

[Building Code - Slope and Seismic Hazard Zone Protection Act]

Ordinance amending the Building Code to revise the renamed City's Slope and Seismic Hazard Zone Protection Act by clarifying the scope of its application to properties exceeding an average slope of 25%4:1 grade, updating the map references, mandating review by the Department of Building Inspection's Structural Advisory Committee and/or a third party peer review under specified circumstances, and re-enacting and modifying a paragraph in the scope section regarding the type of proposed construction that triggers application of the Act which that was omitted inadvertently in the adoption of the 2016 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.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in single-underline italics Times New Roman font.
Deletions to Codes are in ~~strikethrough italics Times New Roman font~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

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

Section 1. General Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 171284 and is incorporated herein by reference. The Board affirms this determination.

1 (b) On March 21, 2018, the Building Inspection Commission considered this
2 ordinance at a duly noticed public hearing pursuant to Charter Section D3.750-5.

3
4 Section 2. California Health and Safety Code Section 17958.7(b). No finding is
5 required under California Health and Safety Code Section 17958.7 because the ordinance
6 does not amend a "building standard" as defined in Section 18909 of that Code.

7
8 Section 3. The Building Code is hereby amended by revising Section 106A.4.1.4, to
9 read as follows:

10 **106A.4.1.4 The Slope and Seismic Hazard Zone Protection Act.** This Section of the San
11 Francisco Building Code shall be known as the Slope and Seismic Hazard Zone Protection Act.

12 **106A.4.1.4.1 Creation.** The Slope and Seismic Hazard Zone Protection Act shall apply
13 to all property within San Francisco that exceeds an average slope of 25%4 horizontal to 1
14 vertical grade or falls within certain mapped areas of the City, except those properties already
15 subject to the Edgehill Mountain Slope Protection Area or the Northwest Mt. Sutro Slope
16 Protection Area. For purposes of this Section "property" shall mean a legal lot of record.
17 Heightened review of certain permit applications, as provided in this section, shall be given to
18 all property subject to this Act.

19 **106A.4.1.4.2 Purpose.** Because landslides, earth movement, ground shaking,
20 drainage issues, and subsidence are likely to occur on or near steeply sloped properties and
21 within other defined areas causing severe damage and destruction to public and private
22 improvements, the Board of Supervisors finds that the public health, safety, and welfare is
23 best protected if the Building Official causes permit applications for the construction of new
24 buildings or structures and certain other construction work on property subject to the Slope
25 and Seismic Hazard Zone Protection Act to ~~undergo additional~~ undergo additional ~~be peer-~~

1 reviewed for structural integrity and effect on hillside or slope stability. The requirements for
2 projects subject to the Slope and Seismic Hazard Zone Protection Act are in addition to all other
3 applicable laws and regulations, including any and all requirements for environmental review
4 under the California Environmental Quality Act; compliance with the requirements contained
5 herein does not excuse a project sponsor from compliance with any other applicable laws and
6 regulations.

7 **106A.4.1.4.3 Scope.** (a) Properties are subject to these requirements where: (1) any
8 portion of the property either (1) exceeds an average slope of 25% grade or (2) lies within the
9 areas of "Earthquake-Induced Landslide" in the Seismic Hazard Zone Map, released by the
10 California Department of Conservation, Division of Mines and Geology, dated November 17,
11 2000, or amendments thereto or (2) the property exceeds an average slope of 4 horizontal to
12 1 vertical slope; or within the "Landslide Hazard Areas" mapped as "Landslide Locations" in Figure
13 4 of the San Francisco Seismic Safety Investigation report prepared by URS/John A. Blume &
14 Associates, Engineers, June 1974, or any successor map thereto.

15 (b) Proposed construction work that is subject to these requirements includes the construction
16 of new buildings or structures having over 1,000 square feet of new projected roof area and horizontal
17 or vertical additions having over 500 square feet of new projected roof area. In addition, these
18 requirements shall apply to the following activity or activities if, in the opinion of the Building Official,
19 the proposed work may have a substantial impact on the slope stability of any property: shoring,
20 underpinning, excavation, or retaining wall work; grading, including excavation or fill, of over 50
21 cubic yards of earth materials; or any other construction activity that, in the opinion of the Building
22 Official, may have a substantial impact on the slope stability of any property.

