

MEMORANDUM

November 08, 2019

TO: MEMBERS, PORT COMMISSION
Hon. Kimberly Brandon, President
Hon. Willie Adams, Vice President
Hon. Gail Gilman
Hon. Victor G. Makras
Hon. Doreen Woo Ho

FROM: Elaine Forbes
Executive Director

SUBJECT: Informational presentation on the proposed 2019 California Building, Plumbing, Electrical, Mechanical, Green and Existing Building Codes and Local Amendments to the Port Code

DIRECTOR'S RECOMMENDATION: Informational item; no action required

Executive Summary

State law establishes the statewide building standards code, known as the California Building Standards Code, located in Title 24 of the California Code of Regulations. The Building Standards Code consists of legally-codified standards governing the design and construction of buildings, structures, and associated infrastructure. The California Building Standards Code has the following 12 parts to address different aspects of design and construction in the building industry.

- Part 1: California Administrative Code
- Part 2: California Building Code Parts 1 and 2 (based on the International Building Code)
- Part 2.5: California Residential Building Code (based on the International Residential Code)
- Part 3: California Electrical Code (based on the National Electrical Code)
- Part 4: California Mechanical Code (based on the Uniform Mechanical Code)
- Part 5: California Plumbing Code (based on the Uniform Plumbing Code)
- Part 6: California Energy Code
- Part 7: Vacant formerly California Elevator Safety Construction Code (see Cal. Code Regs., Title 8)

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- Part 8: California Historical Building Code
- Part 9: California Fire Code (based on the International Fire Code)
- Part 10: California Existing Building Code (based on the International Existing Building Code)
- Part 11: California Green Building Standards Code (also referred to as **CALGreen**)
- Part 12: California Referenced Standards Code

The State allows local jurisdictions such as the Port of San Francisco to adopt amendments to the Building Standards Code to address local geologic, topographic, climatic, environment, and administrative processes for each local jurisdiction. Local amendments generally must be more restrictive. Historically, the Port engineering staff have adopted local amendments to the California Building Standards Code to form the Port of San Francisco Building Code. This report provides an overview of the proposed 2019 Port of San Francisco Building Code. Port staff will then request approval at the December 10, 2019 meeting, and if the Port Commission approves, the 2019 Port of San Francisco Code will become effective January 1, 2020.

Strategic Objective:

Adoption of updated Port of San Francisco Building Code supports the following objectives:

Resiliency – Port of San Francisco Building Code incorporates the latest code regulations which establish the minimum requirements to safeguard the public health, safety, and general welfare through structural strength, stability, fire safety, and general quality of construction.

Sustainability – Port of San Francisco Building Code incorporates the 2019 Green Building Codes which promote the latest environmentally sustainable practices in building construction and operation.

Introduction

The California Building Standards Commission, through the California Health and Safety Code, establishes construction standards in California which are codified in the California Code of Regulations, Title 24, also known as the “California Building Standards Code” (State Code). The State Code is considered to provide for the minimum construction standards to achieve reasonable levels of health, safety and general welfare to occupants and the public. The State Code allows local jurisdictions to establish more restrictive, reasonable, and necessary differences to the State’s minimum standards by filing local findings and code amendments with the California Building Standards Commission.

As a local jurisdiction, separate from the San Francisco Department of Building Inspection, the Port of San Francisco adopts its own Port of San Francisco Building Code for regulation of construction and improvements of structures and facilities within the Port’s jurisdictional boundaries. This code consists of local findings and code

amendments adopted by the Port, combined with the State Code. The Port of San Francisco's local amendments primarily consist of special design requirements to address the Port's proximity to Bay waters, and its unique topographical and geographical conditions. The California Building Standards Commission has adopted a new 2019 edition of the State Code. The primary changes to the State Code are: 1) general updates of all codes; 2) changes to the green building regulations for requirements to govern water, electrical vehicles and waste reduction management. The new edition will supersede the current 2016 edition of the State Code in its entirety and will have an effective date of January 1, 2020. As a result, the 2016 edition of the Port of San Francisco Code, which was based on the 2016 edition of the State Code, will be outdated as of January 1, 2020. Through the California Health and Safety Code, the California Building Standards Commission mandates that all jurisdictions within the State adopt the 2019 State Code, subject to the process for local jurisdictions to adopt amendments. In response to that requirement, Port staff will seek Port Commission approval to adopt the State Code with the Port's local findings and code amendments at the Port Commission's meeting on December 10, 2019. This will enable the continuance of the Port's current administrative procedures, submittal requirements, appeal processes and construction standards applicable to the Port's marine environment, facilities and maritime operations.

If the Port Commission does not adopt the updated Port of San Francisco Building Code, the Port's construction standards will, as of January 1, 2020, default to the 2019 California Building Standards Code without local Port jurisdictional amendments.

Background

The draft 2019 Port of San Francisco Building Code includes specific local amendments to the state Building, Existing Building, Mechanical, Electrical, Plumbing, Energy and Green Building Model Codes. These provisions and amendments will enable the Port to enforce construction standards and hear appeals under the Port's unique jurisdictional structure. They will provide special design requirements for the Port's proximity to Bay waters and address the Port's unique topographical and geographical conditions. It will include mandatory features for construction dust control, storm water run-off and flood plain management that protect the environment, buildings, structures, and people associated with construction activity within the Port's jurisdiction.

Climate Action

The 2019 State Code includes standards for green building practices known as the California Green Building Standards Code, along with standards for energy consumption known as the California Energy Code. The proposed 2019 Port of San Francisco Building Code incorporate these standards.

Schedule

Port staff will post public notices in a local newspaper, announcing a review and comment period of two weeks for the proposed 2019 Port of San Francisco Building Code. After public review and resolution of comments, staff plans to request Port Commission approval and adoption of the proposed 2019 Port of San Francisco Building Code and associated local findings on December 10, 2019, with an effective date of January 1, 2020. Upon adoption of the 2019 edition of the Port of San Francisco Building Code by the Port Commission, staff will file the local findings and associated code amendments with the California Building Standards Commission to finalize the process.

Summary

The 2019 Port of San Francisco Code will, upon adoption, effectively repeal the 2016 edition of the Port of San Francisco Code as of January 1, 2020. This 2019 code will adopt, by reference, the 2019 California Building Standards Code with Port specific local findings and associated code amendments, that will be presented for approval to the Port Commission on December 10, 2019.

Port staff will produce a draft of the proposed 2019 Port of San Francisco Building Code with local findings. Staff will post the draft code for public opinion and comment and will present the final draft of the 2019 Port of San Francisco Building Code and local findings at the December 10, 2019 Port Commission meeting for review and approval with an effective date of January 1, 2020.

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Attachment: List of significant changes

Significant Changes to the various Port Codes for 2019 (to be effective on January 1, 2020)

PORT BUILDING CODE

1. Grammatical, date, numbering and formatting changes.
2. Adoption of some code procedures from the Building Code of the San Francisco Department of Building Inspection (SFDBI).
3. Increase in Port plan review and inspection fees.
4. Change in the ratio of occupant load per square footage for office occupancies.

PORT PLUMBING CODE

1. On a 'per project basis', allow use of certain types of plastic piping systems under piers.