2019

PORT OF SAN FRANCISCO BUILDING CODE

Based on the 2019
California Building Code

PORT OF SAN FRANCISCO

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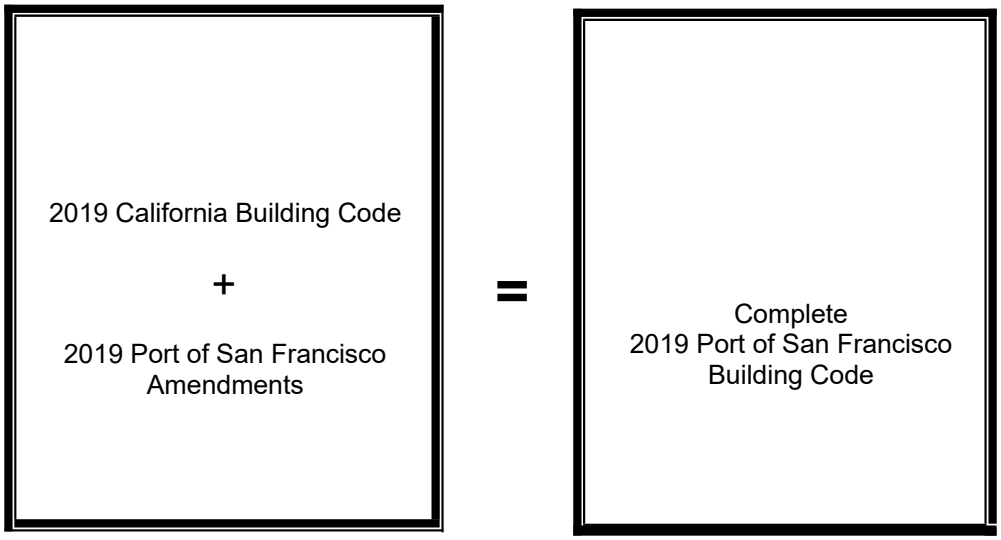
The complete 2019 Port of San Francisco Building Code adopts and amends the 2019 edition of the California Building Code

Effective Date: January 1, 2020



PUBLISHER'S NOTE

To simplify the use of the Port of San Francisco amendments with corresponding sections of the 2019 California Building Code, explanatory remarks appearing in italics are provided at the beginning of each amendment indicating whether the Port of San Francisco Amendments to the 2019 California Building Code are adding, revising, *moving, renumbering or* replacing a section or portion of a section.

Should you find publication errors (for example, typographical) or inconsistencies in this code or wish to offer comments toward improving its format, please address your comments to:

Port of San Francisco Engineering Division -
Building Permit Group Pier 1,
The Embarcadero
San Francisco, CA 94111

Phone: (415) 274-0564

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TABLE OF CONTENTS

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CHAPTER 1 SCOPE AND ADMINISTRATION

DIVISION I
CALIFORNIA ADMINISTRATION

No Port of San Francisco Code Amendments

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DIVISION II
SCOPE AND ADMINISTRATION

See Chapter 1A for the Administration provisions of the Port of San Francisco Building Code

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CHAPTER 1A ADMINISTRATIVE

Port of San Francisco adopts the following Chapter 1A for the purpose of administration of the 2019 Port of San Francisco Building Code. Certain specific administrative and general code provisions as adopted by various state agencies may be found in Chapter 1, Divisions I & II of this code.

SECTION 101A GENERAL

101A.1 Title. These regulations shall be known as the "2019 Port of San Francisco Building Code," may be cited as such and will be also referred to herein as "this code." The 2019 Port of San Francisco Building Code amends the California Building Code, which is Part 2, of the 12 parts of the official compilation and publication of the adoption, amendment and repeal of the building regulations in the California Code of Regulations, Title 24, also referred to as the California Building Standards Code. The California Building Code incorporates by adoption the 2015 International Building Code of the International Code Council with necessary California amendments.

101A.2 Purpose. The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress, facilities, stability, sanitation, adequate lighting and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment; to regulate and control the demolition of all buildings and structures, and the quarrying, grading, excavation, and filling of land within the jurisdiction of the San Francisco Port Commission, as set forth within sections of Statutes 1968, ch.1333 (The Burton Act); and, to provide safety to fire fighters and emergency responders during emergency operations.

Also, the purpose of this code is to ensure that barrier-free design is incorporated in all buildings, facilities, site work and other developments to which this code applies and to ensure that they are accessible to and usable by persons with disabilities.

101A.3 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures throughout the Port of San Francisco, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in this code and hydraulic flood control structures.

101A.3.1 Non-state regulated buildings, structures and applications. Except as modified and established through adoption by the San Francisco Port Commission pursuant to Section 1.1.8, the following standards in the California Code of Regulations, Title 24, Parts 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11 and 12 shall apply to all occupancies and applications not regulated by a state agency.

101A.4 Appendices. Provisions contained in the appendices of this code shall not apply unless specifically adopted by a state agency or adopted by a local enforcing agency in compliance with Health and Safety Code Section 18938(b) for Building Standards Law, Health and Safety Code Section 17950 for State Housing Law and Health and Safety Code Section 13869.7 for Fire Protection Districts.

101A.5 Validity. If any chapter, section, subsection, sentence, clause or phrase of this code is for any reason held to be unconstitutional, contrary to statute, exceeding the authority of the state as

stipulated by statutes, or otherwise inoperative, such decision shall not affect the validity of the remaining portion of this code.

101A.6 Reference documents. The codes, standards and publications adopted and set forth in this code, including other codes, standards and publications referred to therein are, by title and date of publication, hereby adopted as standard reference documents of this code. When reference is made in this code to the California Mechanical Code, California Electrical Code or the California Plumbing Code, it shall mean the California Mechanical Code, California Electrical Code or California Plumbing Code as adopted and amended by the San Francisco Port Commission through the 2019 Port of San Francisco Building Code, 2019 Port of San Francisco Mechanical Code, 2019 Port of San Francisco Electrical Code, the 2019 Port of San Francisco Plumbing Code and the 2019 Port of San Francisco Green Building Standards Code.

When this code does not specifically cover any subject relating to building design and construction, recognized architectural or engineering practices shall be employed. The National Fire Codes and Fire Protection Handbook of the National Fire Protection Association are permitted to be used as authoritative guides in determining recognized fire-prevention engineering practices.

In the event of any differences between these building standards and the standard reference documents, the text of these building standards shall govern.

101A.7 Order of precedence.

101A.7.1 Specific provisions. Where a specific provision varies from a general provision, the specific provision shall apply.

101A.7.2 Conflicts. When the requirements of this code conflict with the requirements of any other part of the California Building Standards Code, Title 24, the most restrictive requirement shall prevail.

101A.7.3 Fire Codes. Nothing in these building standards shall diminish the requirements of the State Fire Marshal.

101A.8 – 101A.20 Reserved

101A.21 Safety assessment placards. This section establishes standard placards to be used to indicate the condition of a building or structure after a natural or human-created disaster. A description of the placards to be used is set forth in Section 101A.21.2. The Chief Harbor Engineer and authorized representatives are authorized to post the appropriate placard at each entry point to a building or structure upon completion of a safety assessment. A safety assessment is a visual, nondestructive examination of a building or structure for the purpose of determining the condition for continued occupancy.

101A.21.1 Application of provisions. The provisions of this section are applicable to all buildings and structures of all occupancies within the jurisdiction of the San Francisco Port Commission as set forth within Section 3 of Statutes 1968, ch.1333 (The Burton Act).

101A.21.2 Description of placards. The Port of San Francisco shall use the standard form of placards that the Applied Technology Council has recommended. The recommended placards are

revised from time to time. The actual placards shall be in a form that the Chief Harbor Engineer approves and shall be signed by the Chief Harbor Engineer. In addition, the Port of San Francisco designation, its address, and telephone number shall be permanently affixed to each placard. Each placard shall include the following language or its equivalent as determined by the Chief Harbor Engineer: Any unauthorized removal, alteration, or covering of this placard shall be considered a violation of the Port of San Francisco Building Code. A general description of the placards is as follows:

1. **INSPECTED – LAWFUL OCCUPANCY PERMITTED (Green).** This placard is to be posted on any building or structure where no apparent structural hazard has been found. This placard is not intended to mean that there is no damage to the building or structure.

2. **RESTRICTED USE (Yellow).** This placard is to be posted on each building or structure that is damaged to such an extent that restrictions on continued occupancy are required. The person or persons authorized to post this placard will note in general terms the type of damage encountered and will note with specificity any restrictions on continued occupancy.

3. **UNSAFE – DO NOT ENTER OR OCCUPY (Red).** This placard is to be posted on each building or structure that is damaged to such an extent that continued occupancy poses a threat to life safety. Buildings or structures posted with this placard shall not be entered under any circumstance except as authorized in writing by the Chief Harbor Engineer or his or her authorized representative. Authorized safety assessment individuals or teams may enter these buildings at any time. This placard is not to be used or considered to be a demolition order.

4. The person or persons authorized to post this placard will note in general terms the type of damage encountered.

101A.21.3 Removal or alteration prohibited. Once it has been attached to a building or structure, a placard is not to be removed, altered, or covered except by an authorized representative of the Chief Harbor Engineer or upon written notification from the Chief Harbor Engineer. Any unauthorized removal, alteration, or covering of a placard shall be considered a violation of this code.

EXCEPTION: A Green placard may be removed 60 days after posting.

SECTION
102A UNSAFE BUILDINGS, STRUCTURES OR PROPERTY

102A.1 General. All buildings, structures, property, or parts thereof, regulated by this code that are structurally unsafe or not provided with adequate egress, or that constitute a fire hazard, or are otherwise dangerous to human life, safety or health of the occupants or the occupants of adjacent properties or the public by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or by reason of occupancy not in conformance with this code, or were erected, moved, altered, constructed or maintained in violation of this code are, for the purpose of this chapter, unsafe.

Whenever the Chief Harbor Engineer determines by inspection that property or properties, either improved or unimproved, are unstable because of landslide, subsidence or inundation or that such

occurrences are deemed imminent, the Chief Harbor Engineer shall give written notice to the owner or owners that said property or properties are unsafe. The notice shall specify the conditions creating the unsafe classification.

All such unsafe buildings, structures, property, or portions thereof, are hereby declared to be public nuisances and shall be vacated, repaired, altered or demolished as hereinafter provided.

102A.1.1 Fire hazard. No person operating any occupancy subject to these regulations shall permit any fire hazard, as defined in this section, to exist on premises under their control, or fail to take immediate action to abate a fire hazard when requested to do so by the Chief Harbor Engineer.

Note: "Fire hazard" as used in these regulations means any condition, arrangement or act which will increase, or may cause an increase of, the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service of preventing, suppressing or extinguishing fire; or which may obstruct, delay or hinder, or may become the cause of obstruction, delay or hindrance to the prevention, suppression or extinguishment of fire.

102A.2 Authority to enforce. Subject to other provisions of law, for administration, enforcement, actions, proceedings, abatement, violations and penalties in structures subject to State Housing Law, refer to Health and Safety Code Sections 17910 through 17995.5 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 1.

102A.2.1 Mobile home parks and special occupancy parks. Subject to other provisions of law, for administrative, enforcement, actions, proceedings, abatement, inspections and penalties applicable to the Mobile home Parks Act, refer to California Health and Safety Code, commencing with Section 18200 and California Code of Regulations, Title 25, Division 1, Chapter 2.

102A.2.2 Employee housing. Subject to other provisions of law, for administrative, enforcement, actions, proceedings, violations and penalties applicable to the Employee Housing Act, refer to California Health & Safety Code, Sections 17000 through 17062.5 and California Code of Regulations, Title 25, Division 1, Chapter 1, Subchapter 3.

102A.3 Inspections and complaints. The Chief Harbor Engineer is hereby authorized to inspect or cause the inspection of any building, structure or property for the purpose of determining whether or not it is unsafe in any of the following circumstances:

1. Whenever the Chief Harbor Engineer, with reasonable discretion, determines that such inspection is necessary or desirable.

2. Whenever any person files with the Chief Harbor Engineer a written complaint from which there is, in the Chief Harbor Engineer's opinion, probable cause to believe that the building, structure or property or any portion thereof, is unsafe.

3. Whenever an agency or Department of the City and County of San Francisco transmits to the Chief Harbor Engineer a written report from which there is, in the opinion of the Chief Harbor Engineer, probable cause to believe that the building, structure or property, or any portion thereof, is unsafe.

The Chief Harbor Engineer may rely on a written report transmitted from Port's Engineering

Division or Maintenance Division Staff licensed in the category, to issue a Notice of Violation requiring, from the owner, a written analysis or report developed by a licensed professional addressing any unsafe conditions described in the transmitted report.

