Regular Meeting of the Building Inspection Commission

November 18, 2026

BIC Agenda Item 5c

Department of Building Inspection Legislative Update
Building Inspection Commission Meeting, November 18, 2026

DBI has compiled the following summary of legislation affecting the San Francisco Building Codes from the Board of Supervisors, as well as from Code Advisory Committee meetings and recommendations.

Ordinances and Resolutions

File No. 261105: Ordinance amending the Planning and Building Codes to change the name of the Department of Building Inspection's Expanded Compliance Control program to the Compliance Oversight program, integrate Planning Code violations into the Compliance Oversight program by tracking significant Planning Code violations in the Compliance Oversight Tracking File, designating specific Planning Code violations as candidates for Compliance Oversight, authorizing the Zoning Administrator to determine and designate parties responsible for specified significant violations as candidates for Compliance Oversight, and extending the Compliance Oversight Tracking File review period from 18 to 48 months; amending the Planning Code to set the minimum penalty for violations involving misrepresentation of specified tenant information to $30,000

STATUS: The ordinance was introduced on October 6, 2026 and is pending Building Inspection Commission and Planning Commission review.

File No. 261086: Ordinance amending the Administrative, Building, Park, and Public Works Codes to rename the Mayor's Office on Disability as the Office on Disability and Accessibility, to place it under the administration of the Department of Disability and Aging Services, to update its mission, purpose and functions, to delete its plan review and site inspection fee provisions, to clarify its role in administering the Americans with Disabilities Act grievance process, and to make conforming amendments.

STATUS: The ordinance was introduced on September 29, 2026, and is pending referral.

Hearings

File No. 251068: Hearing to discuss the OpenGov contract awarded by the Mayor's Office and the procurement process followed by Mayor's Office; and requesting the Mayor's Office, Planning Department, Department of Technology, Office of the City Administrator, Civil Service Commission, Public Works, Department of Building Inspection, and Office of the Budget and Legislative Analyst to report.

STATUS: The motion was introduced on October 21, 2025.

File No. 250911: Hearing to report on City incentives and penalties surrounding vacant and blighted properties on commercial corridors; and requesting the Department of Building Inspection, Office of the Treasurer and Tax Collector, and Public Works to report.

STATUS: The motion was introduced on September 2, 2025.

File No. 250312 - Motion scheduling the Board of Supervisors to convene as a Committee of the Whole on May 20, 2025, at 3:00 p.m., to hold a public hearing on a Resolution confirming a report of delinquent charges for code enforcement cases with delinquent assessment of costs, and fees pursuant to the provisions of Building Code, Sections 102A.3, 102A.4, 102A.6, 102A.12, 102A.16, 102A.17, 102A.18, 102A.19, 102A.20 et seq., 103A.3.3, 108A, and 110A - Tables 1A-K and 1A-G, submitted by the

Director of the Department of Building Inspection for services rendered by said Department of costs thereof having accrued pursuant to code violations referenced above.

STATUS: The motion was introduced on April 2, 2025, and approved by the Board of Supervisors on April 8, 2025.

File No. 240243 – Hearing to receive presentations on the City's concrete plans to finance, underwrite and/or build the Housing Element's stated annual goal of 1,748 Extremely-Low Income (ELI) units, or 13,981 ELI units total over eight years, including concrete financing mechanisms and progress benchmarks; and requesting the Mayor's Office of Housing and Community Development and Department of Disability and Aging Services to report.

STATUS: The hearing request was introduced on March 12, 2024 and referred to the referred to the Land Use and Transpiration Committee. The committee met on May 6, 2024 and heard presentations from the Mayor's Office of Housing and Community Development and the Department of Disability and Aging Services. The request is now considered heard and filed.

File No. 240181 - Hearing on the ongoing delays in the disbursement of funds to fix elevators in Single Room Occupancy housing; and requesting the Department of Homelessness and Supportive Housing and Mayor's Office to report.

STATUS: The hearing request was introduced on February 27, 2024 and was assigned to the Government Audit and Oversight Committee. The committee met on April 18, 2024, heard a presentation from the Department of Homelessness and Supportive Housing, and continued the matter to the call of the Chair.

File No. 240182 – Hearing on the future of Union Square, the plan to attract a diversity of uses to the area, and the impact of Macy's closure on retail workers, security guards and other workers in the area; and requesting the Controller's Office, Office of Economic and Workforce Development, Planning Department, Building Inspection Department, Police Department, and Department of Labor Standards to report.

STATUS: The hearing request was introduced on February 27, 2024 and was assigned to the Land Use and Transportation Committee. Land Use and Transportation Committee met and continued the ordinance on May 13, 2024 to a date to be determined.

Recently Enacted Legislation

File No. 260623: Ordinance amending the Housing Code to reduce the minimum ceiling height for habitable rooms to seven feet.

STATUS: The ordinance was introduced on June 2, 2026. The ordinance received unanimous approval at the Code Advisory Committee, with a request for amendments. The ordinance was heard by the Building Inspection Commission on August 4, 2026, where it received unanimous approval with a request for amendments to be considered. The ordinance was then heard by the Land Use and Transportation Committee on October 5, 2026, where it received unanimous approval. The ordinance was then approved by the Board on October 20th and 27th, before being signed by the Mayor on November 4, 2026.

File No. 260684: Ordinance amending the Fire and Public Works Codes to waive application review and processing fees for properties eligible under the Audit Amnesty Program.