23 **106A.4.1.4.4 Mandatory submittal and review of reports and geotechnical**
24 **engineering review by the Structural Advisory Committee; review by other City**
25 **officials.** (a) All permit applications submitted to the Department of Building Inspection Central

1 Permit Bureau for construction work on properties subject to the Slope and Seismic Hazard Zone
2 Protection Act shall include report(s) prepared and signed by both a licensed geologist and a
3 licensed geotechnical engineer identifying areas of potential slope instability, defining potential
4 risks of development due to geological and geotechnical factors, including information
5 required by this section 106A.4.1.4.4 and Departmental guidelines and regulations, and
6 ~~drawing conclusions and~~ making recommendations regarding the proposed development.
7 These reports shall ~~undergo design review by a licensed geotechnical engineer~~ be submitted to and
8 reviewed by the ~~Structural Advisory Committee, as defined by Building Code Section~~
9 ~~105A.6~~ undergo review as deemed appropriate by the Building Official or by their designated
10 staff. Such design review shall involve an internal review by Departmental staff. The Building
11 Official, in their discretion, may require third party peer review from a licensed geotechnical
12 engineer. After third party peer review, the Building Official, in their discretion, may establish
13 a by the Structural Advisory Committee, as defined by Building Code section 105A.6, to review
14 the project. If there is a history of landslides in the vicinity of the project, the Building Official
15 shall require third party peer review and establish a Structural Advisory Committee to review
16 the project. For purposes of the preceding sentence, "vicinity" shall mean any property
17 tangent to the subject project site that also appears on the current version of the California
18 Department of Conservation's Seismic Hazard Zone Map identified in section 106A.4.1.4.3.
19 The Building Official's or the Building Official's designee's decision(s) concerning the level of
20 review for a particular project or activity shall: (1) be in writing, (2) identify Departmental staff
21 involved in the decision, (3) be consistent with the criteria set forth in the Slope and Seismic
22 Hazard Zone Protection Act and any Departmental guidance adopted under section
23 106A.4.1.6, and (4) describe the basis for the decision.

24 (b) All such project reviews required under section 106A.4.1.4.4(a) shall verify that
25 appropriate geological and geotechnical issues have been considered and that appropriate

1 slope instability mitigation strategies, including drainage plans if required, have been
2 proposed. Review also shall consider any other factors relevant to mitigation slope instability,
3 including, but not limited to, the ground slope, soil type at the project site, the geologic
4 conditions, the history of landslides in the vicinity, the nature of the planned excavation and
5 construction, the proximity and type of adjacent construction, and the effect that construction
6 activity related to the proposed project will have on the safety and stability of the subject
7 property and properties within the vicinity of such property.

8 (c) No permits as specified above for properties subject to the Slope and Seismic Hazard Zone
9 Protection Act that involve review by the Structural Advisory Committee shall be issued unless
10 and until the Building Official has consulted with and received a written communication from
11 representatives of the Departments of Planning and Public Works, and the Fire Department, each of
12 whom has made a visit to the site for which the project is proposed, and the Building Official has
13 received a written report from the Structural Advisory Committee concerning the safety and integrity of
14 the proposed design and construction. As part of its review, the Structural Advisory Committee shall
15 make findings concerning the review criteria and analysis set forth in this section 106A.4.1.4.4
16 and Departmental guidelines and regulations regarding slope and seismic hazard~~consider~~
17 ~~the effect that construction activity related to the proposed project will have on the safety and~~
18 ~~stability of the property subject to the Slope and Seismic Hazard Zone Protection Act and~~
19 ~~properties within the vicinity of such property.~~

20 **106A.4.1.4.5 Structural Advisory Committee and m**~~Mandatory denial by the Building~~
21 **Official.** ~~After reviewing all submitted information pursuant to Section 106A.4.1.4.4, the Director, in~~
22 ~~his or her sole discretion, may require that the permit application be subject to review by a Structural~~
23 ~~Advisory Committee, as defined by Building Code Section 105A.6. When subject to such Structural~~
24 ~~Advisory Committee review, no permits shall be issued unless and until the Building Official has~~
25 ~~consulted with and received a written communication from representatives of the Department of~~

