



## Façade Program Violations

The San Francisco Building Façade Inspection and Maintenance Program requires all buildings five stories or taller to inspect their façade periodically by a California-licensed architect or engineer.

The inspections are meant to identify building elements that may be at risk of failure. Type V wood construction buildings are exempt. The inspection report must be submitted to the Department of Building Inspection (DBI) by the deadline for your building, as detailed below.

**This handout is intended to assist property owners who received a Notice of Violation (NOV) related to the Façade Program.**

The three most common reasons property owners receive an NOV for the Façade Program are:

- The report was not submitted by the due date.
- The report was submitted and reviewed, but the owner has not responded to the City's comments.
- The property owner has an outstanding invoice.

### **Here's what you need to do**

#### **1. Determine your building's requirements and filing schedule:**

Building Height	Filing Frequency	Report Type	Inspection Scope
5-14 stories	Every 10 years	Comprehensive	General and detailed inspections
15+ stories	Every 5 years	Supplemental	General inspection
15+ stories	Every 10 years	Comprehensive	General and detailed inspections

- **Inspection scope definitions**
  - General inspection: Visual inspection from farther than 6 feet.
  - Detailed inspection: Tactile and visual inspection from closer than 6 feet.

#### **2. Hire a design professional.**

The building owner must hire a California-licensed architect or engineer to complete the inspection. If the building is historic, the architect or engineer must have experience with historic buildings.

#### **3. Complete and submit your report.**

Your licensed architect or engineer will prepare an inspection report. The report must meet the requirements outlined in Chapter 5F of the SF Existing Building Code and Administrative Bulletin 110. The owner or their representative must submit a copy of the report to DBI by email, mail, or in-person and must respond to any comments by submitting an amended report.

If your design professional has questions about the inspection requirements, they can reach out to [dbi.facade@sfgov.org](mailto:dbi.facade@sfgov.org).

#### **4. Pay your invoice.**

Once the report has been reviewed and accepted by DBI, the building owner will receive an invoice by email. The email will include instructions on how to make the payment. Payment of this invoice is the final step required for compliance with the Façade Program.



## **Deadline for first report**

San Francisco Existing Building Code Section 503F.2 includes subsequent deadlines:

<b>Tier</b>	<b>Construction Completion Date</b>	<b>Comprehensive Reports (5 or more stories)</b>	<b>Supplemental Reports (15 or more stories)</b>
1	Built before 1910	December 31, 2021	December 31, 2026
2	Built between 1910 and 1925	December 31, 2023	December 31, 2028
3	Built between 1926 and 1970	December 31, 2025	December 31, 2030
4	Built between 1971 and 1997	December 31, 2027	December 31, 2032
5	Built after 1997	December 31, 30 years after certificate of final completion	April 30, 2024

## **Resources**

**Program webpage:** [sf.gov/dbi-facade](http://sf.gov/dbi-facade)

**Notice of Violation webpage:** [sf.gov/information--notice-violation-nov](http://sf.gov/information--notice-violation-nov)

**Email address:** [dbi.facade@sfgov.org](mailto:dbi.facade@sfgov.org)

**Phone number:** (628) 652-3720

**Mail or in-person:**

Permit Center – Key Programs Counter  
49 South Van Ness Avenue, 2nd Floor  
San Francisco, CA 94103  
Monday, 9:00am – 5:00pm  
Tuesday-Friday, 8:00am – 5:00pm

**Code requirements:** [San Francisco Existing Building Code, Chapter 5F](#)

**Technical guidance:**

- [San Francisco Administrative Bulletin AB-110](#)
- ASTM E2270: Standard Practice for Periodic Inspection of Building Façades for Unsafe Conditions
- ASTM E2842: Standard Guide for Conducting Inspections of Building Façades for Unsafe Conditions