STATUS: The ordinance was introduced on June 9, 2026. The ordinance was heard by the Land Use and Transportation Committee on July 13, 2026 and received unanimous approval. The ordinance was then heard by the full Board on July 21 and July 28, where it also received unanimous approval. The ordinance was signed by the Mayor on July 30, 2026 and will take effect August 30, 2026.

File No. 260538: Ordinance amending the Planning Code to: 1) reduce Inclusionary Affordable Housing Program requirements for projects of 25 units or more; 2) delete Inclusionary Affordable Housing Program requirements for projects under 25 units; 3) allow all projects to dedicate land to the City as an alternative to payment of the Inclusionary Affordable Housing Program fee; 4) adopt a process for projects to request a modification to conditions of approval related to Inclusionary Affordable Housing Program requirements; 5) delete certain Article 4 affordable housing and development impact fees; and 6) adopt conforming amendments to various sections of the Planning Code; amending the Building Code to reduce Planning Code Article 4 development impact fees and allow deferral of payment of such fees; and amending the Administrative Code to adopt conforming amendments to the requirements of the Citywide Affordable Housing Fund.

STATUS: The ordinance was introduced on May 19, 2026. The Building Inspection Commission reviewed the ordinance on June 17, 2026 and provided a positive recommendation. The ordinance then moved to the Government Audit and Oversight committee, where it passed by a vote of 2 to 1. The ordinance was then heard by the full Board on July 14 and 21, 2026, where it passed by a vote of 9 to 2. The ordinance was signed by the Mayor on July 23, 2026 and will take effect on August 23, 2026.

File No. 260118: Ordinance amending the Business and Tax Regulations Code to extend, through June 30, 2027, the waiver of certain first-year permit, license, and business registration fees for specified small businesses that newly form or that open a new location.

STATUS: The ordinance was introduced on February 3, 2026 and referred to the Building Inspection Commission for review. The AGD&DA subcommittee & full Code Advisory Committee reviewed on March 11, 2026 and provided a unanimous recommendation for approval. The Building Inspection Commission reviewed on April 15, 2026 and provided a unanimous recommendation for approval. The ordinance was then approved by the Budget and Appropriations committee on June 18, 2026. The ordinance was then approved by the full Board on July 14 and 21, 2026 with an unanimous vote. The ordinance was signed by the Mayor on July 23, 2026 and will take effect August 23, 2026.

File No. 250630: Ordinance amending various codes to modify reporting requirements.

STATUS: The ordinance was introduced on June 2, 2025. On June 18, 2025, the Building Inspection Commission reviewed and recommended approval of the ordinance unanimously. The ordinance was then reviewed by the Government Audit and Oversight Committee on June 4 and 18, 2026, where, after being amended, received unanimous approval. The ordinance then moved to the full Board, which heard the item on June 30, July 14, and July 21, 2026, passing by a vote of 7 to 4. The ordinance was then signed by the Mayor on July 23, 2026 and will take effect on August 23, 2026.

File No. 260478: Ordinance amending the Building Code to adjust fees charged by the Department of Building Inspection; amending the Administrative Code to allow the Department of Building Inspection and Planning Department to charge notary fees.

STATUS: The ordinance was introduced on May 1, 2026 after review from the BIC on April 15, 2026. The ordinance was heard and approved by the Budget and Appropriations committee on May 20, 2026. The Board then heard the ordinance on June 2 and June 9, 2026, with both hearings resulting in unanimous approval. The ordinance was signed by the Mayor on June 11, 2026.

File No. 260295: Ordinance amending the Housing Code to revise qualifications and deadlines for conducting structural maintenance inspections.

STATUS: The ordinance was introduced on March 24, 2026 and was referred to the Building Inspection Commission for review. The ordinance was reviewed by the Building Inspection Commission on April 15, and received a unanimous recommendation of approval. The ordinance was approved by the Board of Supervisors on May 5 and May 12, then signed by the Mayor on May 15, 2026. The ordinance took effect on June 15, 2026.

File No. 260177: Ordinance amending the Environment Code to update the City's climate action goals and planning process, and to update City Departments' roles and responsibilities regarding the City's climate action goals.

STATUS: The ordinance was introduced on February 24, 2026. The Land Use and Transportation committee reviewed the ordinance on April 6, 2026 and provided unanimous support. The ordinance was then heard by the Board of Supervisors on April 7 and 14, 2026, where the ordinance received unanimous approval. The ordinance was signed by the Mayor on April 16, and will take effect on May 17, 2026.

File No. 251024: Ordinance amending the Building Code to create a permit and permitting process for Hydrogen-Fueling Station Equipment installation

STATUS: The ordinance was introduced on October 9, 2025. The ordinance was hear by the Building Inspection Commission on Nov. 14 and unanimously received a positive recommendation. The ordinance was heard by the Land Use and Transportation Committee on January 12, 2025 and received a unanimous vote of approval. The ordinance was reviewed by the Board of Supervisors on January 27, 2026 and February 3, 2026 where it received a 9-2 vote. The ordinance was then signed by Mayor Lurie on February 13, 2026.

File No. 250811: Ordinance amending the Building Code to revise the timing of expiration of certain building permits and building permit applications.

STATUS: The ordinance was introduced on July 29, 2025. The Building Inspection Commission reviewed the ordinance no October 16, 2025, providing a positive recommendation. The ordinance was heard by the Land Use and Transportation Committee on December 1, 2025, receiving a positive vote of 2-1. The ordinance then moved before the full Board, where it received a positive vote of 6-4. The ordinance was then signed by the Mayor on December 23, 2025, with the ordinance taking effect on June 21, 2026.

File No. 250955: 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.