Upon the completion of any such inspection and the finding by the Chief Harbor Engineer of any condition which renders the building, structure or property unsafe, the Chief Harbor Engineer shall issue to the owner, or owner's agent, or post in or upon the building, structure or property in a conspicuous place, a Notice of Violation, which shall contain specific allegations, setting forth each code violation or condition the Chief Harbor Engineer has found, which renders the building, structure or property unsafe; any corrective action required; any time requirements for completion of any such corrective action and investigation fees set forth in this code . The Chief Harbor Engineer may notify the Port of San Francisco Real Estate Division of a Notice of Violation for possible action under lease agreement. The Port of San Francisco's cost of preparation for an appearance at the hearing required by Section 102A.4, and all prior and subsequent attendant costs, shall be assessed upon the person, agent, firm or corporation responsible for the building, structure or property to be deemed unsafe.

If the code violation or unsafe conditions observed at the building, structure or property have not been corrected within the time period stated in the Notice of Violation, the Chief Harbor Engineer shall serve a written Notice of Violation upon the owner of the building, structure or property specifying the failure to comply with the required corrective action with notification that the matter shall be set for a Chief Harbor Engineer's Hearing within 30 days of the serving of such Notice of Violation, and notice of such hearing shall be given as hereinafter provided. The owner may waive the hearing before the Chief Harbor Engineer and make a written request for a direct hearing before the Port Building Code Review Board in accordance with Section 105A of this code.

102A.4 Notice of Chief Harbor Engineer's Hearing.

102A.4.1 General. Notice of Hearing shall be given upon a form prescribed by the Chief Harbor Engineer. It shall set forth the Port of San Francisco's Facility Identification Number (FIN) and street address (if assigned) sufficient for identification of the property or premises upon which the building, structure or condition is located. It shall contain or be attached to copies of any notice of violation which specifies the code violations. It shall state the date, hour and place of the hearing and shall order all interested parties who desire to be heard in the matter to appear before the Chief Harbor Engineer, to show cause why the property, building or structure, or portion thereof, should not be ordered repaired, altered, vacated or demolished.

One copy of the Notice of Hearing and Notice of Violation, including the defined list of code violations, shall be posted in a conspicuous place upon the building or property, unless doing so is judged dangerous by the Chief Harbor Engineer.

One copy of the Notice of Hearing and Notice of Violation, including the list of code violations, shall be served upon each of the following:

1. The owner or holder of any lease of record or license to occupy the premises.

2. The person, if any, in real or apparent charge and control of the premises.

102A.4.2 Method of service. The notice of hearing shall be served on the owner, either personally

or by certified or registered mail. Service by certified or registered mail shall be effective on the date of mailing the certified or registered letter is mailed, postage prepaid, return receipt requested, to each such person as their address appears on the last annual tax roll of the county or at the billing address on record with the Port of San Francisco Real Estate Division. The failure of any owner or other person to receive such notice shall not affect in any manner the validity of any proceedings taken hereunder.

102A.4.3 Proof of service. The person serving notice as provided herein shall file an affidavit or declaration thereof under penalty of perjury, certifying to the time and manner in which such notice was given. Such person shall also file therewith any receipt card of such notice by certified or registered mail. The notice shall be posted and served at least 10 days prior to the date set for the hearing.

102A.5 Hearing. The Chief Harbor Engineer's hearing shall be held, in public, at the time and place designated in the notice of hearing. For good cause shown, a hearing may be continued by the Chief Harbor Engineer, except that any such continuance shall not exceed 30 days and there shall be only one such continuance allowed. Subject to procedures prescribed by the Chief Harbor Engineer for the orderly conduct of the hearing, any person having an interest in the building, structure or property or having knowledge of facts material to the allegations of the notice of violation including the list of code violations, may present evidence for consideration by the Chief Harbor Engineer.

The Chief Harbor Engineer may designate a deputy who may act in place of the Chief Harbor Engineer as the hearing officer. The deputy shall have the same authority as the Chief Harbor Engineer to hear and decide the case and to make any order hereinafter provided for, or related to, the case.

102A.6 Decision. The Chief Harbor Engineer, after a full and fair consideration of the evidence and testimony received at the hearing, shall render within 30 days following the conclusion of such hearing, a decision in writing either dismissing the proceedings or, if finding that the building, structure or property, or portion thereof, is unsafe, ordering that it be repaired, altered, vacated or demolished.

102A.7 Contents of Chief Harbor Engineer's Order. The Order shall contain a statement of the particulars which render the building, structure, or property unsafe and shall contain a statement of work required to be done and the time requirements for the execution of the Order.

102A.7.1 Address. The Order shall set forth the Port of San Francisco's Facility Identification Number (FIN) and/or street address (if known) of the building or structure, sufficient for identification.

102A.7.2 Time. The Order shall specify the time within which the premises or portion thereof shall be vacated, if ordered, and the time within which the work required is to be commenced, which time shall not be in excess of 60 days from the date of the Order. The Order shall further specify a reasonable time, not to exceed six months from commencement, within which the work shall be completed.

102A.7.3 Extension for commencement. Upon written application of the owner and for good cause shown, and where no imminent risk to life and property is present, the Chief Harbor

Engineer may grant, in writing, one extension of time not to exceed 90 days within which the required work must be commenced.

102A.7.4 Extension for completion. The time for completion may be extended by the Chief Harbor Engineer for good cause shown, except that such extension shall not exceed 90 days. Such extension shall be in writing upon the application of the owner and shall be limited to the minimum time necessary for completion. Only one such extension shall be allowed.

102A.8 Posting and service of Order. A copy of the Order shall be posted in a conspicuous place upon the building, structure or property and shall be served in the manner above prescribed in the case of the notice of hearing, upon all persons to whom the notice of hearing is required to be served, and a copy shall be forwarded to Port's Real Estate Division.

102A.9 Compliance, Rescinding Order. When the property, building or structure or portion thereof that was determined to be unsafe, has been found to comply with requirements of the Chief Harbor Engineer as to rehabilitation, alteration, repair or demolition, the Chief Harbor Engineer shall issue an Order rescinding the original Order and shall forward such Order to Port's Real Estate Division..

102A.10 Appeals. Orders made by the Chief Harbor Engineer pursuant to this section, may be appealed to the Port Building Code Review Board provided the appeal is made in writing and filed in accordance with Section 105A of this code within 15 days after such order is posted or served. The decision of the Port Building Code Review Board shall be final. However, appeals relating to barrier-free design or physical accessibility to places of public accommodation on Port property shall be referred to the San Francisco Department of Building Inspection Access Appeals Commission as provided in Section 105A.1 and Port Code Procedures (PCP)-003. See 104A.2.1 for information regarding PCPs.

102A.11 Prosecution of violation. If the statement of work required to be done and the time requirements for the execution of the Order are not complied with, the Chief Harbor Engineer is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building, structure or nuisance that is in violation of the provisions of this code or of the Order made pursuant thereto.

102A.11.1 (Reserved)

102A.11.2 (Reserved)

102A.11.3 (Reserved)

102A.12 Failure to comply with Chief Harbor Engineer Order. Whenever an order to repair, alter, vacate and alter or demolish any building, structure or property, or portion thereof, has not been complied with within the time set by the Chief Harbor Engineer, or within such additional time as the Chief Harbor Engineer may for good cause extend, or within the time fixed by the Port Building Code Review Board, the Chief Harbor Engineer shall have the power, in addition to any other remedy provided herein or by law, to:

1. Cause the building, structure, property, or portion thereof, to be vacated, barricaded, or

otherwise secured against use or occupancy pending the correction of all conditions ordered to be corrected, or pending demolition; or,

2. Cause the building, structure, property, or portion thereof, to be dismantled or demolished and the site cleared by such means as the Chief Harbor Engineer shall deem advisable; or,

3. Cause the building, structure, property, or portion thereof, to be repaired or altered, so as to render it safe and in compliance with applicable laws and ordinances, by such means as the Chief Harbor Engineer shall deem advisable.

Any work done pursuant to the authority herein shall be performed in accordance with the fees and rates for repair expenditure as contained in Section 102A.15 and with the established practices applicable to the Port of San Francisco.

102A.13 Forfeiture of owner's right to do work. Whenever, pursuant to Section 102A.12, the Chief Harbor Engineer intends to cause to be done any of the work described therein, the Chief Harbor Engineer shall provide notice in the manner set forth in Section 102A.4, of the Chief Harbor Engineer’s intention to do such work, and shall specify a date certain upon which the Chief Harbor Engineer shall solicit bids to accomplish the necessary work, which shall be not sooner than 10 days from the date such notice is given. From and after said date certain the owner and every other person having charge or control over said building, structure or property shall be deemed to have forfeited all right to do such work and is thereafter prohibited from doing any such work except as the Chief Harbor Engineer may allow.

102A.14 Serious and Imminent hazards — Emergency Orders. Notwithstanding any other provisions of this chapter, whenever, in the judgment of the Chief Harbor Engineer, it appears from an inspection, written report transmitted in accordance with Section 102A.3 - item 3 or notice of violation, that there exists in, on, or near any building, structure, property, or portion thereof, any condition constituting an imminent and substantial hazard to the life, health or safety of the occupants or other persons, or to such building, structure, or property requiring immediate action to correct said condition, the Chief Harbor Engineer shall have the power to issue an order in writing detailing the serious and imminent hazard conditions and to require:

1. That the building, structure, property, or portion thereof, be vacated and thereafter be kept vacant until the Chief Harbor Engineer gives written permission that the same may be reoccupied, without giving the notice and holding the hearing prescribed in Sections 102A.4 through 102A.6, whenever, by reason of serious and imminent danger, immediate vacating of the premises, building, structure or property, or a portion thereof, appears necessary in the judgment of the Chief Harbor Engineer;

2. That the building, structure, property, or a portion thereof, be barricaded, boarded up, or otherwise secured against entry, occupancy, or use by all persons, except as permitted by said order;

3. That the building, structure, property, or a portion thereof, be demolished or that serious and imminent hazard conditions be repaired, altered, corrected or eliminated in accordance with the particulars set forth in the order.

The order shall contain time frames required for compliance with the order and shall set forth the

Port's Facility Identification Number (FIN) and address *(if known)* of the building or structure, or property.

In such cases of serious and imminent hazard, the order may be issued by the Chief Harbor Engineer without giving the notice and holding the hearing specified in Sections 102A.4 through 102A.6. A copy of said order shall be posted in a conspicuous place upon the building, structure, or property, a copy shall be served in the manner prescribed in Section 102A.4, and a copy shall be forwarded to Port's Real Estate Division.

The Chief Harbor Engineer shall have the further power under this section to cause or compel the work required under the order to be undertaken by such means as the Chief Harbor Engineer may deem advisable if the owner and all other persons having an interest in the building, structure, or property have failed, for a period of not more than 48 hours after the posting and service of the order, to comply with the order.

102A.15 Assessment of costs. The Chief Harbor Engineer shall be authorized to request the legal counsel of the jurisdiction to take action to assess against the owner or other responsible party, the costs of all work done or caused to be done pursuant to the provisions of Section 102A.12 or Section 102A.14, including, the cost of barricading, securing, repairing, or demolishing the building and the clearing of the site, and other costs to the Port of San Francisco for administration and supervision of such work. See Section 110A, Table 1A-K — Investigation Fees, Hearings, Code Enforcement Fees and Table 1A-G – Inspections, Surveys and Reports — for applicable rates.

SECTION
103A VIOLATIONS

103A.1 General. It shall be a violation of this code for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building, structure, property, or portions thereof or cause or permit the same to be done

SECTION
104A ORGANIZATION AND ENFORCEMENT

104A.1 Enforcement agency. The Port Commission, through the Chief Harbor Engineer, shall be the administering and enforcing agency under this code.

104A.2 General. For such purposes, the Chief Harbor Engineer is hereby authorized and directed to enforce all the provisions of this code.

104A.2.1 Port Code Procedures. The Chief Harbor Engineer shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this code. Such rules and regulations, commonly referred to as Port Code Procedures (PCP) supplemental to this code, shall not take effect until signed by the Chief Harbor Engineer except in unusual circumstances where the Chief Harbor Engineer has determined that there is an immediate need to protect the public health and safety. When the Chief Harbor Engineer finds that such circumstances exist, the Chief Harbor Engineer may order immediate enforcement of a particular rule or regulation.

NOTE: Port Code Procedures are found in a separate document. See the Port website.

104A.2.1.1 Floodplain management. As provided by Section 4.114 of the San Francisco Charter, the San Francisco Port Commission, acting by and through its Chief Harbor Engineer, is responsible for reviewing all development permit applications for buildings and structures within the Port Commission's jurisdiction. Upon adoption, this section sets forth the Port's Floodplain Management Program. All building standards for construction in Port areas designated by the City Administrator as flood prone shall be consistent with the requirements of applicable federal and state floodplain management regulations.