1 ~~Planning, Department of Public Works and Fire Department, each of whom has made a visit to the site~~
2 ~~for which the project is proposed, and the Building Official has received a written report from the~~
3 ~~Structural Advisory Committee concerning the safety and integrity of the proposed design and~~
4 ~~construction. As part of its review, the Structural Advisory Committee shall consider the effect that~~
5 ~~construction activity related to the proposed project will have on the safety and stability of the property~~
6 ~~subject to the Slope and Seismic Hazard Zone Protection Act and properties within the vicinity of such~~
7 ~~property.~~

8 In the event that the ~~Building Official establishes a~~ Building Official establishes a
9 ~~Structural Advisory Committee, and such Committee~~ and such Committee determines that there
10 is a reasonable likelihood that the proposed design and construction would result in unsafe
11 conditions or would increase the likelihood of hillside or slope instability, and such unsafe
12 conditions or instability cannot be mitigated to the satisfaction of the Committee, the Building
13 Official shall deny the permit. The Building Official's decision to deny the permit is appealable
14 only to the Board of Appeals.

15 **106A.4.1.4.6 Regulations to implement the Slope and Seismic Hazard Zone**
16 **Protection Act.** The Building Official is hereby authorized to adopt rules, regulations,
17 administrative bulletins, or other written guidelines to assist the Department in implementing
18 this Section 106A.4.1.4, provided that any such guidance shall be in addition to the criteria set
19 forth in section 106A.4.1.4.4 or elsewhere in this Act and shall not conflict with or diminish any
20 of the permit review criteria in this Building Code, including, but not limited to, requirements for
21 applicants to demonstrate that a project site is not subject to the Slope Protection Act. Such
22 guidance may provide objective criteria to exempt certain projects and activities from
23 discretionary third party peer or Structural Advisory Committee review where the soil at the
24 project site is dune sand or Colma Formation and the project or activity presents
25 circumstances that would not necessitate more extensive review.


1
2 Section 4. Effective Date. This ordinance shall become effective 30 days after
3 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
4 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
5 of Supervisors overrides the Mayor's veto of the ordinance
6

7 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
8 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
9 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
10 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
11 additions, and Board amendment deletions in accordance with the "Note" that appears under
12 the official title of the ordinance.
13

14 Section 6. Directions to the Clerk. The Clerk of the Board of Supervisors is hereby
15 directed to forward a copy of this ordinance to the California Building Standards Commission
16 upon final passage.
17

18 APPROVED AS TO FORM:
19 DENNIS J. HERRERA, City Attorney

20 By:


21 JOHN D. MALAMUT
22 Deputy City Attorney

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24
25



City and County of San Francisco

Tails Ordinance

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

File Number: 171284

Date Passed: May 15, 2018

Ordinance amending the Building Code to revise the renamed City's Slope and Seismic Hazard Zone Protection Act by clarifying the scope of its application to properties exceeding an average slope of 4:1 grade, updating the map references, mandating review by the Department of Building Inspection's Structural Advisory Committee and/or a third party peer review under specified circumstances, and re-enacting and modifying a paragraph in the scope section regarding the type of proposed construction that triggers application of the Act that was omitted inadvertently in the adoption of the 2016 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.

April 16, 2018 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

April 16, 2018 Land Use and Transportation Committee - RECOMMENDED AS AMENDED

April 24, 2018 Board of Supervisors - CONTINUED ON FIRST READING

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

May 08, 2018 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

May 08, 2018 Board of Supervisors - PASSED ON FIRST READING AS AMENDED


Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

May 15, 2018 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

File No. 171284

I hereby certify that the foregoing
Ordinance was FINALLY PASSED on
5/15/2018 by the Board of Supervisors of
the City and County of San Francisco.


Angela Calvillo
Clerk of the Board


Mark E. Farrell
Mayor


Date Approved