

1 [Building and Housing Codes]

2 AMENDING PART II, CHAPTER 1 (SAN FRANCISCO BUILDING CODE) BY AMENDING  
3 SECTION 105.2.8.4 TO REINSTATE THE LANGUAGE OF THE 1995 SAN FRANCISCO  
4 BUILDING CODE REGARDING HOMEOWNER'S FINANCIAL QUALIFICATIONS FOR  
5 MORATORIUM ON ABATEMENT ACTION USING UPDATED SECTION REFERENCE  
6 NUMBER; AMENDING PART II, CHAPTER XII, OF THE SAN FRANCISCO MUNICIPAL  
7 CODE (HOUSING CODE) BY AMENDING SECTION 401 TO REINSTATE ITEM NUMBER  
8 11 DELETED IN ERROR FROM THE DEFINITION OF "NUISANCE" AND TO MAKE A  
9 NONSUBSTANTIVE EDITORIAL CORRECTION, BY AMENDING SECTION 909 TO  
10 CORRECT INCOMPLETE CODE SECTION REFERENCES AND TO CORRECT  
11 TYPOGRAPHICAL ERROR; AMENDING SECTION 909 AND 910 REGARDING SMOKE  
12 AND HEAT DETECTORS AND ALARM SYSTEM BY REINSTATING THE LANGUAGE OF  
13 THE 1995 SAN FRANCISCO HOUSING CODE TO REQUIRE THESE ITEMS FOR CERTAIN  
14 EXISTING BUILDINGS CONTAINING FIVE OR MORE DWELLING UNITS.

15 Note: Additions are underlined; deletions are in ((double parentheses)).

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

17 Section 1. Part II, Chapter II of the San Francisco Municipal Code (Building Code) is  
18 hereby amended by amending Section 105.2.8.4 to read as follows:

19 **105.2.8.4. Moratorium – displacement.** Notwithstanding the provisions of this code  
20 and the San Francisco Housing Code, the Abatement Appeals Board, upon the written appeal  
21 of any person, may grant a moratorium from enforcement of an order of the Director made  
22 pursuant to Section 102 in order to prevent displacement of low- and moderate-income  
23 persons from affordable housing, if the Board finds that:

24 1. The Director's order from which the appeal is taken was issued after April 1,  
25 1986; and

- 1           2.     The property is a Group R, Division 1 building as defined in this code; and
- 2           3.     The building was constructed prior to January 1, 1956; and
- 3           4.     The condition does not constitute a serious and imminent hazard or a life hazard
- 4 as defined in Section 213 of this code; and
- 5           5.     The condition does not violate the Fire Code or any code other than this code
- 6 and the San Francisco Housing Code; and
- 7           6.     The condition does not affect adequate egress from the building; and
- 8           7.     The condition does not endanger the life, limb, health, property, safety or welfare
- 9 of the public or the occupants of the building; and
- 10          8.     Fifty percent or more of the households living in the building are paying annual
- 11 rent equal to or less than 30 percent of the annual rent of low and moderate income((, i.e., 80
- 12 percent of the median income for San Francisco households of comparable size, as
- 13 determined by the Department of Housing and Urban Development)) as defined in Section
- 14 104.4 of the Building Code; and
- 15          9.     The abatement of the condition will have a reasonable probability of resulting in
- 16 the displacement of occupants who are of low and moderate income as defined above.

17           Section 2. Amending Part II, Chapter XII, of the San Francisco Municipal Code  
18 (Housing Code) by amending Section 401 to read as follows:

19           **SEC. 401. DEFINITIONS.**

20           **Nuisance.** The following shall be defined as nuisance:

- 21           (1)    Any public nuisance known at common law or in equity jurisprudence;
- 22           (2)    Any attractive nuisance which may prove detrimental to children, whether in a
- 23 building or on the premises of a building. This includes open wells, abandoned basements, or
- 24 excavations; abandoned iceboxes, refrigerators and motor vehicles, or any structurally

25           ///

1    unsound fences or structures, or lumber, trash, fences, debris or vegetation which may prove  
2    a hazard for inquisitive minors;

3           (3)    Whatever is dangerous to human life or is detrimental to health;

4           (4)    Overcrowding a room with occupants;

5           (5)    Insufficient ventilation or illumination;

6           (6)    Inadequate or insanitary sewage or plumbing facilities;

7           (7)    Insanitary conditions or anything offensive to the senses or dangerous to health;

8           (8)    Whatever renders air, food or drink unwholesome or detrimental to the health of  
9    human beings;

10          (9)    Fire hazard;

11          (10)   Substandard building;

12          (11)   Any "apartment," "dwelling unit," "habitable space," or "building" as defined in  
13   this Code, which is the subject of a final hazard reduction order under Section 1628 of the San  
14   Francisco Health Code, or an emergency order under Section 1630 of the San Francisco  
15   Health Code.