STATUS: The ordinance was introduced on September 15, 2025. The ordinance was reviewed by the Building Inspection Commission on October 15, 2025 and received a positive recommendation. The ordinance was then heard by the Land Use and Transportation Committee on October 27, 2025 and the full Board on November 4, 2025 and November 18, 2025. The ordinance was then signed by the Mayor on Nov. 21, 2025.

File No. 250956: 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.

STATUS: The ordinance was introduced on September 15, 2025. The ordinance was reviewed by the Building Inspection Commission on October 15, 2025 and received a positive recommendation. The ordinance was then heard by the Land Use and Transportation Committee on October 27, 2025 and the

full Board on November 4 and November 18, 2025. The ordinance was then signed by the Mayor on Nov. 21, 2025.

File No. 250957: Ordinance repealing the 2022 Electrical Code in its entirety and enacting a 2025 Electrical Code consisting of the 2025 California Electrical Code as amended by San Francisco.

STATUS: The ordinance was introduced on September 15, 2025. The ordinance was reviewed by the Building Inspection Commission on October 15, 2025 and received a positive recommendation. The ordinance was then heard by the Land Use and Transportation Committee on October 27, 2025 and the full Board on November 4 and November 18, 2025. The ordinance was then signed by the Mayor on Nov. 21, 2025.

File No. 250958: Ordinance repealing the 2022 Green Building Code in its entirety and enacting a 2025 Green Building Code consisting of the 2025 California Green Building Code as amended by San Francisco.

STATUS: The ordinance was introduced on September 15, 2025. The ordinance was reviewed by the Building Inspection Commission on October 15, 2025 and received a positive recommendation. The ordinance was then heard by the Land Use and Transportation Committee on October 27, 2025 and the full Board on November 4 and November 18, 2025. The ordinance was then signed by the Mayor on Nov. 21, 2025.

File No. 250959: Ordinance repealing the 2022 Existing Building Code in its entirety and enacting a 2025 Existing Building Code consisting of the 2025 Existing Building Code as amended by San Francisco.

STATUS: The ordinance was introduced on September 15, 2025. The ordinance was reviewed by the Building Inspection Commission on October 15, 2025 and received a positive recommendation. The ordinance was then heard by the Land Use and Transportation Committee on October 27, 2025 and the full Board on November 4 and November 18, 2025. The ordinance was then signed by the Mayor on Nov. 21, 2025.

File No. 250960: Ordinance repealing the 2022 Building Code in its entirety and enacting a 2025 Building Code consisting of the 2025 Building Code as amended by San Francisco.

STATUS: The ordinance was introduced on September 29, 2025. The ordinance was reviewed by the Building Inspection Commission on October 15, 2025 and received a positive recommendation. The ordinance was then heard by the Land Use and Transportation Committee on October 27, 2025 and the full Board on November 4 and November 18, 2025. The ordinance was then signed by the Mayor on Nov. 21, 2025.

File No. 250975: Ordinance amending the Housing Code to update references to provisions of the 2025 Building Inspection Codes

STATUS: The ordinance was introduced on September 29, 2025. The ordinance was reviewed by the Building Inspection Commission on October 15, 2025 and received a positive recommendation. The ordinance was then heard by the Land Use and Transportation Committee on October 27, 2025 and the full Board on November 4 and November 18, 2025. The ordinance was then signed by the Mayor on Nov. 21, 2025.

File No. 250805: 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.

STATUS: The ordinance was introduced on July 29, 2025. The Building Inspection Commission reviewed and provided a positive recommendation on August 20, 2025. The ordinance was then heard by the Land Use and Transportation Committee on September 8, 2025, and the full Board on September 16 and 30, 2025, receiving a positive vote at all hearings. The ordinance was then signed by the Mayor on September 30, 2025.

File No. 250810: Ordinance amending the Building Code to allow affordable housing projects and certain other projects to defer payment of certain administrative fees.

STATUS: The ordinance was introduced on July 29, 2025. The Building Inspection Commission then reviewed the ordinance on August 20, 2025, providing a positive recommendation. The ordinance was then heard at the Land Use and Transportation Committee on September 29, 2025, where it was voted forward. The full Board then heard the ordinance on October 7 and 21, 2025, both resulting in a positive vote. The Mayor then signed the ordinance on October 24, 2025.

File No. 250657: Ordinance amending the Building and Planning Codes to comply with California Government Code, Section 66007, by postponing the collection of development impact fees for designated residential development projects to the date of first certificate of occupancy or first temporary certificate of occupancy, whichever occurs first; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

STATUS: The ordinance was introduced on June 10, 2025 and referred to the Building Inspection Commission for review. On July 16, 2025, the BIC reviewed the ordinance and provided a unanimous recommendation of approval. The ordinance was then heard at the Land Use and Transportation Committee on September 29, 2025, where it was voted forward. The full Board then heard the ordinance on October 7 and 21, 2025, both resulting in a positive vote. The Mayor then signed the ordinance on October 24, 2025.

File No. 250806: 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.

STATUS: The ordinance was introduced on July 29, 2025. The Building Inspection Commission reviewed the ordinance on August 20, 2025 and provided a positive recommendation. The Land Use and Transportation Committee heard the ordinance on September 8, 2025, voting in favor of the ordinance. The Board then heard the ordinance on September 16 and 30, 2025, providing positive votes at both hearings. The Mayor then signed the ordinance on September 30, 2025.

