



DRAFT MINUTES

Regular Meeting of the CODE ADVISORY COMMITTEE

DATE: August 13, 2025 (Wednesday)
TIME: 9:30 a.m. to 11:00 a.m.
LOCATION: 49 South Van Ness Ave, 2nd Floor, Room 0271

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.

Present

Ned Fennie, A.I.A, Chair
Stephen Harris, S.E., Vice-Chair
Brian Salyers
Don Libbey, P.E
John Tostanoski
Zachary Nathan, AIA, CASp
Ira Dorter
Gina Centoni
Deepak Patankar, AIA, LEED AP
Henry Karnilowicz
Tony Sanchez-Corea
Rene’ Vignos, S.E.

Excused

Marc Cunningham
Arnie Lerner
Jonathan Rodriguez
Paul Staley

Absent

Others Present

Thomas Fessler, DBI	David Kane, DBI	Sok-Im Taing, DBI
Vivian Huang, DBI	Barry Hooper, ENV	Liz Watty, CPC
Tate Hanna, DBI	Jennifer Callewaert (DPH)	

- 1.0 The meeting was called to order. Roll call found a quorum of committee members were present.
- 2.0 The minutes of the Code Advisory Committee regular meeting of June 11, 2025 were approved as written.

- 3.0 Elizabeth Watty, current Director of Planning Department and Director of Permit SF, presented an overview of Permit SF Initiative. Permit SF was Mayor Lurie's first executive directive in February 2025. The goal was to improve permitting across all city agencies, bringing them under a shared governance structure reporting to Ned Segal, Mayor's Chief of Housing & Economic Development.

Framework

- Permit SF Addresses permitting through four lenses:
 - Customer experience and operations
 - Government accountability and policy (including legislation)
 - Technology
 - Performance Management
- First 100 Day Accomplishments
 - Permit Center extended hours
 - Establish uniform performance metrics
 - Pass series of code changes to streamline processes for applicants
- Day 200 Priorities
 - Announce selection of unified software to replace PTS
 - Expand over-the-counter scopes of work to allow more permit types to be processed.
 - Launch fully online solar permitting system integrated with PTS ahead of anticipated expiration of federal solar tax credit at the end of the year.
 - Migrate addressing request process to Salesforce platform
 - Introduce additional building code and planning code streamlining legislation (ie. Slope Protection Act repeal)
- One – Year Goal
 - Develop consolidated permit application across agencies
 - Create permit status look up tool for applicants spanning all departments
 - Enable additional permit types to file online
 - Evaluate the City Charter for provisions that constrain permitting efficiency
 - Expand performance metrics to include standalone operational permits from SFFD, DPH & Public Works

- 4.0 Discussion and possible action on Permit SF 200 Day Legislation: Ordinance amending the Building Code to remove local requirements regarding commercial lighting, rooftop mechanical penthouses, driveway and sidewalk load limits, and the Slope Protection Act.(File No.250805)

The Slope Protection act was reviewed by the Structural Subcommittee, and their recommendation was to support its removal from the San Francisco Building Code. The ordinance would repeal the Slope Protection Act citywide while retaining geographic protections for Mt Sutro and Edge Hill areas and preserve the Building Official's discretion to require peer review for any projects with special design features.

There was discussion on the other items within the ordinance;

- Commercial lighting efficiency, this ordinance will remove this obsolete code section (13D).
- Amendment to rooftop mechanical penthouse, removes local restrictions and returns to the requirements in California State Building Codes.

- Driveway and sidewalk live loads DBI & DPW consulted and agreed reverting to less stringent state code and national standards to reduce unnecessary burden on property owners.

Public Comment:

- No public comment.

Action:

- A motion was made to approve all the codes discussed in File No.250805
- Seconded and approved.

- 5.0 Discussion and possible action on proposed Ordinance amending the Building Code to allow affordable housing projects and certain other projects to defer payment of certain administrative fees. (File No. 250810).

After a presentation by Tate Hannan and a recommendation of approval from the Administrative & General Design Subcommittee & Disability Access Subcommittee the CAC went on to approve File No. 250810. This would affect 100% affordable housing projects and Department of Building Inspection Fees only.

Public Comment:

- No public comment.

Action:

- A motion was made to recommend approval of File No. 250810 as written.
- All in favor, none opposed. Approved.

- 6.0 Discussion and possible action on proposed Ordinance amending the Building Code to revise the timing of expiration of certain building permits and building permit applications. (File No. 250811)

Tate Hannan presented an overview of expiration of building permits. Presently, expiration time lines are based the cost valuation of the issued permit with most permits having a 365 day timeline to complete the work. Proposed change would base expiration to the progression of work with field inspections or response to plan check comments creating another 365 days until expiration. This change would in line with state code and other major jurisdictions. At the request of the CAC, DBI will create an information sheet regarding expiration timelines for permits under review and issued permits.

Public Comment:

- No public comment.

Action:

- A motion was made to recommend approval of File No.250811
- All in favor, none opposed. Approved.

- 7.0 Discussion and possible action on proposed Ordinance amending the Health Code to clarify the City's enhanced ventilation standards by codifying the requirement that all new buildings and major renovations of buildings that contain a sensitive use certify that the building's ventilation system is capable of maintaining positive pressure; limiting applicability of the City's enhanced ventilation standard to single family homes, effective January 1, 2026, to align with state law. (FILE NO. 250806)

Presented by Interim Director Jen Callewart

Background:

San Francisco's Health Code Article 38 designates an Air Pollution Exposure Zone (APEZ)- covering roughly one third of the city near major roads and highways- where upgraded air filtration (MERV-13) and positive air pressure are required for residential, childcare, and school projects.

Starting January 1, 2026, California state code will require the same MERV-13 filtration standards for all new multi-unit housing and major renovations statewide- overlapping with San Francisco's existing local rule.

Proposed changes would eliminate duplicative review and reduce processing time. The ordinance will:

- Remove multi-unit residential project from DPH's Article 38 review as it will be covered by state law and reviewed by DBI's mechanical plan checkers.
- Retains DPH review for single family homes, childcare centers, adult day care facilities and schools within APEZ.
- Codifies positive pressure requirement (previously in DPH rules and regulations) directly in the Health Code for clarity.
- Clarifies the "infeasibility" pathway, where applicants may provide justification to DPH's industrial hygienist and propose a plan maintaining positive pressure in common areas instead.

DPH & DBI Mechanic group to establish a working group to update process flow, develop training for DBI mechanical plan checkers and align intake application screening.

Public Comment:

- No public comment.

Action:

- A motion was to recommend approval.
- All in favor, none opposed. Approved.

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

- Committee requested that Elizabeth Watty of Permit SF provide updates at each 100-day milestone. Elizabeth agreed to return on that schedule.
- The Chair reported that a letter was submitted to the City's Streamlining Task Force- which is reviewing all city commissions and advisory bodies- describing that the Code Advisory Committee's value and requesting it's continued support.
- Staff noted that work is ongoing to address backlog of filed permits under the Alternate Building Evaluation (ABE) program that have not been issued or had the expiration shot clock applied; this is a continuing item.

9.0 Subcommittee Reports: (Discussion & possible action)

Housing Code Subcommittee:

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

- No meeting. No report.

Mechanical Electrical Plumbing & Fire Subcommittee:

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

- No Meeting. No report.

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

- Recommended approval of File No.2050810 Fee deferral for 100% affordable housing.

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.

- Recommended approval of File No. 2050805 removing out dated codes including Slope Protection Act

Green Building Subcommittee:

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

- No Meeting. No report.

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 10:57 a.m.