



## **DRAFT MINUTES**

### **Regular Meeting of the CODE ADVISORY COMMITTEE**

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**DATE:** May 14, 2025 (Wednesday)

**TIME:** 9:30 a.m. to 11:00 a.m.

**LOCATION:** 49 South Van Ness Ave, 2<sup>nd</sup> Floor, Room 0271

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Note: Public comment is welcome and will be heard during each agenda item. Reference documents relating to agenda are available for review at the 49 South Van Ness Ave, 2nd Floor, TSD Counter. For information, please email [ken.hu@sfgov.org](mailto:ken.hu@sfgov.org).

#### **Present**

Ned Fennie, A.I.A, Chair  
Paul Staley  
John Tostanoski  
Zachary Nathan, AIA, CASp  
Arnie Lerner, FAIA, CASp  
Gina Centoni  
Deepak Patankar, AIA, LEED AP  
Brian Salyers  
Marc Cunningham  
Henry Karnilowicz  
Tony Sanchez-Corea  
Rene’ Vignos, S.E.

#### **Excused**

Stephen Harris, S.E., Vice-Chair  
Don Libbey, P.E.  
Jim Reed  
Jonathan Rodriguez  
Ira Dorter

#### **Absent**

#### **Others Present**

Thomas Fessler, DBI	Tate Hanna, DBI	Michelle Yu, DBI
Ken Hu, DBI	Barry Hooper, ENV	

- 1.0 The meeting was called to order. Roll call found a quorum of committee members were present.
- 2.0 Approval of the minutes of the Code Advisory Committee regular meeting of April 9, 2025.
  - A motion was made to approve the minutes as written.
  - Seconded and approved.

- 3.0 Discussion and possible action regarding proposed updates to San Francisco code amendments across California Title 24, including Part 2 (Building Code), Part 3 (Electrical Code), Part 4 (Mechanical Code), Part 5 (Plumbing Code), Part 10 (Existing Building Code), and Part 11 (Green Building Code), to align with the new code cycle.

The possible action would be to make a recommendation to the Building Inspection Commission for their further action.

**Discussion:**

- AGD & DA Subcommittee reviewed the proposed updates to the Building Code in a previous subcommittee meeting last month. No significant issues were found. The Subcommittee recommended approval.
- MEP Subcommittee reviewed the proposed updates to the Building Code, Mechanical Code, Electrical Code, and Plumbing Code. The Subcommittee found a minor typo in Electrical Code and recommended approval.
- Structural Subcommittee had a meeting the day prior and reviewed the proposed updates and revisions to Building Code and Existing Building Code.
  - Some minor tweaks were made.
  - Major changes involved revising SFEBC to adopt CEBC Chapters 6 - 11.
  - The previous ordinance revising the local amendments to adopt CEBC Chapters 6–11 has been superseded.
  - The proposed revisions will be incorporated into the local amendment updates for the new code cycle.
- Green Building Subcommittee reviewed the proposed updates to the Green Building Code:
  - The Subcommittee reviewed and generally supported.
  - There were some concerns with section 702.2 — state removed “HERS raters” as a default.
  - San Francisco Environment Department Senior Green Built Environment Coordinator Barry Hopper confirmed the above changes from the State code.
    - The state removed HERS raters from the list of example certifications for CalGreen compliance special inspections.
    - This change has minimal impact in San Francisco.
    - Local agencies, like SF DBI, still have the authority to define acceptable qualifications.
    - In San Francisco, AB-093 outlines approved qualifications based on the project’s scope of work.

**Public Comment:**

- No public comment.

**Action:**

- A motion was made to approve all discussed codes for forwarding.
- Seconded and approved.

- 4.0 Discussion and possible action regarding proposed updates to San Francisco Housing Code.

Possible action would be to make a recommendation to the Building Inspection Commission for their further action.

**Discussion:**

- The Housing Code Subcommittee had discussed proposed updates to the Housing Code to align references with the current versions of the Building Code, Fire Code, and Mechanical Code.
- DBI TSD Supervisor Michelle Yu confirmed that the updates are mostly technical, with no substantive or controversial changes. Such changes include:
  - Updating outdated code references.
  - Removing obsolete terms such as "drying platforms" related to roof decks, which are no longer in common use.
  - Addressing sunset provisions from 2007 that are no longer applicable.
  - Updating plumbing fixture flow rates to reflect the current Plumbing Code requirements.
  - Minor renumbering changes.
- It was noted that the Housing Code has not been updated since 2007 and that the proposed updates are timely and necessary.

**Public Comment:**

- No public comment.

**Action:**

- A motion was made to approve the proposed Housing Code updates.
- Seconded and approved.

5.0 Discussion and possible action regarding proposed ordinance amending the Building Code to exempt accessory structures up to 120 square feet from building permits. (File No. 250284)

Possible action would be to make a recommendation to the Building Inspection Commission for their further action.