File No. 240803: Ordinance amending the Planning Code to require applicants to disclose the presence of any Unauthorized Dwelling Unit, and require the Planning Department to investigate any Unauthorized Dwelling Unit, upon submittal of a Development Application; require the Planning Department to document when a property is subject to a regulatory agreement subjecting any units on the property to the San Francisco Residential Rent Stabilization and Arbitration Ordinance; and require the Planning Department to inspect properties prior to recommending approval of any loss of a Residential Unit or Unauthorized Dwelling Unit; amending the Building Code to expand the Department of Building Inspection's Expanded Compliance Control Program to address fraud, bribery, and failure to accurately represent the presence and number of Unauthorized Dwelling Units at properties subject to a

permit application; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

STATUS: The ordinance was introduced on July 30, 2024. It was later amended to include changes to the Building Code, and was subsequently referred to the Building Inspection Commission July 3, 2025. On July 16, 2025, the BIC reviewed the ordinance and provided a unanimous recommendation of approval. The ordinance was then heard by the Land Use and Transportation Committee on July 28th, and the Board of Supervisors on July 29 and September 2, 2025, with all hearings resulting in a positive vote. The ordinance was then signed by the Mayor on September 5, 2025.

File No. 250702: Ordinance amending the Building Code to require buildings undergoing major renovations to remain or convert to All-Electric Buildings with exceptions for physical and technical infeasibility, commercial food establishments, non-residential-to-residential conversions, buildings with recent major system replacements, and 100% Affordable Housing; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

STATUS: The ordinance was introduced on June 24, 2025, and referred to the Building Inspection Commission. On July 16, 2025, the BIC reviewed the ordinance and recommended approval by a vote of 4-1, with multiple recommended amendments. The ordinance was amended in the Land Use and Transportation committee to address some of the BIC's recommendation, before the committee voted in support the ordinance. On July 29, 2025, and September 2, 2025, the Board of Supervisors voted in favor of the ordinance. The ordinance was then signed by the Mayor on September 9, 2025.

File No. 250539: Ordinance amending the Building and Planning Codes to extend the Awning Amnesty Program to apply to existing unpermitted Signs and Gates; amending the Planning Code to remove design standards for gates, railings, and grillwork on ground floor street frontages of non-historic buildings in Neighborhood Commercial, Residential-Commercial, Commercial, and Mixed-Use Districts

STATUS: The ordinance was introduced on May 20, 2025. On June 18, 2025, the Building Inspection Commission reviewed and recommended approval of the ordinance unanimously. The ordinance was then approved by the Land Use and Transportation committee on June 30, 2025, and the Board of Supervisors on July 8, and July 15, 2025. The Mayor signed the ordinance on July 17, 2025, and the ordinance will take effect on Aug. 17, 2025.

File No. 250592: Ordinance amending the Building, Subdivision, and Administrative Codes to adjust fees charged by the Department of Building Inspection and to establish Subfunds within the Building Inspection Fund.

STATUS: The ordinance was introduced on May 30, 2025. The Code Advisory Committee also reviewed on June 11, 2025 and recommended approval of the ordinance by an 8-3 vote. On June 18, 2025, the Building Inspection Commission provided a unanimous recommendation of approval. On July 15 and July 22, 2025, the Board of Supervisors voted to approve the ordinance. On Aug. 1, 2025, the Mayor signed the ordinance.

File No. 250259: Ordinance amending the Business and Tax Regulations Code to extend, through June 30, 2026, the waiver of certain first-year permit, license, and business registration fees for specified small businesses that newly form or that open a new location.

STATUS: The ordinance was introduced on March 18, 2025. On March 28, 2025, the Small Business Commission reviewed and recommended approval of the ordinance. The ordinance was then approved by the Budget and Appropriations Committee before being approved by the full Board of Supervisors on July 1 and July 8, 2025. The Mayor then signed the ordinance on July 10, 2025, resulting in the ordinance taking effect on Aug. 10, 2025.

File No. 250284: Ordinance amending the Planning Code to allow repair and replacement of noncomplying structures constructed before the year 2003, and allow accessory structures up to 10 feet in height and 120 square feet within required setbacks and usable open space; amending the Building Code to exempt accessory structures up to 120 square feet from building permits.

STATUS: The ordinance was introduced on March 25, 2025 and referred to the Building Inspection Commission. On May 21, 2025, the BIC provided a unanimous recommendation for approval. The ordinance was then reviewed and approved by the Land Use and Transportation committee on July 21, 2025. On July 22, and July 29, the Board of Supervisors voted to approve the ordinance. The ordinance was then signed by the Mayor on Aug. 8, 2025 and will take effect September 8, 2025.

File No. 250191: Ordinance amending the Planning Code to: create a time-limited amnesty program for properties listed on the Department of Building Inspection's Internal Quality Control Audit and subject to a Notice of Violation; consider those properties as noncomplying structures and nonconforming uses following certification; and waive fees and penalties associated with the Planning Department's review of requests for amnesty, and refund any fees and penalties already paid by amnesty projects; amending the Building Code to: require certification of existing conditions for amnesty projects; prohibit expansion or intensification of non-complying amnesty structures; create a streamlined process for reviewing amnesty project applications; and waive fees associated with amnesty projects, and refund any fees and penalties already paid by amnesty projects

STATUS: The ordinance was introduced on February 25, 2025 and referred to the Building Inspection Commission for review. On April 9 and April 16, 2025 the Code Advisory Committee and BIC respectively reviewed and approved. The ordinance was then reviewed by the Budget and Finance Committee on July 29, 2025, receiving a positive vote before moving onto the full Board, where it was passed on September 2, 2025. The Mayor signed the ordinance on September 5, 2025.