16          **Rooming House.** Same as "lodging house."

17          Section 3. Amending Part II, Chapter XII, of the San Francisco Municipal Code  
18   (Housing Code) by amending Section 909 to read as follows:

19          **SEC. 909. SMOKE DETECTION AND ALARM SYSTEMS.** (a) All occupancies in  
20   buildings which are three or more stories in height or in buildings having ((six)) five or more  
21   dwelling units, or six or more guest rooms, or a combination of dwelling units and guest rooms  
22   six or more in number, shall be provided with a smoke detection and alarm system as  
23   provided herein.

24          EXCEPTIONS:

25          (1)    Buildings of Type I or Type II construction.

1 (2) Buildings having a sprinkler system conforming as a minimum with the  
2 requirements of Section 807 of the San Francisco Housing Code.

3 (3) Existing buildings having smoke detectors in all individual dwelling units which  
4 are installed prior to March 1, ((1997)) 1977, in conformity with the requirements for fire-  
5 warning systems in effect on that date, and maintained in conformity with applicable  
6 provisions of the Fire Code.

7 (4) Buildings in which all individual dwelling units and guest rooms have access to  
8 the exterior at ground level without use of any interior public hallway or any interior public  
9 stairway. Access to a fire escape shall not qualify for this exception.

10 (b) All required smoke detection and alarm systems shall be installed and  
11 maintained in conformity with the following requirements:

12 (1) All smoke detectors shall be located in accordance with an approved plan in all  
13 public corridors and public stairways. Such detectors shall be located not more than 30 feet  
14 apart and shall be located within 15 feet of a corridor wall or the end of the corridor. There  
15 shall be one detector at the top of each public stairway and an additional detector in such  
16 stairway at every third floor below the top of such stairway. All required smoke detector and  
17 alarm systems shall be approved by the Director and the Fire Department.

18 All required smoke detector and alarm systems installed prior to January 1, 1989 shall  
19 conform to applicable requirements of the National Fire Protection Association Standards 72-  
20 A, 1981 Edition and 72-E, 1981 Edition, except that where there is a conflict between the  
21 provisions and this Section, the provisions of this Section shall prevail. As an alternate, smoke  
22 detector and alarm systems may comply with the 1988 San Francisco Building and Electrical  
23 Codes.

24 (2) All audible devices activated by the operation of any required smoke detector  
25 shall be installed in an approved location and shall emit a loud continuous alarm clearly

1 audible in all occupied areas of the building.

2 All required heat detectors shall be connected to the audible devices of all required  
3 smoke detection and alarm systems located and supervised as required under this Code, and  
4 such heat detectors shall be operationally interconnected to such systems.

5 EXCEPTION: Heat detectors are not required in:

6 (i) Buildings of Type I or Type II construction;

7 (ii) Buildings having a sprinkler system conforming as a minimum with the  
8 requirements of Section 807 of the Housing Code;

9 (iii) Existing buildings having smoke detectors in all individual dwelling units which were  
10 installed prior to March 1, 1977, in conformity with the requirements for smoke detectors in  
11 effect on that date, and maintained in conformity with applicable provisions of the Fire Code;

12 (iv) Buildings in which all individual dwelling units and guest rooms have access to  
13 the exterior at ground level without use of any interior public hallway or any interior public  
14 stairway access to a fire escape which shall not qualify for this exception;

15 (v) Buildings having three-quarter-hour opening protectors in each inner court or  
16 having a sprinkler head at each window of such inner court.

17 Notwithstanding the provisions of Section 104, nothing in this Section is intended to  
18 authorize heat detectors as an alternative material or method to any required sprinkler, fire  
19 alarm, or other fire safety device.

20 (3) Where there is no fire alarm system as required under Section 310.10 of the  
21 San Francisco Building Code, a manual fire alarm pull box capable of activating audible  
22 devices of required smoke detectors shall be installed in an approved location near the main  
23 entrance of the building.

24 (4) All required smoke detectors and alarm systems shall receive their power supply  
25 from the building electrical system. All such systems shall be electrically supervised locally for

1 system malfunction and power supply interruption. "Supervision" shall consist of the following  
2 elements, or those "supervision" provisions provided by standard industry supervision panel  
3 boxes as approved by the State Fire Marshal:

4 (i) A green indicator light to indicate that the system is in a functional condition.

5 (ii) A blinking red indicator light and an audible device to provide a warning when  
6 there is a malfunction or power supply interruption. Such audible device shall be provided with  
7 a silencing switch which shall automatically reset when function of the system or power supply  
8 to the system is reestablished.

9 (iii) A sign located in the interior of the building near the main entrance. Such sign shall  
10 be readily visible. Indicator lights required under this Subparagraph (b)(4) shall be located in  
11 the center of such sign, the top of which shall announce, "FIRE ALARM SYSTEM," and the  
12 bottom of which shall announce, "OPERATING," and "TROUBLE" below the green and red  
13 lights, respectively. All letters forming such announcements shall be at least one-half inch in  
14 height.

