly Bill 920 (Caloza)

AB 920 requires local jurisdictions with a population of 150,000 or more to establish a **centralized online application portal for housing development projects**, no later than January 1, 2028. Jurisdictions under 150,000 residents must provide an application portal by January 1, 2030.

Major Provisions:

- The application portal must allow for an applicant to track the status of an application.

Senate Bill 489 (Arreguin)

SB 489 requires public agencies to post online the criteria used to determine completeness of an application for housing development projects.

Major Provisions:

- Applies to every type of approval that a public agency issues with regards to a housing development project.
- Criteria posted online must include the name of the approval.

Assembly Bill 1308 (Hoover)

AB 1308 required all cities and counties to **conduct an inspection** of permitted work **within 10 business days** of receiving notice of completed permitted work **for specified housing projects**.

Major Provisions:

- Applies to residential-only, up to 10 units, 40 feet height maximum.
- Applies to new construction and additions that result in new units.
- Makes violating this timeline a violation of the Housing Accountability Act, shifting the burden of proof onto the local jurisdiction.



THANK YOU