File No. 241069: Ordinance amending the Planning and Subdivision Codes to allow separate conveyance of certain accessory dwelling units and associated primary dwelling units as condominiums; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

STATUS: The ordinance was introduced on October 29, 2024 and recommended for approval by the Building Inspection Commission. On February 27, 2025, the Planning Commission recommended approval. On June 30, 2025, the ordinance was heard by the Land Use & Transportation Committee and passed unanimously. The ordinance was then approved by the full Board of Supervisors on July 1 and July 8, 2025. The ordinance was signed by the Mayor on July 11, 2025.

File No. 250211: Ordinance amending the Existing Building Code to assess the City's inventory of seismically vulnerable Rigid-Wall-Flexible-Diaphragm and Concrete Buildings, and adopt voluntary seismic retrofit standards for such buildings; adopting findings of local conditions under the California Health and Safety Code; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

STATUS: The ordinance was introduced on March 4, 2025. On April 16, 2025, the BIC reviewed and provided a unanimous recommendation for approval. On April 21, 2025, the Land Use & Transportation unanimously approved the ordinance. On April 29 and May 6, 2025, the Board of Supervisors unanimously approved the ordinance. Mayor Lurie signed the ordinance on May 9, 2025, and it took effect June 9, 2025.

File No. 241067 – Ordinance amending the Planning Code to allow tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code; amending the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, and amending Appendix P to remove restriction that emergency housing be located on land owned or leased by the City; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

STATUS: The ordinance was introduced on October 29, 2024 and referred to the Building Inspection Commission for review. On November 13, 2024, the Administrative and General Design & Disability Access Subcommittee and the Code Advisory Committee reviewed the ordinance and both recommended approval unanimously. The Building Inspection Commission reviewed the ordinance on November 20, 2024 and recommended approval unanimously. The ordinance was then amended and duplicated in Land Use and Transportation prior to the committee approving the ordinance. On March 18, 2025 the Board of Supervisors approved the ordinance on first reading, and finally passed the ordinance on May 25. The Mayor signed the ordinance on April 3, 2025, and the ordinance took effect on May 3, 2025.

File No. 240982 - Ordinance amending the Building, Administrative, and Public Works Codes to remove the local requirement for existing buildings with a place of public accommodation to have all primary entries and paths of travel into the building accessible to persons with disabilities or to receive a City determination of equivalent facilitation, technical infeasibility, or unreasonable hardship; and affirming the Planning Department's determination under the California Environmental Quality Act.

STATUS: The ordinance was introduced on October 8, 2024 and referred to the Building Inspection Commission for review. The Administrative and General Design & Disability Access Subcommittee met on November 13, 2024 and by a vote of 1-3, did not recommend approval of the ordinance. The Code Advisory Committee then met and discussed alternative changes to the program rather than sunsetting the enforcement mechanisms as proposed by the ordinance. A motion was made to inform the Building Inspection Commission of the CAC's desire to see an alternative path forward for compliance with the ABE program, which passed 10-2. The Building Inspection Commission reviewed the ordinance on November 20, 2024, voting 4 to 2 in favor of recommending approval of the ordinance. The Land Use and Transportation Committee heard the ordinance on February 10, 2025, passing the measure unanimously. The Board of Supervisors heard the ordinance on February 25, 2025 and March 4, 2025 and unanimously approved the ordinance. The ordinance was signed by the Mayor on March 7, 2025.

File No. 241055 (Planning Commission Resolution No. 21599) - Ordinance amending the Building and Planning Codes to correct typographical errors, update outdated cross-references, make non-substantive revisions to clarify or simplify Code language, and make other minor, substantive updates to various Code provisions; directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Department of Housing and Community Development upon final passage; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.

STATUS: The Planning Commission initiated the ordinance on August 1, 2024. The Code Advisory Committee met on August 14, 2024 and recommended approval of the ordinance. The Building Inspection Commission met on August 21, 2024 and recommended approval of the ordinance. The text of the Planning Commission Resolution was then introduced as File No. 241055 on October 28, 2024. File No. 241055 was approved by the Mayor on December 19, 2024, and took effect January 19, 2025.

File No. 240807 - Ordinance amending the Housing Code to require R-1 and R-2 group buildings to maintain at least one existing elevator for residents' use; and affirming the Planning Department's determination under the California Environmental Quality Act.

STATUS: The ordinance was introduced on July 30, 2024 and received a recommendation for approval by the Building Inspection Commission on September 19, 2024. The Land Use and Transportation Committee met on September 30, 2024, and recommended approval of the ordinance. The ordinance was heard by the Board of Supervisors on October 8, 2024 and was passed on first reading, then finally passed on October 15, 2024. Mayor Breed signed the ordinance on October 24, 2024.

File No. 240845 - Ordinance amending the Building Code to allow new construction that complies with the Design Guidelines for Electric-Ready Buildings to install gas infrastructure to serve appliances covered by the Energy Policy and Conservation Act (EPCA); adopting findings of local conditions under the California Health and Safety Code; affirming the Planning Department's determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this ordinance to the California Building Standards Commission upon final passage.

STATUS: The ordinance was introduced on September 3, 2024 and received a recommendation for approval by the Building Inspection Commission on September 19, 2024. The Land Use and Transportation Committee met on October 7th, 2024 and recommended approval. The ordinance was heard by the Board of Supervisors on October 8, 2024 and was passed on first reading, then finally passed on October 15, 2024. Mayor Breed signed the ordinance on October 24, 2024.