104A.2.1.2 Floodplain variance. The Chief Harbor Engineer shall have the authority to hear, review and determine, on a case by case basis, whether a specific Floodplain Management variance shall be granted as follows:

1. The Chief Harbor Engineer may grant a variance for new construction, substantial improvement, and other proposed new development. In addition, variances may be granted for development on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level.

2. With respect to a historic building or structure the Chief Harbor Engineer shall issue a variance in the following situations:

    a. The variance applies to the repair or rehabilitation of a historic building or structure, and the applicable governmental agency has determined that the proposed repair or rehabilitation will not preclude the structure’s continued designation as a historic structure; or

    b. The variance applies to new construction, substantial improvement, or other proposed new development necessary for the conduct of a functionally dependent use, provided that structure is protected by methods that minimize flood damages during the base flood and that issuance of the permit does not result in additional threats to public safety or create a public nuisance.

104A.2.2 Deputies. In accordance with prescribed procedures and with the approval of the appointing authority, the Chief Harbor Engineer may appoint such number of technical officers and inspectors and other employees deemed necessary to assist with the enforcement duties and obligations required by this code. The Chief Harbor Engineer may deputize such inspectors or employees as necessary to carry out the functions of the code enforcement agency.

104A.2.3 Right of entry. When it is necessary to make an inspection to enforce the provisions of this code, or when the Chief Harbor Engineer has reasonable cause to believe that there exists in a building, structure, property or portions thereof, or upon a premises a condition that is contrary to or in violation of this code that makes the building or premises unsafe, dangerous or hazardous, the Chief Harbor Engineer may enter the building, structure, property or portions thereof, or premises at reasonable times to inspect or to perform the duties imposed by this code provided that if such building, structure, property or portions thereof, or premises is occupied that credentials be presented to the occupant and entry requested. If such building or premises is unoccupied, the Chief Harbor Engineer shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, the Chief

Harbor Engineer shall have recourse to the remedies provided by law to secure entry.

104A.2.4 Stop Orders. Whenever any work is being done contrary to the provisions of this code, or other pertinent laws or ordinances implemented through the enforcement of this code, the Chief Harbor Engineer may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the Chief Harbor Engineer to proceed with the work.

104A.2.5 Occupancy violations. Whenever any building, structure, equipment, property or portion thereof regulated by this code is being used contrary to the provisions of this code or the code in effect at the time the use was commenced, the Chief Harbor Engineer may order such use discontinued and the building, structure, equipment, property or portion thereof, vacated by notice served on any person involved in said use or causing such use to be continued. Such person shall discontinue the use within the time prescribed by the Chief Harbor Engineer after receipt of such notice to make the building, equipment, structure, property or portion thereof, comply with the requirements of this code; provided, however, that in the event of an unsafe building, equipment, structure or property the provisions of Section 102A shall apply.

104A.2.6 Liability. The Chief Harbor Engineer charged with the enforcement of this code, acting in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the Chief Harbor Engineer or employee because of such act or omission performed by the Chief Harbor Engineer or employee in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting wherefrom shall be assumed by this jurisdiction. This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming any such liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

104A.2.7 Modifications. When there are practical difficulties involved in carrying out the provisions of this code, the Chief Harbor Engineer may grant modifications for individual cases. The Chief Harbor Engineer shall first find that a special individual reason makes compliance with the strict letter of this code impractical and that the modification is in conformance with the intent and purpose of this code and that such modification does not lessen any fire-protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the code enforcement agency.

104A.2.8 Alternative materials, design and methods of construction. The provisions of this code are not intended to prevent the use of any material, alternate design or method of construction not specifically prescribed by this code, provided any material, alternative design or method of construction has been approved and its use authorized by the Chief Harbor Engineer through a request by PCP 007.

The Chief Harbor Engineer may approve any such alternate, provided the Chief Harbor Engineer finds that the proposed design is satisfactory and complies with the provisions of this code and that

the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in suitability, strength, effectiveness, fire resistance, durability, safety and sanitation.

The Chief Harbor Engineer shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding an alternate's use. The details requesting any granting of approval of an alternate shall be described by the applicant in accordance with Sections 106A.3.2 and 106A.3.3 and submitted to the Chief Harbor Engineer with a letter of request for an alternative method of compliance. Such details of request and details of any action granting approval of an alternate shall be recorded and entered in the files of the code enforcement agency.

104A.2.8.1 Retention of original materials. Subject to other provisions of law, alterations, repairs, replacements, occupancy, use and maintenance provisions, and moved buildings are referenced in the State Housing Law, Health and Safety Code, Sections 17912, 17920.3, 17922 (c), 17922.3, 17958.8 and 17958.9 and California Code of Regulations, Title 25, Chapter 1 commencing with Section 1. Health and Safety Code Sections 17958.8 and 17958.9 are repeated here to provide clarity and read as follows:

1. Section 17958.8 Local ordinances or regulations governing alterations and repair of existing buildings shall permit the replacement, retention, and extension of original materials and the use of original methods of construction for any building or accessory structure subject to this part, including a hotel, lodging house, motel, apartment house, or dwelling, or portions thereof, as long as the portion of the building and structure subject to the replacement, retention, or extension of original materials and the use of original methods of construction complies with the building code provisions governing that portion of the building or accessory structure at the time of construction, and the other rules and regulations of the department or alternative local standards governing that portion at the time of its construction and adopted pursuant to Section 13143.2 and the building or accessory structure does not become or continue to be a substandard building.

2. Section 17958.9 Local ordinances or regulations governing the moving of apartment houses and dwellings shall, after July 1, 1978, permit the retention of existing materials and methods of construction so long as the apartment house or dwelling complies with the building standards for foundation applicable to new construction, and does not become or continue to be a substandard building.

104A.2.9 Tests. Whenever there is insufficient evidence of compliance with any of the provisions of this code or evidence that any material or construction does not conform to the requirements of this code, the Chief Harbor Engineer may require tests as proof of compliance to be made at no expense to this jurisdiction.

Testing methods shall be as specified by this code or by other recognized test standards. If there are no recognized and accepted test methods for the proposed alternate, the Chief Harbor Engineer shall determine test procedures.

All tests shall be made by an approved agency. Reports of such tests shall be retained by the Chief Harbor Engineer for the period required for the retention of public records.

104A.2.10 Cooperation of other officials and officers. The Chief Harbor Engineer may request,

and shall receive, the assistance and cooperation of other officials of this jurisdiction so far as is required in the discharge of the duties required by this code.

104A.3 Service of notices.

104A.3.1 Notices sent. Whenever a notice is required to be given under this code, unless stated otherwise, such notice may be given either by personal delivery to the person to be notified or by deposit in the United States mail in a sealed envelope, postage prepaid, addressed to the person to be notified at such person's last known business or residence address in Port Real Estate files. Service by mail shall be deemed to have been completed at the time of deposit in the United States mail.

104A.3.2 Proof of Notice. Proof of giving any notice may be made by the certificate of any officer or employee of the City and County of San Francisco or by affidavit of any person over the age of eighteen years, which shows service in conformity with the San Francisco Municipal Code or other provisions or law applicable to the subject matter concerned.

SECTION 105A APPEALS

105A.1 ***Port Building Codes Review Board (PBCRB*****).** Provided that the public health, safety and welfare are secured and that substantial compliance with the intent and purpose of this code is maintained, there is hereby commissioned a Port Building Review Board to adjudicate issues and hear appeals relating to:

1. The granting, disapproval, denial, suspension or revocation of any permit under the current edition of ~~*all*~~ the Port of San Francisco Building Code, or other permit issued by the Port which applies standards of the Public Works Code of the City and County of San Francisco;

2. Any written interpretation of the Chief Harbor Engineer involving construction methods, assemblies or materials or where safety is involved.

3. Any order of abatement resulting from a Chief Harbor Engineer Hearing and any notice of violation order issued pursuant to Section 102A of the Port Building Code. See Section 110A, Table 1A-K - Investigation Fees, Hearings, Code Enforcement Fees – for applicable fee. Subject to the limitations on the PBCRB's authority pursuant to Section 105A.1.2, the PBCRB may uphold or reverse orders of abatement.

NOTE: Appeals regarding decisions or actions taken by the Chief Harbor Engineer pursuant to this code regarding barrier free design or physical accessibility may be referred to the San Francisco Department of Building Inspection Access Appeals Commission. See Section 110A, Table 1A-H Consultant Fees for Outside Services for applicable fee.

105A.1.1 Membership. The PBCRB will consist of five members selected by Port Executive Director and approved by the Port Commission. Each member shall serve a maximum term of three years. The PBCRB members shall have technical skills and/or non-technical construction working experience related to construction. The PBCRB shall have a minimum of three technical members, consisting of any of the following, without duplication, when possible: a certified building

official, registered and/or licensed California structural engineer, architect, or utilities engineer, which may be an electrical, mechanical or fire protection engineer. Three members, including a minimum of two (2) technical members, form a quorum. The Port Executive Director may appoint a replacement member for a single action to meet the minimum requirement for a quorum. Unless three or more members cast affirmative votes for the action, the PBCRB may not take any action. The Chief Harbor Engineer shall select a Board Secretary to perform administrative and clerical functions for the Port Building Code Review Board.

105A.1.2 Limitations on authority. Requests for an appeal shall be based on a claim that this code or the rules adopted by this code have been incorrectly interpreted by the Chief Harbor Engineer. Upon the proper filing of an appeal, the PBCRB*'s* review shall be limited to a review of the record for any error by the Chief Harbor Engineer, whose decision shall be reversed only upon a finding of such error. The PBCRB has no authority to waive requirements of this code.

105A.1.3 Filing an appeal. All appeals shall be addressed in writing to the Chief Harbor Engineer, Port of San Francisco, Pier 1, The Embarcadero, San Francisco, CA 94111 and post marked within 15 days after the notice was given of the decision being appealed, and shall be filed by the Chief Harbor Engineer with the Secretary of the PBCRB within 5 days of receiving the letter of application. The PBCRB shall act upon each appeal without unreasonable or unnecessary delay. Pending decision by the PBCRB, the order, decision or determination from which an appeal is taken shall not be suspended. Permit holders or determination holders who choose to perform construction during the pendency of an appeal do so at their own risk.

105A.1.4 Fees. See Section 110A, - Table 1A-K - Investigation Fees, Hearings, Code Enforcement Fees and Table 1A-H - for applicable fee.

105A.1.5 Procedure. The PBCRB shall establish reasonable rules and regulations for conducting its business which are consistent with the provisions of this code and the Charter of the City and County of San Francisco and shall file such rules at the Port's Building Permit Desk for public review.

105A.1.6 Meetings. Public meetings of the PBCRB shall be held at the call of the Chief Harbor Engineer and at such times and places as PBCRB may determine.

105A.1.7 Decisions by resolution. Details of any decisions and recommendations of the PBCRB shall be by resolution filed with the Chief Harbor Engineer and, when requested by the applicant, a written decision shall be mailed to the applicant or the applicant's designated agent.

SECTION
106A PERMITS

106A.1 Permits required. Except as specified in Section 106A.2, no building, pier or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building, pier or structure has first been obtained from the Chief Harbor Engineer.

EXCEPTION:

1. Special Events occurring on Piers 30 and 32 simultaneously may be permitted under a

single permit.

2. Emergency permits: emergency repairs and/or emergency replacement of equipment may be performed without a permit provided that a permit application is submitted within 24 hours of starting any such work for repair or replacement, or if the emergency takes place on a Friday, Saturday, Sunday or holiday, that a permit is submitted as soon as possible on the next Port working day.

106A.1.1 Separate permits required. Where buildings or structures are proposed to be constructed on top of a base structure, such as, but not limited to, a pier or wharf and such structures are likely to have their own addresses or functional identities, separate permits shall be required for the base structure and for each of the top buildings or structures.

EXCEPTION: When approved by the Chief Harbor Engineer, a single building permit to perform repair or maintenance work on an existing building or structure on top of an existing base structure may include, within the permitted work, repair or maintenance work on the existing base structure.

106A.1.2 Permit and fees for grading, excavation, or filling of land. The valuation for the permit shall be based on the volume of material to be handled, and on a cost schedule posted or otherwise available at Port's Building Permit Desk. The permit and plan review fees shall be the same as those for new construction. See Section 110A, Table 1A-A — Building Permit Fees, and Table 1A-B — Building Permit Application and Plan Review Fees. See Chapter 18, Chapter 33, and Appendix J-Grading of the California and Port Building Codes for general grading provisions.