**Discussion:**

- Proposed revisions affect both the Planning and Building Codes.
- Structure height (e.g., sheds, greenhouses) is governed by the Planning Code; floor area is governed by the Building Code.
- Terminology updated from "projected roof" to "floor area" to align with the California Building Code (CBC).
- Floor area is defined as interior space per the Building Code, while the Planning Code uses gross area.
- The current discrepancy between the Planning Code (gross area) and the Building Code (floor area) was noted and needs to be addressed.
- Structures such as sheds and playhouses must not be used as greenhouses under the Building Code due to fire safety requirements.
- Only one such structure is permitted per lot.
- There was discussion about the 120 sq. ft. size limit per structure, specifically whether it should be measured by interior or exterior dimensions.
- Emphasis was placed on aligning with model codes and typical retail descriptions (e.g., Home Depot listings).

- Concerns were raised about potential confusion among consumers due to measurement inconsistencies.
- Additional concerns noted that inconsistencies between the Planning and Building Codes could lead to unintentional code violations by homeowners.
- A recommendation was made to revise the Planning Code to define area based on interior floor space for consistency.
- A general recommendation was made to reduce ambiguity and align local codes with state regulations and industry standards.

**Public Comment:**

- No public comment.

**Action:**

- A motion was made to refer the ordinance back to Supervisor Engardio for revision to improve clarity and code alignment.
- Seconded and approved.

6.0 Review of communication items. The Committee may discuss or acknowledge communication items received for discussion.

- Committee Reappointments & Swearing-In:
  - All members have agreed to continue serving on their respective committees.
  - A swearing-in ceremony is scheduled for Wednesday, May 21<sup>st</sup>.
  - This event is also an opportunity to highlight the committees' roles and responsibilities.
- The concrete building ordinance has been approved by the Board of Supervisors and signed by the Mayor.
- Legislative Update – AB 306:
  - A state bill (AB 306) is being reviewed in the State Senate.
  - It proposes freezing residential code updates for 6 years (two code cycles) while allowing commercial codes to continue on the regular update cycle.
  - The proposal could negatively impact local building code processes and flexibility.
  - Members are encouraged to review the bill and contact Senator Scott Wiener if they have concerns
  - The goal of the bill appears to be streamlining rather than increasing restrictions.
- Further updates on PermitSF and its impact on departmental operations will be presented in upcoming meetings.

6.1 Addressing procedure

- No updates.

6.2 Site permit processing

- No updates.

6.3 Sunshine requirements refresher

- Awaiting the City Attorney's recommendations.

6.4 Low voltage technology presentation

- No updates.

- 7.0 Public Comments on items not on this agenda but within the jurisdiction of the Code Advisory Committee. Comment time is limited to 3 minutes or as determined by of the Chairperson.
- No public comment.
- 8.0 Committee comments on items not on this agenda.
- Process for withdrawing an Accessible Business Entrance (ABE) application after a permit has been issued.
- 9.0 Subcommittee Reports: (Discussion & possible action)

**Housing Code Subcommittee:**

Subcommittee Chair: Henry Karnilowicz  
Subcommittee Members: Ira Dorter  
Jim Reed  
Paul Staley

- The Subcommittee met on May 12, 2025, discussed item 4.0 on the current agenda, and approved it.

**Mechanical Electrical Plumbing & Fire Subcommittee:**

Subcommittee Chair: Brian Salyers, F.P.E.  
Subcommittee Members: Henry Karnilowicz  
Jim Reed

- The Subcommittee met on May 12, 2025, discussed item 3.0 on the current agenda, and approved it.

**Administrative & General Design and Disability Access Subcommittee:**

Subcommittee Chair: Jonathan Rodriguez  
Subcommittee Members: Arnie Lerner, F.A.I.A., CASp  
Tony Sanchez-Corea  
Zachary Nathan, A.I.A., CASp  
Henry Karnilowicz  
Deepak Patankar, AIA, LEED AP

- No meeting. No report.

**Structural Subcommittee:**

Subcommittee Chair: Stephen Harris, S.E.  
Subcommittee Members: Rene' Vignos, S.E., LEED A.P.  
Marc Cunningham  
Ned Fennie, A.I.A.  
Don Libbey, P.E.

- The Subcommittee met on May 13, 2025, discussed item 3.0 on the current agenda, and approved it.

**Green Building Subcommittee:**

Subcommittee Chair: Zachary Nathan, AIA, CASp  
Subcommittee Members: Gina Centoni  
Henry Karnilowicz  
Jonathan Rodriguez

- The Subcommittee met on May 9, 2025, discussed item 3.0 on the current agenda, and approved it.

10.0 Committee Member's and Staff's identification agenda items for the next meeting, as well as current agenda items to be continued to another CAC regular meeting or special meeting, or a subcommittee meeting.

- No new items.

11.0 Adjournment.

- The meeting was adjourned at 10:17 a.m.

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