File No. 240798 – Ordinance amending the Building Code to excuse the requirement for professionally prepared architectural drawings for building permits to change certain use designations that do not increase occupant load or occupancy class, or include alterations; and affirming the Planning Department's determination under the California Environmental Quality Act.

STATUS: The ordinance was introduced on July 30, 2024. This ordinance was heard by the Mechanical, Electrical, Plumbing and Fire Subcommittee on September 11, 2024. The subcommittee could not reach a consensus vote on the matter, providing no recommendation to the full Code Advisory Committee. The Code Advisory Committee met on September 11, 2024 and discussed numerous possible changes to the ordinance, some of which are incorporated in the ordinance. The Committee did not vote on a motion relating to the ordinance. The Building Inspection Commission recommended approval on September 23, 2024. The Land Use and Transportation Committee heard the ordinance and recommended approval on September 30, 2024. The Board of Supervisors heard the ordinance, passing

it on first reading on October 1, 2024, and was finally passed on October 8, 2024. The Mayor signed the ordinance on October 18, 2024, and it took effect November 18, 2024.

File No. 240499 - Ordinance amending the Building Code to exempt storefronts that are vacant due to public infrastructure construction from vacant storefront registration requirements; and affirming the Planning Department's determination under the California Environmental Quality Act.

STATUS: The ordinance was introduced on May 14, 2024. The ordinance was heard by the Code Advisory Committee on July 10, 2024 with a recommendation of disapproval. The Building Inspection Commission met on July 17, 2024 and recommended approval with modifications. The Board of Supervisors reviewed the ordinance on both July 23, 2024 and July 30, 2024, passing the ordinance both times. The Mayor signed the ordinance on August 8, 2024, and it took effect September 8, 2024.

File No. 240474 - Ordinance amending the Building and Planning Codes to make permanent the streamlined permitting provisions for unpermitted awnings and extend the waiver of applicable fees for one fiscal year, until July 1, 2025; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

STATUS: The ordinance was introduced on May 7, 2024 and referred to the Building Inspection Commission for review on May 15, 2024. The ordinance was passed through the Land Use and Transportation Committee on July 1, 2024. The Board of Supervisors heard the legislation on first reading on July 2, 2024 and finally passed the measure on July 9, 2024. The ordinance was signed on July 17, 2024 by the Mayor and took effect August 17, 2024.

File No. 240297 – Duplicate ordinance (to File no. 231005) amending the Building Code to extend the deadlines for existing buildings with a place of public accommodation to comply with the requirement to have all primary entries and paths of travel into the building accessible to persons with disabilities or to receive a City determination of equivalent facilitation, technical infeasibility, or unreasonable hardship; to extend the period for granting extensions from those deadlines; and to extend the time for the Department of Building Inspection's Report to the Board of Supervisors regarding the disability access improvement program.

STATUS: The ordinance was introduced on March 25, 2024 and heard by the Building Inspection Commission on May 17th, 2024 resulting in an approval recommendation. The Board of Supervisors met on July 23, 2024 and July 30, 2024, passing the ordinance both times. The ordinance was signed by the Mayor on August 8, 2024, and took effect September 8, 2024.

File No. 240457 - Ordinance amending the Building Code to adjust fees charged by the Department of Building Inspection; and affirming the Planning Department's determination under the California Environmental Quality Act.

STATUS: The ordinance was introduced on May 1, 2024, and received a recommendation of approval by the Building Inspection Commission on May 17, 2024. The ordinance was then heard by the Budget and Appropriations Committee on May 22, 2024, where another recommendation for approval was granted. The Board of Supervisors heard the ordinance on first reading on June 4, 2024, and finally passed the legislation on June 11, 2024. The ordinance was signed by the Mayor on June 18, 2024 and took effect on July 19, 2024.

File No. 240456 - Ordinance amending the Administrative Code to adjust surcharges on fees imposed under Planning Code, Section 350, and Building Code, Section 110A, for actions that may be appealed to

the Board of Appeals; authorizing the Controller to make future adjustments to ensure that the costs of the Board of Appeals' services are recovered without producing revenue which is significantly more than such costs; and affirming the Planning Department's determination under the California Environmental Quality Act.

STATUS: The ordinance was introduced on May 1, 2024 and referred to the Budget and Appropriations Committee on May 22, 2024. The legislation was then passed by the Board of Supervisors on first reading on June 4, 2024, and finally passed on June 11, 2024. The Mayor signed the ordinance on June 21, 2024, and it took effect on July 22, 2024.

File No. 231163 – Ordinance amending the Fire Code to require filing with the Fire Department records of five-year inspection of fire sprinkler systems and annual inspection of fire alarm and detection systems, mandate a filing fee to ensure that the costs of providing for such filings are recovered without producing revenue that is significantly more than such costs, and require a minimum five feet access from the public-right-of-way to residential structures on newly subdivided lots; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

STATUS: The Building Inspection Commission recommended approval of the ordinance to the Land Use Committee on January 17, 2023, which recommended the ordinance to the Board of Supervisors. The ordinance passed on its final reading at the Board of Supervisors on February 6, 2024, was signed by the Mayor on February 16, 2024 and became effective March 17, 2024.

File No. 231005 – Ordinance amending the Building Code to extend the deadlines for existing buildings with a place of public accommodation to comply with the requirement to have all primary entries and paths of travel into the building accessible to persons with disabilities or to receive a City determination of equivalent facilitation, technical infeasibility, or unreasonable hardship; to extend the period for granting extensions from those deadlines; and to extend the time for the Department of Building Inspection's Report to the Board of Supervisors regarding the disability access improvement program.