106A.1.3 Port Maintenance Division permits. In lieu of an individual building permit for each alteration or repair to framing, mechanical, electrical, plumbing or gas installations installed prior to or under this code, the Chief Harbor Engineer is authorized to issue a Port Maintenance permit to the Port of San Francisco Maintenance Division, allowing qualified tradespersons to perform such alteration or repair work.

Port Maintenance permits may include a scope of work to add bearing or fender piles to existing wood framed aprons or repair such piles provided such work is performed under the direct observation of the Port of San Francisco Engineering Division.

106A.1.3.1 Permit records – Port Maintenance Division. Port of San Francisco Maintenance Division shall keep a detailed record of alterations and inspections made under such biennial permits and such records shall be made available to the Chief Harbor Engineer upon request.

106A.1.3.2 Inspections – Port Maintenance Division. All alteration work performed under a bi-annual permit shall be subject to inspection by the Chief Harbor Engineer, and all such alteration work shall remain accessible and exposed for inspection purposes until approved by the Chief Harbor Engineer. It shall be the duty of the Port Maintenance Division to notify the Chief Harbor Engineer that such work is ready for inspection. It shall be the duty of the person(s) requesting the inspection to provide access and means for inspection of such work.

106A.1.4 Permits and fees for moving buildings or structures.

106A.1.4.1 General. The applicant for a permit for moving a building or structure shall pay a permit fee for documentation and inspection of the moving work. See Section 110A, Table 1A-F —

Specialty Permit Fees — for applicable fee. A permit and plan review fee for work required at the building's new site shall be per Section 110A, Table 1A-A — Building Permit Fees, and Table 1A-B — Building Permit Application and Plan Review Fees. Note: A separate Port of San Francisco Encroachment Permit may be required.

106A.1.4.2 Permit application for new site. Before a permit may be issued for moving a building, a building permit must be obtained for the necessary alterations and additions to the building on the new site. The application for the alterations at the new site is to be accompanied by complete plans showing floor plans, elevations, plot plan, and such other information as contained in Section 106A.3.3 as may be required by the Chief Harbor Engineer.

106A.1.5 Permit and fees for demolition of buildings. A permit shall be required for demolishing any structure. See Section 110A, Table 1A-F — Specialty Permit Fees. See Section 3303 for general requirements.

106A.1.6 Permits and fees for chimneys, flues and shafts. Chimneys, flues and shafts, including Type I and II grease and steam hood and duct systems, shall require permits per Section 106A. Permit fees shall be based on Table 1A-A – Building Permit Fees.

106A.1.7 Permits and fees for temporary buildings or structures. A permit is required for the construction and erection of temporary buildings or structures. Any temporary building or structure shall be inspected by a registered civil/structural engineer and shown to be in compliance with all provisions of this code before it is permitted to be used by the public. See Section 107A for applicable fee. *Also see Section 106A.1.8.2*.

106A.1.8 Permits and fees for special events. A Special Event permit is required for a temporary event that, in the Chief Harbor Engineer's determination, will involve any of the following circumstances:

1. Cause a temporary change in an existing occupancy, use or character of use.

2. Include the construction, installation or alteration of any buildings, structures, membrane structures or tent structures regulated by this code

3. Include the construction, installation or alteration of any materials having an effect on an existing means of egress regulated by this code.

4. Include the construction, installation or alteration of any materials having an effect on any existing barrier-free accessibility provisions regulated by this code.

See Section 107A for applicable fees.

106A.1.8.1 Additional Requirements for Special Events. For temporary bleachers, temporary stages, or temporary structures made of scaffolding or other materials, a Civil/Structural Engineer licensed to practice in the State of California shall be on site to perform a visual observation of the structural system to ensure that the work was performed in general conformance with the approved construction documents. At the conclusion of the work, prior to the final inspection, the Civil/Structural Engineer shall submit a written statement with seal, to the Chief Harbor Engineer, stating that a site visit has been made and that, to the best of the Engineer's knowledge, the

structural system was built in general conformance with the approved construction documents, and that deficiencies, if any, have been resolved. Temporary tent and other membrane structures shall follow the requirements of the Fire Code and shall follow tent manufacturers recommendations for assembly and ballasting based on Wind Exposure Category D and the appropriate wind speed.

106A.1.8.1.1 Toilet Facilities for Special Events. Restrooms or Portable restrooms shall be provided, commensurate with anticipated occupant load of Special Events.

106A.1.8.2 Alternate Plan Review for Special Events. For temporary bleachers, stages or structures to be assembled on site from scaffolding or other materials, a Civil or Structural engineer licensed to practice in the State of California may review and approve drawings and calculations for these structures. Prior to the issuance of a permit for those structures, that Engineer shall submit a signed letter, with seal, stating that the design is in conformance with all pertinent California Building Codes. Also see Section 106A.1.7.

106A.1.9 Permits and fees for signs.

106A.1.9.1 General. A sign regulated under Chapter 31 shall not be erected or altered until a sign permit has been obtained for such work. Application for a Sign permit shall be made to the Port's Building Permit Desk. Where signs are illuminated by electric lighting, an electrical permit shall be obtained as required in the Electrical Code. See Section 110A, Table 1A-A - Building Permit Fees and Table 1A-E – Electrical Permit and Inspection Fees - for applicable fees.

EXCEPTION: Replacement, in kind, of the face of a sign, without affecting the structural members or the attachment to a building, structure, or the ground, shall not require a sign permit unless required by the Port Planning Division.

106A.1.9.2 Sign plan review fees. See Section 110A, Table 1A-B - Building Permit Application and Plan Review Fees – for applicable fees.

106A.1.9.3 Emergency Permits. Building permits to repair damages incurred by a local disaster or incident that has been declared a state of emergency by the City and County of San Francisco or any State or Federal authority may be reviewed, processed and issued without fees.

106A.2 Work exempt from permit. A building permit shall not be required for the following:

1. One-story detached accessory buildings or structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11m2).

2. Amusement devices not on fixed foundations.

3. Movable cases, counters and partitions not over 5 feet 9 inches (1753 mm) high.

4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.

5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons

(18,927 L) and the ratio of height to diameter or width does not exceed 2:1.

6. Platforms, sidewalks, walks and driveways when not part of an exit, and not more than 30 inches (762 mm) above grade and not over any basement or story below and which, for residential buildings required to be accessible to persons with disabilities, are not part of a required accessible route.

7. Painting, papering and similar finish work. Signage and striping for accessible parking is not exempt.

8. Temporary motion picture, television and theater stage sets and scenery.

9. Minor repairs to existing interior plaster or wallboard, except when part of a fire- resistive assembly.

10. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons (18,927 L).

11. State-owned buildings under the jurisdiction of the state fire marshal.

12. (Reserved)

13. Surface mounting of readily removable materials on interior walls.

14. Work performed on structures owned and occupied by the Federal or State government. This exemption shall not apply to structures erected on government- owned land, or to privately owned land or structures leased to the Federal or State government, or to structures owned and operated by State educational institutions unless such structures are owned and used exclusively for educational purposes or other uses related to the institution's educational purposes, such as student cafeterias or dormitories.

15. Installations or replacement of floor coverings in areas other than bathrooms and toilet rooms not requiring the removal of existing required flooring.

16. Repair and replacement of glazing in conformity with this code and provided wire glass and safety glazing shall be replaced in kind.

17. Replacement of doors, except garage doors, in all occupancies, provided they are not part of fire-resistive assemblies or accessibility upgrades required by this code.

18. (Reserved)

19. Work performed on structures owned or leased by the City and County of San Francisco where the construction or modification of said structure is financed in whole or in part by the issuance of lease revenue bonds prior to July 1, 1989.

20. See Sections 106A.1.9.1 and 3107.1.1.2 for sign exemptions.

21. See Section J103.2 for grading permit exemptions.

22. Installation of cameras, motion detectors, card readers and similar equipment for surveillance and security systems.

23. Note: Unless otherwise exempted, separate plumbing, electrical and mechanical permits shall be required for the above-exempted items.

24. Note: Exemptions from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinance of this jurisdiction

25. Temporary trailers and temporary modular units such as construction trailers and other units for similar uses. Note: 'temporary' for this code section is defined as "in place for less than 180 days".

26. Replacement of dry rotted decking on gangways and floating docks with pressure treated wood or equivalent.

106A.3 Application. To obtain a permit, the applicant shall first file an application in writing on a form furnished by the Port for that purpose. Every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.

2. Include a Port Facility Identification Number (FIN) and describe where the proposed work is to be done by Pier number, Shed number, Wharf number and address (if applicable).

3. For new buildings or structures, indicate the use or occupancy of all parts of the building or structure for which the proposed work is intended. For alteration work, indicate the proposed use or occupancy and the most current legal use or occupancy of all portions of the building or structure affected by or relevant to the proposed work.

4. Be accompanied by plans, diagrams, computations and specifications and other data as required in Section 106A.3.2.

5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.

6. Be signed by the project owner, or the project owner's authorized agent, who may be required to submit evidence to indicate such authority. Such agent shall be responsible for advising the owner of all conditions attached to the application by the various approving agencies.

7. Give such other data and information as may be required by the Chief Harbor Engineer.

8. Include the name, address and telephone number of the owner, and when available, the architect, engineer and contractor. When applicable, State and City license numbers shall be indicated.

9. Contain an agreement by the project owner of the premises to hold harmless the Port of San Francisco and the City and County of San Francisco and its officials and employees indirectly, from use or occupancy of the sidewalk, street or sub-sidewalk space, from all

costs, liability and damages resulting, whether directly or from anything in connection with the work included in the permit. The agreement shall run with the land and be binding on all of the owner's successors in title.

Applications are transferable without payment of additional fees when the new project owner or project owner's agent submits a letter to the Chief Harbor Engineer agreeing to all conditions of approval, stipulations and agreements contained on the application.

106A.3.1 Reviews prior to submittal. The Chief Harbor Engineer may require, prior to the receipt, filing and consideration of any permit application, that the prospective applicant submit the proposed work to other departments of the Port or other governmental agencies with jurisdiction over the proposed work, for review and approval. Such other departments or agencies may review the proposed work to verify compliance with any applicable regulations, laws, or orders under their jurisdiction or for any prior grant of rights or authorization for the proposed work required by the departments or agencies. Upon receiving such review and approval from other departments or agencies, the prospective applicant may file the permit application at the Port Building Permit Desk with appropriate documentation (provided by the Building Permit Group or the applicable agencies) showing such review and approval by other departments and agencies. Upon completion of the permit application as specified in the preceding Section 106A.3 and submittal of the documentation showing review and approval by the other departments or agencies, the application, plans, specifications and other information submitted may be referred for such review, and consideration and approval provided under this code.

106A.3.1.2 Application processing. The application, plans, specifications and other information shall be reviewed in order of receipt, unless otherwise stated in this code.

106A.3.2 Submittal of documents. Plans, specifications, engineering calculations, diagrams, soil investigation reports, special inspection and structural observation programs and other data shall constitute the submittal documents for a permit. When such plans are not prepared by an architect, land surveyor, or an engineer, the Chief Harbor Engineer may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a licensed architect, land surveyor, or engineer. The Chief Harbor Engineer may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such, even if not required by State law. Materials submitted by a licensed architect, land surveyor, or engineer must be signed and sealed with an original signature**.** When a Sheet Index is provided on the first sheet of each set of documents, an original seal and signature shall be acceptable on the first sheet and facsimile stamps plus the required registration seal of the architect, land surveyor, or engineer on the balance of the sheets. For Electronic Document Review (EDR) submittals, facsimile stamps and signatures are acceptable for all sheets.

A minimum of two complete sets of plans and specifications and three copies of the soil investigation report (when required) shall be submitted. Additional complete sets of plans and specifications may be required for permit processing services that may be offered by the Port of San Francisco.

EXCEPTIONS: The requirements for plans or specifications may be waived by the Chief Harbor Engineer, provided that the nature and extent of the proposed construction can be clearly described in writing, and such a description is filed with the application.

106A.3.2.1 Incomplete applications. The Chief Harbor Engineer shall not process an application which is not completely or properly filled out pursuant to the requirements of this section. When the submittal documents do not contain the information required by this code the application shall not be accepted.

106A.3.2.2 Hazardous Wastes.

106A.3.2.2.1 Soil and groundwater sampling and analysis required. Applicants for any building or grading permit which involves the disturbance of at least 50 cubic yards (38.23 m^3) of soil shall comply with the requirements for soil and groundwater sampling and analysis of Article 22A of the City and County of San Francisco Municipal Health Code (commonly known as the Maher Ordinance) as amended in 2013.Where the Article 22A of the City and County of San Francisco Municipal Health Code refers to the Building Code Section 106A.3.2.4 of the San Francisco Building Code, Port of San Francisco Building Code Section 106A.3.2.2 shall apply.

