

1 [Building Code - Repeal of Existing 2016 Code and Enactment of 2019 Edition]

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3 **Ordinance repealing the 2016 Building Code in its entirety and enacting a 2019 Building**  
4 **Code consisting of the 2019 California Building Code and the 2019 California**  
5 **Residential Code, as amended by San Francisco; adopting environmental findings and**  
6 **findings of local conditions under the California Health and Safety Code; providing for**  
7 **an operative date of January 1, 2020; and directing the Clerk of the Board to forward**  
8 **the legislation to the California Building Standards Commission as required by State**  
9 **law.**

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

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

18 Section 1. Environmental Findings. The Planning Department has determined that the  
19 actions contemplated in this ordinance comply with the California Environmental Quality Act  
20 (California Public Resources Code Sections 21000 et seq.). Said determination is on file with  
21 the Clerk of the Board of Supervisors in File No. 190959 and is incorporated herein by  
22 reference. The Board affirms this determination.

23 Section 2. General Findings.

24 (a) The California Building Standards Code is contained in Title 24 of the California  
25 Code of Regulations. It consists of 12 Parts, which are based upon model codes that are  
amended by the State agencies with jurisdiction over the subject matter. The California

1 Building Code is Part 2 of Title 24 of the California Code of Regulations; the California  
2 Residential Code is Part 2.5. The 2019 California Building Code and 2019 California  
3 Residential Code will go into effect throughout California on January 1, 2020.

4 (b) The State of California adopts a new California Building Standards Code every  
5 three years (“triennial CBSC”) with supplemental amendments published in intervening years.  
6 The triennial CBSC goes into effect throughout the State of California 180 days after its  
7 publication by the California Building Standards Commission or at a later date established by  
8 the Commission. The 2019 triennial CBSC will go into effect on January 1, 2020.

9 (c) Local jurisdictions must enforce the California Building Standards Code but they  
10 may also enact more restrictive building standards that are reasonably necessary because of  
11 local climate, geologic, or topographical conditions. Local amendments may be made both to  
12 a triennial CBSC and also to its individual Parts during the intervening years; however, local  
13 amendments previously adopted are not automatically applicable to a triennial CBSC. Rather,  
14 they must be re-enacted with the required findings of local climate, geologic, or topographical  
15 conditions, expressly made applicable to the new triennial CBSC, and with an operative date  
16 no earlier than the effective date of the new State Code.

17 (d) As in past triennial CBSC adoption cycles, by this ordinance the Board of  
18 Supervisors repeals the 2016 San Francisco Building Code in its entirety, enacts the 2019  
19 San Francisco Building Code, and re-enacts the existing local amendments to make them  
20 applicable to the 2019 California Building and Residential Codes.

21 (e) Pursuant to Charter Section D3.750-5, the Building Inspection Commission  
22 considered and approved San Francisco’s amendments to the 2019 California Building Code  
23 at a duly noticed public hearing that was held on July 17, 2019.

24  
25 Section 3. Findings regarding Local Conditions.

1 (a) California Health and Safety Code Sections 17958.7 and 18941.5 provide that  
2 before making any changes or modifications to the California Building Code and any other  
3 applicable provisions published by the California Building Standards Commission, the  
4 governing body must make an express finding that each such change or modification is  
5 reasonably necessary because of specified local conditions. The local amendments together  
6 with the required findings must be filed with the California Building Standards Commission  
7 before the local changes or modifications can go into effect.

8 (b) The City and County of San Francisco is unique among California communities  
9 with respect to local climate, geologic, topographical, and other conditions. A specific list of  
10 findings that support San Francisco's modifications to the 2019 California Building Code and  
11 the 2019 California Residential Code, with a section-by-section correlation of each  
12 modification with a specific numbered finding, are contained in Exhibit A entitled "Standard  
13 Findings for San Francisco Building Standards Code Amendments."

14 (c) Pursuant to California Health and Safety Code Sections 17958.7 and 18941.5,  
15 the Board of Supervisors finds and determines that the local conditions described in Exhibit A  
16 constitute a general summary of the most significant local conditions giving rise to the need  
17 for modification of the 2019 California Building Code and 2019 California Residential Code  
18 provisions published by the California Building Standards Commission. The Board of  
19 Supervisors further finds and determines that the proposed modifications are reasonably  
20 necessary based upon the local conditions set forth in Exhibit A.