STATUS: The ordinance was introduced on September 26, 2023 and signed by the Mayor on April 26, 2024.

File No. 231125 – Ordinance amending the local findings included by reference in the following Ordinances: 1) 2022 San Francisco Building Code (Ordinance No. 225-22); 2) 2022 San Francisco Green Building Code (Ordinance No. 227-22); 3) 2022 San Francisco Mechanical Code (Ordinance No. 228-22); 4) San Francisco Plumbing Code (Ordinance No. 230-22); and directing the Clerk of the Board to forward the Ordinance to the California Building Standards Commission as required by State law.

STATUS: After the Building Inspection Commission's approval, the ordinance was introduced by the department on November 7, 2023 and referred to the Land Use Committee, which recommended the ordinance to the Board of Supervisors. The ordinance passed on its final reading at the Board of Supervisors on January 23, 2024, was signed by the Mayor on February 1, 2024 and is now in effect.

File No. 231130 – Ordinance amending the Existing Building Code to require buildings with 15 or more stories to conduct and submit supplemental inspection reports that will focus on windows and exterior glass surfaces to identify any defective or damaged materials that may cause glass failure; and affirming the Planning Department's determination under the California Environmental Quality Act.

STATUS: The Building Inspection Commission recommended approval of the ordinance to the Land Use Committee on December 13, 2023, which recommended the ordinance to the Board of

Supervisors. The ordinance passed on its final reading at the Board of Supervisors on January 30, 2024, was signed by the Mayor on February 9, 2024 and became effective March 10, 2024.

File No. 231118 – Resolution retroactively authorizing the Department of Building Inspection to accept and expend a grant in the amount of $100,000 from the California Energy Commission for participation in the California Automated Permit Processing Program and for costs associated directly with the adoption and maintenance of SolarAPP+, an online, automated solar permitting platform, for the period of September 1, 2023, through May 31, 2027.

STATUS: The resolution was introduced on October 24, 2023 and referred to the Budget and Finance Committee, which recommended the ordinance to the full Board of Supervisors. The resolution was adopted by the Board of Supervisors on January 23, 2024.

File No. 230764 – Ordinance amending the Planning Code to 1) modify the annual indexing of certain development impact fees, with the exception of inclusionary housing fees; 2) provide that the type and rates of applicable development impact fees, with the exception of inclusionary housing fees, shall be determined at the time of project approval; 3) exempt eligible development projects in PDR (Production, Distribution, and Repair) Districts, and the C-2 (Community Business) and C-3 (Downtown Commercial) Zoning Districts from all development impact fees for a three-year period; 4) allow payment of development impact fees, with the exception of fees deposited in the Citywide Affordable Housing Fund, to be deferred until issuance of the first certificate of occupancy; and 5) adopt the San Francisco Citywide Nexus Analysis supporting existing development impact fees for recreation and open space, childcare facilities, complete streets, and transit infrastructure and making conforming revisions to Article 4 of the Planning Code; amending the Building Code to allow payment of development impact fees, with the exception of fees deposited in the Citywide Affordable Housing Fund, to be deferred until issuance of the first certificate of occupancy and repealing the fee deferral surcharge.

STATUS: The Building Inspection Commission recommended approval of the ordinance to the Land Use Committee on July 19, 2023, which recommended the ordinance to the full Board of Supervisors. The ordinance passed 10-1 on its final reading by the Board of Supervisors on September 5, Board of Supervisors, was signed by the Mayor on September 15, 2023 and became effective on October 15, 2023.

File No. 230559 – Ordinance amending the Planning, Building, and Fire Codes to codify the annual waiver of awning replacement fees and awning sign fees applied for during the month of May, to annually waive fees for Business Signs and new awning installations applied for during the months of May 2023 and May 2024, and to indicate that the Planning Code, Building, and Fire Code waivers pertaining to pedestrian street lighting as well as awning replacement, awning installation, and awning sign fees are keyed to permit application in May rather than permit issuance in May.

STATUS: The Building Inspection Commission recommended approval of the ordinance with modification to the Land Use Committee on July 19, 2023, which recommended the ordinance to the full Board of Supervisors. The ordinance passed unanimously on its final reading by the Board of Supervisors on September 5, 202, was signed by the Mayor on September 15, 2023 and became effective on October 15, 2023.

File No. 230447 – Ordinance amending the Building and Planning Codes to create a temporary amnesty program for unpermitted awnings that streamlines the application process to legalize awnings, waives

applicable fees, and confers legal nonconforming status for awnings that do not comply with the Planning Code; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

STATUS: The Building Inspection Commission recommended approval to the Land Use Committee on May 17, 2023. The Land Use Committee recommended the ordinance to the full Board of Supervisors with amendments (none of which effect the Building Code). The ordinance was passed by the Board of Supervisors, signed by the Mayor on July 20, 2023 and became effective August 19, 2023.

File No. 230374 – Ordinance amending the Building Code to outline the site permit application process, define and limit the scope of Building Official review of site permits, and require simultaneous interdepartmental review of site permits; and affirming the Planning Department's determination under the California Environmental Quality Act.

STATUS: The Building Inspection Commission recommended modifications to the ordinance to the Land Use Committee on June 13, 2023. The Land Use Committee recommended the ordinance to the full Board of Supervisors. The ordinance was passed by the Board of Supervisors, signed by the Mayor on July 28, 2023 and became effective August 28, 2023.