106A.3.2.2.2 Permit approval. No building permit application subject to the requirements of this section shall be approved until the Chief Harbor Engineer receives written notification from the Director of Public Health that the applicant has complied with all applicable provisions of Article 22A of the Municipal Health Code, or that the requirements have been waived.

106A.3.2.2.3 Review by Port. The Port, at its sole discretion, on a case-by-case basis, may review and approve plans and applications subject to the requirements of this section. See applicable fees in Section 110A Table 1A-J — Miscellaneous Fees — for applicable fee.

106A.3.2.2.4 No Time Limits. For the purposes of completing the requirements of Section 106A.3.2.2, the time limitations set forth in Section 106A.3.7 of the Port of San Francisco Building Code do not apply.

106A.3.2.3 Construction dust control.

106A.3.2.3.1 General dust control requirements. All projects that include site preparation work, demolition, or construction activities within the Port of San Francisco that have the potential to create dust or will expose or disturb more than 10 cubic yards or 500 square feet of soil as determined by the Chief Harbor Engineer shall comply with the requirements of this section whether or not the activities require a Building Permit.

106A.3.2.3.2 Practices required for all activities. The person(s) responsible for any such construction activities shall use the following practices to control construction dust on the project site or other practices that result in equivalent dust control that are acceptable to the Chief Harbor Engineer.

1. Water all active construction areas sufficiently to prevent dust from becoming airborne. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour.

2. Provide as much water as necessary to control dust (without creating run-off) in any area of land clearing, earth movement, excavation, drilling, and other dust-generating activity.

3. During excavation and dirt-moving activities, wet sweep or vacuum the streets, sidewalks, paths, and intersections where work is in progress at the end of the workday.

4. Cover any inactive (no disturbance for more than seven days) stockpiles greater than 10 cubic yards or 500 square feet of excavated materials, backfill material, import material, gravel, sand, road base, and soil with a 10 mil (0.01 inch) polyethylene plastic or equivalent tarp and brace it down or use other equivalent soil stabilization techniques.

5. Use dust enclosures, curtains, and dust collectors as necessary to control dust in the excavation area.

106A.3.2.3.3 Large sites. For projects that require a building permit and are over one-half acre in size:

1. Approval. Applicants shall submit a Dust Control Plan for approval by the San Francisco Department of Public Health as set forth in Article 22B of the City and County of San Francisco Municipal Health Code. No building permit application subject to the requirements of this section shall be approved until the Chief Harbor Engineer receives written notification from the Director of Public Health that the Applicant either has a site-specific Dust Control Plan for the project approved by the Director of Public Health or the Director of Public Health has waived the requirement and has not rescinded the waiver. The failure to comply with all provisions of the approved site-specific dust control plan shall be considered a violation of this code.

2. Designation. Applicants shall designate person(s) who will be responsible for monitoring compliance with dust control requirements. The designated person(s) shall be on the site or available by telephone or other means during all times that site preparation, demolition or construction activities may be in progress, including holidays and weekends. The name and telephone number where such person(s) may be reached at all times shall be posted at the project site and provided to the Chief Harbor Engineer and to the Director of Public Health prior to commencement of work on the project.

106A.3.2.3.4 Small sites. For projects that require a building permit and are less than one half acre in size, the requirements set forth in Section 106A.3.2.3.3 apply, except that:

1. Waiver of Requirements for Compliance. The Chief Harbor Engineer may waive any of the requirements of Section 106A.3.2.3 in writing if the Applicant demonstrates to the Chief Harbor Engineer's satisfaction that the proposed site preparation, demolition or construction activities are unlikely to result in any visible dust.

2. Recession of Waiver. If at any time, contrary to the Applicant's assertions, the construction activities produce visible dust, the Chief Harbor Engineer may issue a written order rescinding the waiver. A copy of the recession order shall be served on the Applicant in accordance with Section 103A and posted on the job site.

3. Compliance. If the Chief Harbor Engineer rescinds the waiver, the Applicant and the contractor or other persons responsible for construction activities at the site shall comply immediately with the dust control requirements in this section.

106A.3.2.3.5 Review by Port. The Port, at its sole discretion, on a case-by-case basis, may review and approve a Dust Control Plan applying the standards set forth in Article 22B of the San Francisco Health Code. See Section 110A Table 1A-J — Miscellaneous Fees — for applicable fee.

106A.3.2.3.6 Permit notification. All building, demolition, excavation, grading, foundation, or other work that requires a permit under this Code issued by the Port shall bear notice of the above requirements and of the Applicant's responsibility to control construction dust on the site.

106A.3.2.3.7 Violations. The Chief Harbor Engineer is authorized to administer and enforce all provisions of this section and may enforce the provisions of this section by any lawful means available for such purpose, including taking actions authorized pursuant to Section 103A of this Code.

106A.3.2.4 Stormwater control.

106A.3.2.4.1 Stormwater control plan required. All applicants for a building, demolition, excavation, grading, foundation, or other permit required by this Code to construct a new building, to demolish a building, to substantially alter or to add to an existing building shall comply with the requirements for stormwater control as articulated in the San Francisco Stormwater Design Guidelines (“Guidelines”) and Article 4.2 of the San Francisco Public Works Code (“Stormwater Ordinance”).

106A.3.2.4.2 Permit approval. No building or other permit application subject to the requirements of this section shall be approved until the Chief Harbor Engineer or his/her designee has reviewed and approved the applicant’s Stormwater Control Plan or determines that the applicant otherwise meets the requirements of the Guidelines. See Section 110A Table 1A-J — Miscellaneous Fees — for applicable fee.

106A.3.2.4.3 No Time limits. For the purposes of completing the requirements of this section, the time limitations set forth on Section 106A.3.7 of the Port of San Francisco Building Code do not apply.

106A.3.2.4.4 Violations. The Chief Harbor Engineer is authorized to administer and enforce all provisions of this section and may enforce the provisions of Section 106A.3.2.4 by any lawful means available for such purpose, including taking actions authorized pursuant to Section 103A of this Code.

106A.3.2.5 Construction site runoff control.

106A.3.2.5.1 Construction site runoff control permit required. All applicants for a building, demolition, excavation, grading, foundation, or other permit required by this Code that will result in land-disturbing activities of less than one acre shall comply with the requirements for construction site runoff control as articulated in the Control of Construction Site Runoff Ordinance and in Sections 146 through 146.11 of the San Francisco Public Works Code.

106A.3.2.5.1a Definitions. "Land-disturbing activities" refers to any movement of earth or a change in the existing soil cover or existing topography that may result in soil erosion from wind, or water, and the movement of sediments into or upon waters, lands, or public rights-of-way within the City and County of San Francisco, including, but not limited to building demolition, clearing,

grading, grubbing, filling, stockpiling, excavating and transporting of land.

106A.3.2.5.2 Permit approval. No building or other permit application subject to the requirements of this section shall be approved until the Chief Harbor Engineer or his/her designee has reviewed and approved the applicant's Erosion and Sediment Control Plan or determines that the applicant otherwise meets the requirements of the Control of Construction Site Runoff Ordinance. See Section 110A Table 1A-J — Miscellaneous Fees — for applicable fee.

106A.3.2.5.3 No Time limits. For the purposes of completing the requirements of this section, the time limitations set forth on Section 106A.3.7 of the Port of San Francisco Building Code do not apply.

106A.3.2.5.4 Violations. The Chief Harbor Engineer is authorized to administer and enforce all provisions of this section and may enforce the provisions of Section 106A.3.2.4 by any lawful means available for such purpose, including taking actions authorized pursuant to Section 103A of this code.

106A.3.3 Information on plans and specifications. Plans and specifications shall be drawn to scale on substantial paper or cloth of a size not less than 11-inch by 17-inch (279.4 mm x 431.8 mm) and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. Electronic media documents are acceptable when approved by the Chief Harbor Engineer. Specific plans and information required shall include any of the following that is appropriate for the work being proposed:

1. Facility Identification Number on the first sheet or page of each set of plans and other submittal documents.

2. A dimensioned plot plan showing sidewalk widths, street widths, lot lines, lease lines, locations of proposed or existing buildings or structures on the property, and full widths, heights and setbacks of buildings on adjacent properties where their locations or heights affect the code requirements of the subject building or structure. Locations of parking or loading spaces and of above ground hydrants and utility poles shall also be shown. The Chief Harbor Engineer may require the owner to have the lot surveyed and staked by a registered land surveyor or registered civil engineer so that the proper location of the building on the lot, or site, may be determined. A copy of this survey shall be filed with the application for the permit.

3. All existing and future finished grades for new buildings or structures and additions to existing buildings or structures, including official curb and street grades.

4. Complete dimensioned exterior elevations showing types of wall materials, locations and sizes of wall openings, roof heights and setbacks from property lines. The existing and future exterior grade profiles on each side of the building extending to any adjoining buildings, structures or properties which might be affected by this work shown on the elevations unless a topographic map prepared by a licensed surveyor is submitted.

5. Dimensioned architectural floor plan for each floor, basement and roof unless the floor plans are identical. The scale shall be not less than 1/8 inch (3.175 mm) to 1 foot (304.8

mm) unless otherwise permitted by the Chief Harbor Engineer. The floor plan shall show the gross area of each use area on each floor, and the total area of each floor. For applications where a Change of Occupancy is proposed, the registered design professional shall provide plans to show the occupancy classification, use, square footage, load factor, and calculated occupant load for each area within the entire shed or building. A summary table with the above information shall be provided. Also see Chapter 5 of the Port of San Francisco Existing Building Code.

6. Structural, mechanical and other detailed information shall not be superimposed unless the resultant floor plans are clearly legible and understandable.

7. For alteration work, all existing partitions and construction that are to be removed or altered and all that are to remain unchanged.

8. Identification on the architectural floor plans of the use or occupancy classifications of all new and existing areas of the building.

9. Cross-sections as necessary, including information on location and depth of footings of adjacent buildings or structures which might be affected by this work.

10. Information regarding all architectural and structural materials to be installed in the building.

11. Details of all fire-resistive assemblies and elements, including listed installation requirements, and provisions for maintaining the integrity of fire-resistive assemblies or elements where penetrated.

12. Information regarding the installation, location and support of building utilities, including plans for mechanical and plumbing systems, and electrical equipment, wiring and systems.

13. Structural plans and calculations detailing all components of the vertical load carrying system, including joists, beams, girders, columns, bearing walls and locations and depths of footings. Connection details and cross-sections to show how the loads are transferred and carried from the roof to the foundation. Live load shall be clearly designated on the plan for each use area.

14. Structural plans and calculations detailing all elements of the lateral force resisting system, including horizontal and vertical diaphragms, connections and details that completely identify the lateral force load path from the roof to the foundation.

15. Special inspection and structural observation program required by Sections 106A.3.5, 1704 and 1709.

16. Information on plans demonstrating compliance with applicable requirements of Section 1612 for construction within flood hazard areas.

17. Geotechnical report for new building sites, or when work involves significant grading, excavation or fill, or uses special foundations; or when the site is included in the State of California Seismic Hazard Zones Map, Special Soils Map or other area identified by the Chief Harbor Engineer. See Appendix J - Grading, for additional grading permit

requirements.

18. Hydraulic design drawings and calculations for sprinkler systems and standpipes.

19. Information on plans demonstrating compliance with energy conservation requirements.

20. Information on plans demonstrating compliance with applicable sound transmission requirements.

21. Information on plans to adequately demonstrate the incorporation of barrier free design for all buildings, facilities, site work and other improvements in accordance with Section 109.1 for compliance with state law for persons with disabilities.

22. Information on plans demonstrating compliance with water conservation and reclamation requirements.

23. Landscaping and irrigation plans, when required by the Port Planning and Environment Division, Department of Public Works or other agencies to verify compliance with any applicable laws under their jurisdiction. Construction Site Runoff Controls (see section 106A.3.2.5.).

24. For a building that is an unsafe structure as defined in Section 102A, sufficient information to show how all unsafe conditions will be corrected.

25. All other information as determined by the Chief Harbor Engineer necessary for determining compliance with applicable codes and regulations.

106A.3.4 Architect or engineer of record.

106A.3.4.1 General. When it is required that documents be prepared by an architect or engineer, the Chief Harbor Engineer may require the project owner to engage and designate on the building permit application an architect or engineer who shall act as the architect or engineer of record. If the circumstances require, the project owner may designate a substitute architect or engineer of record who shall perform all of the duties required of the original architect or engineer of record. The Chief Harbor Engineer shall be notified in writing by the project owner if the architect or engineer of record is changed or is unable to continue to perform the duties.