15 (5) Similar supervisory indicating devices existing at the time of adoption of this  
16 ordinance shall be deemed in compliance with this Section if approved by the Director and the  
17 San Francisco Fire Department.

18 (c) Upon completion of the installation of any system required under this Section,  
19 the installer of such system shall provide to the Director, in a form acceptable, a certification  
20 that the system is operational and functioning.

21 (d) All required smoke detection and alarm systems shall be maintained as required  
22 by the Fire Code.

23 (e) Where an approved fire alarm system is required under Section 310.14.12 of the  
24 San Francisco Building Code, such fire alarm system shall be operationally interconnected  
25 with any required smoke detection and alarm system such that the fire alarm bells shall be

1 activated by either system. All audible devices of any approved fire alarm system shall  
2 conform to the requirements of this Section.

3 (f) Where a sprinkler alarm bell is required under Chapter 9, the sprinkler shall also  
4 be interconnected to both the fire alarm system and the smoke detection and alarm system.

5 (g) Notwithstanding the provisions of Section 104, nothing in this Section is  
6 intended to authorize smoke detection and alarm systems as an alternative material or  
7 method to any required sprinkler, fire alarm or other fire safety device.

8 Section 4. Amending Part II, Chapter XII of the San Francisco Municipal Code  
9 (Housing Code) by amending Section 910 to read as follows:

10 **SEC. 910. HEAT DETECTORS.** (a) Except for those buildings constructed or  
11 converted to R-1 Occupancy in which the Building and/ or Fire Code in effect at the time of  
12 construction or alteration require other provisions, all Division 1 occupancies in buildings  
13 having inner courts and which are three or more stories in height or have ~~((six))~~ five or more  
14 dwelling units, or more than six guest rooms, or a combination of dwelling units and guest  
15 rooms six or more in number, shall be provided with fixed temperature rate-compensation or  
16 rate- anticipated type heat detectors located in accordance with an approved plan. There shall  
17 be at least one such heat detector located near the top of a wall of the inner court and an  
18 additional heat detector at every third floor below the top of such wall. Such detectors shall be  
19 spaced horizontally along the length of the inner court so as not to be located more than 15  
20 feet apart in such inner court nor more than seven and one-half feet from the end wall or edge  
21 of the building. Where the width of the inner court exceeds 10 feet, such detectors shall be  
22 located along each wall.

23 All required heat detectors shall conform to applicable requirements of the National Fire  
24 Protection Association Standards 72-E, 1981 Edition, except that where there is a conflict

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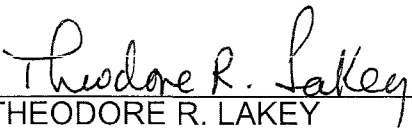
1 between the provisions of such standards and the provisions of this Section, the provisions of  
2 this Section shall prevail.

3 All required heat detectors shall be hermetically sealed to protect them from the  
4 weather and shall be shielded as approved by the Director to function properly on an exterior  
5 wall. Such detectors shall have a temperature rating of 135 to 174 degrees Fahrenheit. Such  
6 detectors shall be rated for spacing of 50 feet on centers.

7 (b) **Sprinkler Systems.** When required by other provisions of this Code, automatic  
8 sprinkler systems and standpipes shall be installed as specified in Chapter 9.

9  
10 APPROVED AS TO FORM:

11 LOUISE H. RENNE, City Attorney

12  
13 By:   
14 THEODORE R. LAKEY  
15 Deputy City Attorney





# City and County of San Francisco

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

## Tails Ordinance

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**File Number:** 992049

**Date Passed:**

Ordinance amending Building Code Section 105.2.8.4 to reinstate the language of the 1995 San Francisco Building Code regarding homeowner's financial qualifications for moratorium on abatement action using updated section reference number; amending Housing Code Section 401 to reinstate item number 11 deleted in error from the definition of "nuisance" and to make a nonsubstantive editorial correction, by amending Section 909 to correct incomplete code section references and to correct typographical error; amending Sections 909 and 910 regarding smoke and heat detectors and alarm system by reinstating the language of the 1995 San Francisco Housing Code to require these items for certain existing buildings containing five or more dwelling units.

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November 15, 1999 Board of Supervisors — PASSED, ON FIRST READING

Ayes: 11 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

November 22, 1999 Board of Supervisors — FINALLY PASSED

Ayes: 11 - Ammiano, Becerril, Bierman, Brown, Katz, Kaufman, Leno, Newsom, Teng, Yaki, Yee

File No. 992049

I hereby certify that the foregoing Ordinance was FINALLY PASSED on November 22, 1999 by the Board of Supervisors of the City and County of San Francisco.



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Gloria L. Young  
Clerk of the Board

DEC - 3 1999

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Date Approved



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Mayor Willie L. Brown Jr.