File No. 230371 – Ordinance amending the Planning Code to 1) facilitate residential uses Downtown by authorizing the conversion of non-residential uses to residential use in C (Commercial) zoning districts, and exempting such projects from requirements for rear yard, open space, streetscape improvements, dwelling unit exposure, bike parking, dwelling unit mix, and Intermediate Length Occupancy controls, permitting live work units in such project, streamlining administrative approvals for projects in the C-3 zoning district, and modifying the dimensional limits on exemptions to height restrictions for mechanical equipment, elevator, stair, and mechanical penthouses; 2) economically revitalize Downtown by adding Flexible Workspace as a defined use, authorizing large scale retail uses in the C-3 zoning district, allowing window displays in the C-3 zoning district, allowing Flexible Workspace as an active ground floor commercial use along certain street frontages in C-3 zoning districts, allowing accessory storage in any C zoning district, allowing the temporary installation for 60 days of certain signs in the C-3-R district, allowing temporary non-residential uses in vacant spaces for up to one year, reducing density limits for Residential Dwelling Units and Senior Housing in the C-2 zoning districts east of or fronting Van Ness/South Van Ness Avenue and north of Townsend Street, principally permitting Laboratory, Life Science, Agricultural and Beverage Processing, and Animal Hospitals in C-2 zoning districts, principally permitting Senior Housing, Residential Care Facilities, Outdoor Entertainment, Open Recreation Areas, Animal Hospitals, and Trade Schools in the C-3 zoning district, allowing formula retail as a ground floor use on Market Street, principally permitting office and design professional uses on the second floor and higher in the C-3-R zoning district, and requiring consideration of office vacancy in consideration of granting exceptions in the Transit Center Commercial Special Use District; 3) streamline sign permitting citywide and in the C-3 districts by allowing for the repair and rehabilitation of certain neon signs, and exempting existing business signs in the C-3 zoning district from certain zoning controls; 4) streamline Historic Preservation review of administrative certificates of appropriateness, and minor permits to alter for awnings, and Qualifying Scopes of Work, as may be delegated by the Historic Preservation Commission; 5) provide alternatives to on-site open space in certain C-3 districts by allowing for payment of an in lieu fee as an alternative to providing open space; 6) facilitate residential adaptive

reuse by amending the Building Code to add standards for adaptive reuse of non-residential buildings; and 7) principally permit formula retail and waive size limitations for such uses on a portion of Showplace Square Area (555-9th Street, Assessor's Parcel Block No. 3781, Lot No. 003); affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

STATUS: The Building Inspection Commission recommended approval to the Land Use Committee on May 17, 2023, which recommended the ordinance to the full Board of Supervisors. The ordinance was passed by the Board of Supervisors, signed by the Mayor on July 5, 2023 and became effective August 4, 2023.

File No. 230373 – Ordinance amending the Existing Building Code to require buildings with 15 or more stories constructed after 1998 to conduct and submit façade inspection reports; and affirming the Planning Department's determination under the California Environmental Quality Act.

STATUS: The Board of Supervisors passed the ordinance, which was signed by the Mayor on May 26, 2023 and became effective on June 26, 2023.

File No. 230167 – Ordinance amending the Campaign and Governmental Conduct Code to create a Permit Prioritization Task Force responsible for recommending permit prioritization guidelines to the Department of Building Inspection, the Planning Department, and the Department of Public Works, requiring those departments to review and update their permit prioritization guidelines periodically, and requiring the commissions that oversee each department to approve the department's permit prioritization guidelines; and affirming the Planning Department's determination under the California Environmental Quality Act.

STATUS: The Board of Supervisors passed the ordinance on May 26, 2023. The Mayor returned the ordinance unsigned, and it became effective June 26, 2023.

File No. 230310 – Ordinance amending the Administrative Code, Building Code, Business and Tax Regulations Code, and Planning Code to clarify the ministerial approval process for certain Accessory Dwelling Units (ADUs) meeting certain requirements in single-family and multifamily buildings; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

STATUS: The ordinance was introduced on March 20, 2023 and assigned to the Land Use Committee. After further amendments to the Planning Code, this ordinance was re-referred to the Planning Commission. The Planning Commission recommended approval with modifications on February 29, 2024. The Board of Supervisors passed the ordinance on May 19, 2024, Mayor Breed signed on March 28, 2024, and the ordinance went into effect on April 29, 2024.

Legislative Update

Tate Hanna, State Policy Lead, Planning Department

November 18, 2026

SF Board of Supervisors: Ordinances

Recently enacted ordinances:

File No. 260623: Ordinance amending the Housing Code to **reduce the minimum ceiling height for habitable rooms to seven feet.** The ordinance was introduced on June 2, 2026. The Housing subcommittee and full Code Advisory Committee reviewed on June 8 and July 8, 2026 respectively, with both providing a unanimous recommendation of approval, with recommended amendments. The ordinance was then heard by the Land Use and Transportation Committee on October 5, 2026, where it received unanimous approval. The ordinance was then approved by the Board on October 20th and 27th, before being signed by the Mayor on November 4.

SF Board of Supervisors: Ordinances

Active ordinances:

File No. 261105: Ordinance amending the Planning & Building Codes to **integrate Planning Code violations into the Expanded Compliance Control program**, extend the **timeline for eligible violations from 18 months to 48 months**, rename the program, and other changes. The ordinance was introduced on October 6, 2026 and is pending review by the Building Inspection Commission and Planning Commission.

2027 State Legislative Calendar

Dec. 7: Convening of the 2027-2028 Regular Session of the Legislature

Jan. 1: Statues take effect

Jan. 10: Budget must be submitted by Governor

THANK YOU