The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

106A.3.4.2 Deferred submittals; Site permits. For the purpose of this section, deferred submittals are defined as those portions of the proposed design not submitted at the time of application for an alteration permit that include the alteration of the existing, or the installation of new, mechanical, electrical, plumbing, sprinkler or fire alarm systems required for the scope of work. *Deferred submittals may also include addenda to site permits.*

All deferred submittals shall be listed on the lead sheet of proposed plans as Deferred Submittals at the time of submittal. Deferral of any submittal items shall be subject to the Chief Harbor

Engineer's approval. The holder of a permit with deferred submittals shall proceed without assurance that the deferred submittals will be approved.

Note: See Section 106A.4.1.1 and 106A.4.1.2 for phased approval of proposed work to a building or structure using a Site Permit.

Note: See Section 108A for inspection requirements.

106A.3.5 Inspection and observation program. When special inspection is required under Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Chief Harbor Engineer for approval prior to issuance of the building permit. The inspection program shall designate the portions of the work that require special inspection and the name or names of the individuals or firms who are to perform the special inspections and indicate the duties of the special inspectors.

The special inspector shall be employed by the owner, the engineer or architect of record, or an agent of the owner, but not the contractor or any other person responsible for the work.

When structural observation is required under Chapter 17, the inspection program shall name the individuals or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur.

The inspection program shall include samples of inspection reports and provide time limits for submission of reports.

106A.3.6 (Reserved)

106A.3.7 Cancellation of application during processing. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing and shall be cancelled in accordance with Section 106A.3.8 by the Chief Harbor Engineer, unless such application has been pursued in good faith or a permit has been issued.

EXCEPTION: The Chief Harbor Engineer may grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing on a Request for Time Extension form and shall demonstrate justifiable cause. See Section 110A, Table 1A-J Miscellaneous Fees for appropriate fee.

106A.3.7.1 Failure to provide requested information. An application may also be deemed to have been abandoned if the applicant fails to provide the requested information through the submittal of six plan revisions.

EXCEPTION: The Chief Harbor Engineer may grant permission for one or more additional revision submittals for good cause shown.

When the processing of an application is delayed due to actions before the PBCRB or other city agencies, or any court of competent jurisdiction, or the review by a *local,* state, or regional regulatory body, the time period for expiration shall be computed from the date of the final action at the agency or court of jurisdiction.

106A.3.8 Disapproval of application. Any application that is abandoned or that does not meet the requirements of this code or the approval of any interested bureau, department or agency of this jurisdiction in compliance with Section 106A.4.1, shall be disapproved by the Chief Harbor Engineer or upon request by the applicant. If such a request is not made, the application shall be held in abeyance for 21 days and then canceled as provided for in Section 106A.3.7.

106A.3.8.1 Withdrawal of application. Applications filed for permits may be withdrawn by the project owner, provided that no part of the work proposed on the application has been performed and the request for withdrawal is in writing.

106A.3.9 Cancellation of approved application. The Chief Harbor Engineer shall cancel an application 120 calendar days after notification of approval was mailed to the applicant if the applicant has failed to pay any outstanding fees and obtain the permit. The Chief Harbor Engineer shall notify the applicant by certified mail 21 days prior to any cancellation action. If the permit is not obtained within those 21 days, the application shall be deemed canceled without further action by the Chief Harbor Engineer. Upon written request by the applicant prior to cancellation, a one-time 60-day extension may be granted by the Chief Harbor Engineer, provided such extension had not been previously granted under Section 106A.3.7 above. See Section 110A, Table 1A-J - Miscellaneous Fees - for applicable fee.

EXCEPTIONS:

1. For applications resulting from enforcement actions initiated by the Chief Harbor Engineer to abate code violations, the above time limits shall be reduced to 30 days and 10 days, respectively. The Chief Harbor Engineer may grant a 30-day extension for hardship or procedural error.

2. The above time limits shall not apply to applications which are subject to the work without permit investigation fee per Section 110A, Table 1A-K - Investigation Fees, Hearings, Code Enforcement Fees. Such applications shall be canceled only through specific action by the Chief Harbor Engineer.

106A.4 Permit issuance.

106A.4.1 Issuance. The application, plans, specifications, computations and other data filed by an applicant for a permit shall be reviewed by the Chief Harbor Engineer. In granting or denying any permit, or revoking or refusing to revoke any permit, the Chief Harbor Engineer may consider those factors in Section 26(a) and (b) of the City and County of San Francisco Business and Tax Regulations Code, including the effect of the proposed business or calling upon surrounding property and upon its residents and inhabitants thereof; and in doing so, the Chief Harbor Engineer may exercise his or her sound discretion as to whether said permit should be granted, transferred, denied or revoked.

When the Chief Harbor Engineer issues the permit where plans are required, the Chief Harbor Engineer shall endorse in writing or stamp the plans and specifications APPROVED. Such approved plans and specifications shall not be changed, modified or altered without authorization of the Chief Harbor Engineer, and all work regulated by this code shall be done in accordance with the approved plans.

106A.4.1.1 Phased approval. The Chief Harbor Engineer may issue a permit for the initial grading, construction of foundations or any other part of a building or structure before the entire plans and specifications for the whole building have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holder of such permit for the grading, foundation or other parts of a building or structure shall proceed at the holder's own risk with the initial work and the building operation, and without assurance that the permit for the entire building or structure will be granted.

Note: See Section 106A.3.4.2 Deferred Submittals; site permits for deferred work to the mechanical, electrical, plumbing, sprinkler or fire alarm systems within the proposed scope of work for an alteration permit.

Note: See Section 108A for inspection requirements.

106A.4.1.2 Site Permit and Addendum(a). A site permit, by itself, does not allow construction work to proceed. See the list of conditions for site permits, below:

1. For the work to proceed, a construction permit addendum that approves the work must be issued.

2. The 'site permit' must be issued prior to submittal of the 1st addendum, unless otherwise allowed by the Chief Harbor Engineer.

3. Construction may proceed upon approval and issuance of each addendum (e.g., 'foundation', 'architectural' etc.)

4. A complete list of addenda shall be presented to the Chief Harbor Engineer for Approval prior to issuance of the first addendum.

5. The number of addenda shall be limited to six (6) unless otherwise authorized by the Chief Harbor Engineer.

6. The list shall be printed on the cover sheet of the first addendum.

7. The list of addenda may be modified upon approval of the Chief Harbor Engineer.

106A.4.1.3 Transfer of permit. Permits are transferable without payment of fees when the new owner submits a letter to the Chief Harbor Engineer agreeing to all conditions of approval, stipulations and agreements contained on the approved application.

106A.4.2 Retention of approved construction documents. One set of approved construction documents shall be stamped Field Copy by the Chief Harbor Engineer and provided to the party obtaining the permit. The project owner shall be responsible for keeping these documents stapled or bound together as a set and on the building site at all times and making them available for inspection and use by the Port Building inspector during such construction until final inspection has been approved; failure to do so shall result in stoppage of work. The approved construction documents shall not be changed, modified or altered without authorization from the Chief Harbor Engineer; all work shall be done in accordance with these documents.

One set of approved construction documents for all building permits shall be stamped File Copy and retained by the Chief Harbor Engineer in reproducible form as public records. (See Table 1A-L - Public Information - for applicable fees).

Plans may not be reproduced or otherwise copied without the permission of the architect and/or engineer of record.

106A.4.3 Validity of permit. The issuance of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other applicable laws and regulations. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

The issuance of a permit based on plans, specifications and other data shall not prevent the Chief Harbor Engineer from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or other applicable laws and regulations.

106A.4.4 Expiration. Every permit issued by the Chief Harbor Engineer under the provisions of this code shall expire by limitation and become invalid unless the building or work authorized by such permit is commenced within 180 days from the date of issuance of such permit, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work has been commenced or when any of the following circumstances is applicable:

1. For Special Event permits, the permit shall expire by limitation and become invalid 14 days after the time specified for the event, or if the work authorized by such permit is not commenced within 14 days after the time specified for the event to occur, or if the work authorized by such permit is suspended or abandoned for a period of 14 days after the time the work has been commenced, whichever occurs later. The maximum time limit for a Special Event permit shall be 180 days from the date of issuance.

2. For code compliance permits ordered by the Chief Harbor Engineer per Section 102A, the work shall start within 30 days from the date of such permit, unless a longer time period is specified in writing by the Chief Harbor Engineer.

Except for Special Events, an extension of time may be granted, provided a Request for Time Extension form is submitted to the Building Permit Desk prior to the expiration time accompanied by payment of a fee. See Section 110A, Table 1A-J for appropriate fee. Unless directly approved by the Chief Harbor Engineer, no more than three extensions of time may be granted. Inspection fees as set forth in Section 107A will be charged for any inspections performed at the Chief Harbor Engineer's request in order to determine the extent of work for which the extension is requested in addition to fees charged for administration and time extensions. Individual time extensions shall not exceed the following time periods:

1. For code compliance permits ordered by the Chief Harbor Engineer – 30 days for permits with a valuation of $25,000.00 or less; 12 months for permits with a valuation exceeding $25,000.00.

2. A time limit for completion that is required by the corrective action on a Notice of Violation issued under a code enforcement case, unless directly approved by the Chief Harbor

Engineer.

3. 180 days for all other permits.

EXCEPTION: Permits issued to the Port of San Francisco shall automatically be extended without a Request for Extension for the duration of the current edition of this code.

No extension of time shall be granted for Special Event permits.

When a permit is issued but delayed due to actions before the PBCRB or other agency, or any court of competent jurisdiction, or is under review by a state or regional regulatory body, the time period for expiration shall be computed from the date of the final action of the agency or court of jurisdiction.

106A.4.4.1 Commencement of work on permit expired due to work not started. For permits that have expired with no record of work being started, a new application shall be filed and no work shall commence until a new permit is obtained. If not more than one year has elapsed since the expiration of the original permit, the applicant is eligible for reduced fees; see Section 110A, Table 1A-B Building Permit Application and Plan Review Fees. All other applicable fees in Section 110A, Table 1A-A shall be collected in the full amount. To qualify for the reduced fees, the original approved plans and specifications issued in accordance with Sections 106A.4.1 and 106A.4.2 to the project owner shall be submitted with the new application, together with a notarized certification that there are no changes made on those plans and specifications.

In the event a refund has been granted upon request of the applicant prior to commencement of the work, the provisions of this section shall not apply, and the applicant shall apply for a new permit and pay all applicable fees.

106A.4.4.2 Recommencement of work on permit expired due to work not completed. For permits that have expired with no record of a final inspection and approval, in accordance with Section 108A.5.9, the applicant shall file a new application and no work shall commence until a new alteration permit is obtained for the work not completed. See Section 110A, Table 1A-F —Specialty Permit Fees — for applicable fee to defray cost of verifying site conditions. The permit fee shall be based upon the valuation of the uncompleted work. When the permit is for completing the work as shown on the original approved plans, no additional plan review fee shall be required.

Where illegal or unsafe conditions are to be corrected, the Chief Harbor Engineer shall have the authority to establish, at the time the application for the permit is approved, a reasonable time within which such alterations authorized by the permit shall be completed.

106A.4.5 Suspension or revocation. The Chief Harbor Engineer may, in writing, suspend or revoke a permit issued under the provisions of this code, whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation of any of the provisions of this code.

Any permit issued for which the applicant has paid less than the correct permit and plan checking fees shall be considered invalid and shall be suspended until the complete fees have been paid. Failure to pay the correct fees shall be sufficient grounds for denial of a Certificate of Completion or a Certificate of Final Completion and Occupancy.

106A.4.6 Additional work, permit required. When an approved permit has been issued, a separate alteration permit shall be required for any change in work or additional work as set forth hereafter*, unless the Chief Harbor Engineer allows the additional work to be inserted into the scope of the original permit.* The fees for such additional work shall be as set forth in Section 110A, fee tables, based on the difference in the valuation between the changed work and that of the original permit. The valuation shall be not less than $1. See Section 107A.5 – Investigation Fees for applicable investigation fees. Situations which require a separate permit *may* include the following:

1. The construction differs from the approved plans or construction documents, which, according to the Chief Harbor Engineer, requires revised plans or additional plans to be submitted for approval and/or documentation, including changes in partition layout that impact other code requirements, changes in framing directions, spans, and locations of concentrated loads, and changes in types of materials used. See Section 110A, Table 1A-F - Specialty Permit Fees - for the assessment for this type of additional work.

2. Any changes to any building or structure which alter the exterior dimensions more than 6 inches (152.4 mm) in either a vertical or horizontal dimension or alters the visual appearance through changes in exterior**,** such as wall materials or windows.

3. The value of the additional work or the value of the changes exceeds 10 percent of the valuation of the approved permit work or $50,000 whichever is the lesser amount. For changes not exceeding 10% of the valuation or $50,000, additional fees shall be required as stated in Section 110A Table 1A-A for the difference in valuation of the additional work or changes and the original permit; however, the Chief Harbor Engineer may determine a separate building permit is not required. All approved changes shall be documented, signed and dated by the reviewer or building inspector approving the change and the plan preparer of record.