21  
22 Section 4. Repeal of 2016 San Francisco Building Code and Enactment of the 2019  
23 San Francisco Building Code.

24 (a) The 2016 San Francisco Building Code is hereby repealed in its entirety. The  
25 San Francisco Building Code being repealed was enacted on November 22, 2016, by

1 Ordinance Nos. 225-16 and 226-16, with an operative date of January 1, 2017. It was  
2 amended by Ordinance Nos. 53-17, 131-17, 200-17, 233-17, 36-18, 102-18, 121-18, 245-18,  
3 267-18, 301-18, 3-19, 52-19, 60-19, 62-19, 65-19, and 207-19. These ordinances are  
4 available on the Board of Supervisors' website.

5 (b) The 2019 San Francisco Building Code is hereby enacted. It consists of (1) the  
6 2019 California Building Code, (2) the 2019 California Residential Code, and (3) San  
7 Francisco's existing local amendments to those 2019 California Codes, which are re-enacted  
8 and expressly made applicable to said codes. Copies of the 2019 California Building Code,  
9 the 2019 California Residential Code, and the stand-alone San Francisco amendments to  
10 those 2019 California Codes are declared to be part of Board File No. 190959 and are  
11 incorporated into this ordinance by reference as though fully set forth. Existing San Francisco  
12 amendments that are being made applicable to those 2019 California Codes are shown in  
13 unformatted ("plain") text and may include bold and/or italicized type; new San Francisco  
14 amendments are underlined; and deleted San Francisco amendments are in strikeout text.

15  
16 Section 5. Continuation of Actions Under Prior Code. Nothing contained in this  
17 ordinance shall be construed as abating any action now pending under or by virtue of any  
18 ordinance of the City and County of San Francisco hereby repealed, nor shall this ordinance  
19 be construed as discontinuing, abating, modifying or altering any penalties accruing, or to  
20 accrue, or as waiving any right of the City under any such ordinance.

21  
22 Section 6. Severability. If any section, subsection, sentence, clause, or phrase of this  
23 ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the  
24 remaining portions of this ordinance. The Board of Supervisors hereby declares that it would  
25 have passed this ordinance, and each section, subsection, sentence, clause, or phrase of this

1 Ordinance, irrespective of the fact that any one or more sections, subsections, sentences,  
2 clauses, or phrases be declared invalid.

3  
4 Section 7. Effective and Operative Dates. This ordinance shall become effective 30  
5 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor  
6 returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it,  
7 or the Board of Supervisors overrides the Mayor's veto of the ordinance. This ordinance shall  
8 take effect and be in full force on and after either January 1, 2020 or its effective date if the  
9 effective date is later.

10  
11 Section 8. Directions to Clerk. Upon final passage of this ordinance, the Clerk of the  
12 Board of Supervisors is hereby directed to transmit to the California Building Standards  
13 Commission pursuant to the applicable provisions of State law 1) this ordinance, 2) the Exhibit  
14 A attachment, and 3) the San Francisco modifications to the 2019 California Building Code  
15 and the 2019 California Residential Code.

16  
17 APPROVED AS TO FORM:  
18 DENNIS J. HERRERA, City Attorney

19 By:

  
20 ROBB KAPLA  
21 Deputy City Attorney

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City and County of San Francisco

Tails  
Ordinance

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

File Number: 190959

Date Passed: November 12, 2019

Ordinance repealing the 2016 Building Code in its entirety and enacting a 2019 Building Code consisting of the 2019 California Building Code and the 2019 California Residential Code, as amended by San Francisco; adopting environmental findings and findings of local conditions under the California Health and Safety Code; providing for an operative date of January 1, 2020; and directing the Clerk of the Board to forward the legislation to the California Building Standards Commission as required by State law.

October 28, 2019 Land Use and Transportation Committee - RECOMMENDED

November 05, 2019 Board of Supervisors - PASSED ON FIRST READING

Ayes: 10 - Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

Excused: 1 - Brown

November 12, 2019 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

File No. 190959

I hereby certify that the foregoing  
Ordinance was FINALLY PASSED on  
11/12/2019 by the Board of Supervisors of  
the City and County of San Francisco.

Angela Calvillo  
Clerk of the Board

London N. Breed  
Mayor

Date Approved