Ordinance amending the San Francisco Housing Code by amending Section 1002 to add subsection (f) requiring residential hotel owners/operators to post a notice advising hotel occupants that they may telephone the City's Customer Service Center at 311 to report alleged violations of the Housing Code; adopting findings, including environmental findings.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

Section 2. The San Francisco Housing Code is hereby amended by amending Section 1002, to read as follows:

SEC. 1002. ADDITIONAL SUBSTANDARD CONDITIONS: ELECTRICAL OUTLETS, ELEVATORS, ILLEGAL CONVERSION OF RESIDENTIAL HOTELS, AND RESIDENTIAL HOTEL MAIL RECEPTACLES AND NOTICE POSTING.

In addition to the provisions set forth in Section 1001 of this chapter prescribed by California Health and Safety Code, Division 13, Part 1.5, State Housing Law, Sections 17920.3 et seq., the following conditions are considered substandard:

(a) Electrical Outlets. Habitable rooms and kitchens with insufficient number of electrical convenience outlets as required by Section 504 of this Code.

(b) Elevators. Lack of elevator service as required by Section 713 of this Code.

Supervisors Campos and Chiu

BOARD OF SUPERVISORS
(c) Illegal Conversion of Residential Hotels. Illegal conversion of any residential unit of a residential hotel, or improper recordkeeping as defined and required by Chapter 41 of the San Francisco Administrative Code.

(d) Mold and Mildew. The existence of mold and mildew which is chronic or severe as defined by Chapter 4 of this code.

(e) Residential Hotel Mail Receptacles. Lack of an individual mail receptacle for each residential unit in a residential hotel, as required by Section 41E of the San Francisco Administrative Code. The hotel owner is responsible for making arrangements with the United States Postal Service for the installation of these receptacles and delivery of mail thereto. Installation and maintenance of the mail receptacles shall meet all of the specifications and requirements of the United States Postal Service. Compliance with United States Postal Service specifications and requirements, and delivery of mail by the United States Postal Service, will not be enforced by the Department of Building Inspection.

(f) Residential Hotel Notice Posting Requirement. The owner or operator of a residential hotel, as defined in Chapter 41 of the San Francisco Administrative Code, shall post a notice approved by the Department of Building Inspection notifying the occupants that they may contact the City and County of San Francisco's 24x7 Customer Service Center at 311 to report alleged violations of this Code. The notice shall be posted in a conspicuous location at the lobby. If there is no lobby, the notice shall be posted in the public entranceway.

APPROVED AS TO FORM:

DENNIS J. HERRERA, City Attorney

By: JUDITH A. BOYAJIAN
Deputy City Attorney
Ordinance amending the San Francisco Housing Code by amending Section 1002 to add subsection (f) requiring residential hotel owners/operators to post a notice advising hotel occupants that they may telephone the City’s Customer Service Center at 311 to report alleged violations of the Housing Code; adopting findings, including environmental findings.

April 06, 2010 Board of Supervisors - PASSED, ON FIRST READING
Ayes: 10 - Avalos, Campos, Chiu, Chu, Daly, Dufty, Elsbernd, Mar, Maxwell and Mirkarimi
Excused: 1 - Alioto-Pier

April 13, 2010 Board of Supervisors - FINALLY PASSED
Ayes: 11 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Daly, Dufty, Elsbernd, Mar, Maxwell and Mirkarimi

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 4/13/2010 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor Gavin Newsom

4/22/2010

Date Approved