4. A change in occupancy or character of use, as defined in this code.

5. A change in the construction type of any portion of the building.

6. For any additional work the Chief Harbor Engineer determines necessary to abate any condition hazardous to the property or public.

7. There is any condition, as determined by the Chief Harbor Engineer, which requires a permit to be processed to protect the interest of the public.

Revised plans and plan review fees, including back check fees, shall be required for any such change or additional work.

106A.4.7 Replacement of approved construction documents. When the permit holder's set of approved construction documents are not available as required by Section 106A.4.2, the Chief Harbor Engineer may require the applicant to submit, at the applicant’s sole expense, a duplicate set of documents along with a notarized certification that such documents are identical to the approved construction documents except for notations by the Port of San Francisco and City agencies. The Chief Harbor Engineer may then use the identical set to create a “duplicate” set for issuance. Back check fees shall be required in accordance with Table 1A-B. If identical documents are not available from the applicant, Port may have file copies duplicated by a private

party at the applicant's sole expense.

See Section 110A, Table 1A-L - Public Information - for applicable fee.

106A.4.8 Pre-application Plan Review. When a party wishes to discuss specific design issues or submit preliminary designs for review and comment by the Chief Harbor Engineer prior to formal application for a permit, a party may request for pre-application plan review by submitting an application in accordance with PCP-007 and appropriate fees, to the Chief Harbor Engineer. See Section 110A, Table 1A-B - Building Permit Application and Plan Review Fees - for applicable fees.

Note: See 107A.9 for pre-application surveys or inspections.

106A.4.9 Outside Consultants for Plan Review. When an application for a permit contains architectural, mechanical, electrical, plumbing or other building component(s) sufficient in scope or complexity, the Chief Harbor Engineer may contract or employ a private entity or person on a temporary basis to perform plan review and/or inspection services. See Table 110A, Table 1A-H Consultant Fees For Outside Services, for applicable fees.

106A.4.10 Review of mechanical plans. (reserved)

106A.4.11 Review of electrical plans. (reserved)

106A.4.12 Review of plumbing plans. (reserved)

SECTION
107A FEES

107A.1 General. Fees shall be assessed in accordance with the provisions of this section and Section 110A.

107A.1.1 Administrative costs fee. An administrative costs fee for services and regulatory functions provided and not included in another fee shall be assessed and charged to the applicant or persons requesting the service or regulatory function see Section 110A, Table 1A-J - Miscellaneous Fees for applicable fee.

107A.1.1.1 Consultant Services. The Port of San Francisco may contract or employ a private entity or acquire the services of other city agencies for plan review, inspection, survey, report writing and/or hearing services. See Section 110, Table 1A-H for applicable fee. Also see Section 106A.4.9.

107A.1.2 Exemption from fees. The fees provided for in this chapter shall not apply to permits issued to perform work on buildings which are owned and occupied by the Federal or State governments.

These exemptions also apply to permits issued to the Port of San Francisco for work that is performed for the Port of San Francisco including Bi-Annual permits for Port Maintenance in accordance with Section 106A.1.3.

107A.2 Permit fees. The permit fee per Section 110A, Table 1A-A - Building Permit Fees - shall

be paid at the time an application for a building permit is filed and shall be credited toward the final permit fee due at the time of permit issuance. The New Construction Permit Fee Schedule applies to new buildings or structures. The Alteration Permit Fee Schedule applies to alterations, repairs, additions or other work on an existing building or structure, or to the modification of the scope of an approved permit as required by Section 106A.4.6.

The determination of value or valuation under any of the provisions of this code shall be made by the Chief Harbor Engineer. The value to be used in computing the building permit and building plan review fees shall be the final valuation upon completion of all construction work for which the permit is issued, as well as all finish work, painting, roofing, mechanical, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and all other permanently installed equipment and construction, even though other permits to perform such work may be required.

The valuation shall be calculated at the time of permit issuance according to a cost schedule available through Port Engineering Division. The cost schedule shall be subject to annual adjustment based on value construction cost data reported by an approved engineering firm experienced in valuating construction projects for the area. Contractor overhead and profit shall be reflected in the schedule.

107A.3 Plan review fees. When submittal documents are required by Section 106A.3.2, a plan review fee shall be paid at the time of filing an application for a building permit for which plans are required pursuant to Section 106A.3.2. Said plan review fee shall be based on the valuation determined by Section 107A.1. See Section 110A, Table 1A-B - Building Permit Application and Plan Review Fees - for applicable fee.

The plan review fees specified in this section are separate fees from the permit fees specified in Section 107A.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 106A.3.4.2, an additional plan review fee shall be charged as shown in Section 110A, Table 1A-B - Building Permit Application and Plan Review Fees.

107A.3.1 Reduced plan review fee. A reduced plan review fee shall be collected for reviewing submittal documents identical to those filed within one year of the original approved construction documents for which the full plan review fee was paid. For this purpose, plans may be considered identical when they contain only such minor differences as exterior finishes, or if they are identical but mirror image. See Section 110A, Table 1A-B - Building Permit Application and Plan Review Fees - for the second and each subsequent set of identical submittal documents within the stated time period. To obtain this reduction, the applicant shall submit a copy of the original approved construction documents for which the full plan review fee was paid.

When the submittal documents are substantially changed from those that were previously approved, an additional plan review fee shall be charged. This fee shall be the fee indicated in the schedule of fees for the value of the portion of the building or structure affected by such changes.

107A.4 Expiration of plan review. See Section 106A.3.7.

107A.5 Investigation fees: Work without a permit. Whenever any work, for which a permit is

required under the provisions of this code, has been started without a permit, a special investigation fee shall be paid by the applicant before a permit may be issued for such work. See Section 110A, Table 1A-K – Investigation Fees, Hearings, Code Enforcement Fees - for applicable fee. Where only a portion of the work has been commenced without a permit, the investigation fee shall be based upon the portion of the work done without a permit. The owner or owner's agent may appeal the amount of the investigation fee by filing a request for appeal in accordance with Section 105A of this code.

The Port Building Code Review Board, in reviewing the appeal of the investigation fee assessed for doing work without a permit, may reduce the amount of said fee, but in no case shall such reduced investigation fee be less than any accrued pre-application or standard inspection fees stated in Section 110A, Tables 1A-C, 1A-D and/or 1A-G.

EXCEPTION: The Chief Harbor Engineer may reduce the investigation fee to two times the amount of the permit fee as called for in this code, at Section 110A, Table 1A-A- Building Permit Fees, for work that was constructed prior to the current *lease*, provided that substantiating documentation is provided.

107A.6 Fee Refunds.

107A.6.1 Permit fee refunds. When an issued permit has expired and no work has been performed, the building permit fees and mechanical, electrical and plumbing permit and inspection fees paid shall be refundable upon written request of the owner when such request is made within one year of the permit expiration. When a project has been abandoned prior to permit expiration and no work has been performed, the permit may be revoked upon written request of the project owner to revoke the permit due to abandonment of the project and the building, mechanical, electrical and plumbing permit and inspection fees paid shall be refundable upon written request of the project owner when such request is made within 1 year of the permit revocation. See Section 110A, Table 1A-R - Refunds - for applicable refund and Section 110A, Table 1A-F—Specialty Permit Fees—for applicable fee to defray cost of verifying site conditions.

107A.6.1.1 Plan review fee refunds. When an application is withdrawn in accordance with Section 106A.3.8.1, the plan review fee paid shall be refundable upon a written request from the owner in the case where no site inspection had been made and plan review had not started within any division of the Port of San Francisco, or City Department. See Section 110A, Table 1A-R – Refunds – for applicable refund**.** For other cases, the amount of refund, if any, shall be determined by the Chief Harbor Engineer, based on the amount of time spent for permit processing work performed at the time of withdrawal. Requests for refunds must be made within 30 days of withdrawal.

107A.6.2 Fees in error. If the Chief Harbor Engineer determines that an error has been made in the assessment of fees, a refund for overcharges shall be made to the applicant by the Port of San Francisco. For undercharges, additional fees shall be requested from the applicant in writing by the Chief Harbor Engineer. Failure to pay additional fees may result in an order to stop work and suspension or revocation of the permit in accordance with Section 104A.2.4 and Section 109A.6. See Section 110A, Table 1A-R - Refunds - for applicable refund.

107A.7 Strong motion instrumentation fee. Pursuant to the provisions of Section 2705 of the Public Resources Code of the State of California, a fee shall be assessed for all building permits

except those for demolitions and signs. See Section 110A, Table 1A-F - Specialty Permit Fees – for applicable fee. All such fees collected shall be handled in accordance with the provisions of Section 2706 of said Public Resources Code.

107A.7.1 Strong Motion Instrumentation and Seismic Hazards Mapping Fund

. That portion of the strong motion instrumentation fee retained by the Port of San Francisco as provided for in Section 2705(c)1 of the Public Resources Code of the State of California shall be allocated in the Port of San Francisco Budget Engineering Business Plan t*o improve the preparation for damage assessment* as provided for in Section 2705(c)2 of the Public Resources Code of the State of California. Monies from this fund shall be used, subject to the approval of the Chief Harbor Engineer, to defray personnel and equipment costs incurred in carrying out the State of California mandate.

107A.7.2 Green building standards fee. Pursuant to the provisions of California Health and Safety Code Sections 18930.5, 18931.6, 18931.7 and 18938.39 related to building materials, cities and counties are required to assess a fee for all building permits. See Section 110A, Table 1A-J for applicable fee. All such fees shall be handled in accordance with the provisions of Section 18931.7 of said Health and Safety Code.

107A.7.3 Technology surcharge on permits. A technology surcharge is established on the cost of building permit applications processed by the Port of San Francisco. The fee is for cost recovery for specialized license fees, maintenance of computer hardware, and computer software that are instrumental in the Port's ability to provide efficient service and maintain accurate records. See Section 110A, Table 1A-J for applicable fee.

107A.8 Delinquent fees/dishonored checks. Permits will not be issued to any person having outstanding or delinquent balances or dishonored checks on file with the Finance and Administration Division, Port of San Francisco.

107A.9 Survey. A site survey for a building inspector or staff engineer comments on code compliance or structural aspects of an existing building or structure may be obtained by submitting a Service Request Application at the Building Permit Desk with appropriate fees. See Section 110A-G for applicable fees.

107A.10 Premises identification and Facility Identification Numbers. Premises shall be identified for emergency response in the manner described in Section 501.2 of this code. For permit processing, every applicant shall obtain from the Port of San Francisco and thereafter provide an official Facility Identification Number (FIN) for processing applications for work that requires a building permit. The FIN must be provided to the Port of San Francisco when submitting an application for a building permit. The applicable fees are stated in Section 110A, Table 1A-J - Miscellaneous Fees - for applicable fees.

107A.11 Fees for reproduction of reports, records and documents for the public.

107A.11.1 General. Applicants shall pay a fee to the Port of San Francisco for copies of inspection reports, records, and documents. The fee shall be paid before reproduction of the materials. Fees shall be chargeable to all persons, as well as City Departments. When such reproduction is in response to subpoenas of records, the attorney requesting such records shall be required to pay

the fees.

107A.11.2 Reproduction fees. The fees shall be determined based upon the actual cost per number of pages and time for administrative services. Reproduced material shall be retrieved at the Building Permit Desk. See Section 110A, Table 1A-L – Public Information – and Table 1A-J - Miscellaneous Fees - for applicable fees.

SECTION
108A INSPECTIONS

108A.1 General. All construction or work for which a permit is required shall be subject to inspection by the Chief Harbor Engineer, and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the Chief Harbor Engineer. In addition, certain types of construction shall have continuous inspection by special inspectors as specified in Section 1701.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Chief Harbor Engineer nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

In the absence of clear physical characteristics to identify the legal boundaries of the lot, site, or location to which a building permit has been or may be issued, the Chief Harbor Engineer may require the project owner or applicant to have the lot surveyed and staked by a registered land surveyor, or registered civil engineer, to ensure determination of the proper location of the building or construction on the lot. A copy of this survey shall be filed with the application for the permit.

108A.2 Job record card. Any work requiring a permit shall not begin until the permit holder or the permit holder’s agent posts an inspection record Job Record Card on the site. This card shall be issued at the time of permit issuance by the Chief Harbor Engineer. The card must be posted in a conspicuous and readily accessible location for documentation of inspection history. The Job Record Card must remain on the job site until a final inspection of all work stated in that permit has been completed. After final inspection, the card may be removed and retained as part of the building owner's record.

108A.3 Inspection requests. It shall be the duty of the person doing the work authorized by a permit to notify the Chief Harbor Engineer that such work is ready for inspection. The Chief Harbor Engineer *may* require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing, by telephone or by electronic mail at the option of the Chief Harbor Engineer.

It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspections of such work.

108A.3.1 Off-hour inspections. Applicants who seek inspections outside normal inspection hours

(7:30 a.m. to 3:30 p.m., Monday through Friday, excluding legal holidays) may avail themselves of this service (dependent on staffing availability) by prior arrangement with the Building Permit Group and prepayment. See Section 110A, Table 1A-G - Inspections, Surveys and Reports - for applicable fee.

108A.3.2 Permits by other departments. Applicants applying for permits from other City departments for which an inspection approval of the Building Permit Group inspection staff is required, as a condition of the Port's issuance of the permit, shall submit a Service Request Application to the Building Permit Desk with appropriate fees and schedule an inspection for said inspection, certification or report. See Section 110A, Table 1A-G - Inspections, Surveys and Reports - for applicable fee.

108A.4 Approval required. No work shall be done on any part of the building or structure beyond the point indicated in each successive inspection without first obtaining the approval of the Chief Harbor Engineer. Such approval shall be given only after an inspection shall have been made of each successive step in the construction as indicated by each of the inspections required in Section 108A.5. Any portions which do not comply with the provisions of this code and with the approved construction documents shall be corrected, and no such portion shall be covered or concealed until approved.

108A.5. Required inspections.

108A.5.1 General. Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the Chief Harbor Engineer.

Protection of joints and penetrations in fire-resistive assemblies shall not be concealed from view until inspected and approved.

108A.5.2 Foundation inspection. An inspection is required after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. All materials for the foundation shall be on the job site; however, where concrete is ready mixed in accordance with approved nationally recognized standards, the concrete need not be on the job site. Embedded bolts and anchorage devices designed to resist uplift and/or sliding fences shall be installed and held in place. Where the foundation is to be constructed of approved treated wood, additional inspections may be required by the Chief Harbor Engineer.

108A.5.3 Concrete slab or under-floor inspection. An inspection is required after all in-slab or under-floor reinforcing steel, building service equipment, conduit, piping accessories and other ancillary equipment items are installed, before any concrete is placed or floor sheathing installed, including the subfloor. Embedded bolts and anchorage devices designed to resist uplift and/or sliding forces shall be installed and held in place.

108A.5.4 Reinforcing steel. An inspection is required when reinforcing steel is in place in walls, floor and roof framing and other concrete members, and before any concrete is poured or placed. All reinforcing steel shall be visible for inspection.

108A.5.5 Structural steel. An inspection is required when structural steel framework, or any structural steel member of a building, is in place and before being covered or concealed in any

manner.

108A.5.6 Frame inspection. An inspection is required after the roof, roof deck or sheathing, all framing, fire blocking and bracing are in place and all conduits, plumbing pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, and heating wires, conduits, plumbing pipes and ducts are approved.

108A.5.7 Lath or gypsum board inspection. An inspection is required after all lathing and gypsum board, interior and exterior, are in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

108A.5.8 Fire-rated suspended ceilings. An inspection is required after the installation of the hangers, lighting fixtures and air diffusers, the protective fixture boxes and main suspended ceiling members and before the ceiling is installed.

108A.5.9 Final inspection. A final inspection shall be made when the construction work has been completed. The inspection shall be made when the structure, or area of work, is ready for occupancy, but before it is occupied. A final inspection and approval is required on all buildings and structures when completed and if applicable, ready for occupancy or use after plumbing, electrical and special inspection, and any other applicable approvals have been obtained. See Section 109A for certificate of occupancy requirements.

108A.6 Special inspections. Special inspections, as noted on plans and/or the Statement of Special Inspections, shall be performed in a timely manner and shall be coordinated with the Port building inspector. For special inspections, see Chapter 17.

108A.7 Other inspections. In addition to the called-for inspections specified above, the Chief Harbor Engineer may make or require other inspections of any construction work including, but not limited to, mechanical, electrical and plumbing installations to ascertain compliance with the provisions of this code and other laws which are enforced by the code enforcement agency.

108A.7.4.1 Concealed work. Whenever any work for which inspections are required by Sections 108A through 108A.7 has been covered or concealed without inspection, or whenever work is performed and concealed without a permit, and in cases where exposure of work is necessary to determine if the building or parts thereof are considered unsafe due to any of the conditions as set forth in Section 102A, the Chief Harbor Engineer may require that such work be exposed for examination. The work of exposing or recovering or reconstructing such portions of the building or structure shall be at the expense of the owner.

108A.8 Re-inspection. A re-inspection fee shall be assessed for each inspection or re- inspection made necessary by any of the following conditions:

1. When such portion of work for which inspection is called for is not complete.

2. When corrections called for are not made.

3. When the inspection record “Job Record Card” is not properly posted on the work site.

4. When the approved plans are not readily available to the inspector.

5. For failure to provide access on the date for which inspection is requested.

6. For deviating from plans requiring the approval of the Chief Harbor Engineer.

The first re-inspection for failure to comply with requirements shall not be assessed a re- inspection fee. All subsequent re-inspections on a job for the same or subsequent errors or omissions shall be charged a re-inspection fee.

No inspections shall be made nor shall the job be given a Certificate of Final Completion and Occupancy or final approval until the inspection or re-inspection fees are paid. See Section 110A, Table 1A-G - Inspections, Surveys and Reports - for applicable fee.

108A.9 Revocation. The Chief Harbor Engineer may in writing suspend or revoke an issued permit under the provisions of this code whenever the permit is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any of the provisions of this code.

SECTION
109A CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

109A.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Chief Harbor Engineer has issued a certificate of final completion and occupancy therefor as provided herein, or otherwise has been approved for use by the Chief Harbor Engineer.

Issuance of a certificate of final completion and occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

109A.2 Change in occupancy or use or character of use. Changes in the occupancy, use or character of use of a building shall not be made except as specified in Section 4 of the Port of San Francisco Existing Building Code.

A building permit to legalize a change of use, for which no work shall be performed or required, may be processed using the minimum alteration building permit fee. See Table 1A-A – Building Permit Fees - for applicable fees.

A Certificate of Final Completion and Occupancy shall be required for changes in use or occupancy as set forth in Section 4 of the Port of San Francisco Existing Building Code.

109A.3 Certificate issued. The Chief Harbor Engineer shall issue Certificates of Final Completion and Occupancy for buildings or structures erected or enlarged; for each change in occupancy classification in any building, structure or portion thereof; for work requiring an Elevation Certificate or Flood proofing Certificate showing compliance with this code for buildings or structures located in a flood prone area as indicated on the FEMA Preliminary Flood Insurance Rate Maps issued in May 2019; and for buildings or structures seismically upgraded in accordance with the provisions of this code.

109A.4 Temporary certificate. Temporary Certificates of Occupancy may be issued for any building or structure, or portion thereof, before completion of all work provided the Chief Harbor Engineer finds that no substantial hazard will result from occupancy or use and upon satisfactory evidence that the work could not have been completed prior to the issuance of a Certificate of Final Completion and Occupancy. The request for such temporary certificate shall be in writing, and no occupancy or use of the building or structure shall be made until such temporary certificate is issued and posted in a conspicuous place. Such temporary certificate shall be valid for a period not to exceed 12 months, unless an extension of time is approved by the Chief Harbor Engineer. The Chief Harbor Engineer may require an inspection to be made prior to making a determination. An Extension of Time shall require an additional Temporary Certificate of Occupancy fee. See Section 110A, Table 1A-G - Inspections, Surveys and Reports - for applicable fee.

109A.5 Posting. For temporary occupancy approvals, a Temporary Certificate of Occupancy shall be posted in a conspicuous place until a Certificate of Final Completion and Occupancy is issued.

109A.6 Revocation. The Chief Harbor Engineer may, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this code whenever the certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any of the provisions of this code.

SECTION
110A FEE TABLES

Note: Section 110A has been completely revised as of the 2019 Port Code Adoption

SCHEDULE OF FEE TABLES:

1A-A Building Permit Fees
1A-B Building Permit Application and Plan Review Fees
1A-C Plumbing/Mechanical Permit and Inspection Fees
1A-D Standard Hourly Rates
1A-E Electrical Permit and Inspection Fees
1A-F Specialty Permit Fees
1A-G Inspections, Surveys and Reports
1A-H Consultant Fees for Outside Services
1A-I Reserved
1A-J Miscellaneous Fees
1A-K Investigation Fees, Hearings, Code Enforcement Fees
1A-L Public Information
1A-R Refunds

TABLE 1A-A — BUILDING PERMIT FEES

	NEW CONSTRUCTION [1]		*ALTERATIONS* [1]	
TOTAL VALUATION	**PLAN REVIEW FEE**	**PERMIT ISSUANCE FEE**	**PLAN REVIEW FEE**	**PERMIT ISSUANCE FEE**
$1.00 to $2,000.00	$131.29 for the first $500.00 plus $5.42 for each additional $100.00 or fraction thereof, to and including $2,000.00	$56.27 for the first $500.00 plus $2.33 for each additional $100.00 or fraction thereof, to and including $2,000.00	$144.85 for the first $500.00 plus $2.93 for each additional $100.00 or fraction thereof, to and including $2,000.00	$62.08 for the first $500.00 plus $1.26 for each additional $100.00 or fraction thereof, to and including $2,000.00
$2,001.00 to $50,000.00	$212.59 for the first $2,000.00 plus $13.02 for each additional $1,000.00 or fraction thereof, to and including $50,000.00	$91.22 for the first $2,000.00 plus $5.58 for each additional $1,000.00 or fraction thereof, to and including $50,000.00	$188.80 for the first $2,000.00 plus $17.77 for each additional $1,000.00 or fraction thereof, to and including $50,000.00	$80.98 for the first $2,000.00 plus $7.62 for each additional $1,000.00 or fraction thereof, to and including $50,000.00
$50,001.00 to $200,000.00	$837.55 for the first $50,000.00 plus $8.68 for each additional $1000.00 or fraction thereof, to and including $200,000.00	$359.06 for the first $50,000.00 plus $3.72 for each additional $1000.00 or fraction thereof, to and including $200,000.00	$1,041.76 for the first $50,000.00 plus $10.63 for each additional $1000.00 or fraction thereof, to and including $200,000.00	$446.74 for the first $50,000.00 plus $4.56 for each additional $1000.00 or fraction thereof, to and including $200,000.00
$200,001.00 to $500,000.00	$2,139.55 for the first $200,000.00 plus $6.07 for each additional $1000.00 or fraction thereof, to and including $500,000.00	$917.06 for the first $200,000.00 plus $2.60 for each additional $1000.00 or fraction thereof, to and including $500,000.00	$2,636.26 for the first $200,000.00 plus $8.68 for each additional $1000.00 or fraction thereof, to and including $500,000.00	$1,130.74 for the first $200,000.00 plus $3.72 for each additional $1000.00 or fraction thereof, to and including $500,000.00

	NEW CONSTRUCTION [1]		*ALTERATIONS* [1]	
TOTAL VALUATION	**PLAN REVIEW FEE**	**PERMIT ISSUANCE FEE**	**PLAN REVIEW FEE**	**PERMIT ISSUANCE FEE**
$500,001.00 to $1,000,000.00 (1M)	$3,960.55 for the first $500,000.00 plus $5.42 for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00	$1,697.06 for the first $500,000.00 plus $2.33 for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00	$5,240.26 for the first $500,000.00 plus $5.97 for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00	$2,246.74 for the first $500,000.00 plus $2.56 for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00
$1,000,001.00 to $5,000,000.00 (5M)	$6,670.55 for the first $1,000,000.00 plus $4.77 for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00	$2,862.06 for the first $1,000,000.00 plus $2.05 for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00	$8,225.26 for the first $1,000,000.00 plus $5.42 for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00	$3,526.74 for the first $1,000,000.00 plus $2.33 for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00
$5,000,001.00 (5M) to $50 M	$25,751.00 for the first $5,000,000.00 plus $1.86 for each additional $1,000.00 or fraction thereof	$11,062.00 for the first $5,000,000.00 plus $1.04 for each additional $1,000.00 or fraction thereof	$29,905.00 for the first $5,000,000.00 plus $1.67 for each additional $1,000.00 or fraction thereof	$12,847.00 for the first $5,000,000.00 plus $0.94 for each additional $1,000.00 or fraction thereof
$50M to $100M	$109,451.00 for the first $50,000,000.00 plus $1.88 for each additional $1,000.00 or fraction thereof	$57,862.00 for the first $50,000,000.00 plus $1.34 for each additional $1,000.00 or fraction thereof	$105,055.00 for the first $50,000,000.00 plus $2.05 for each additional $1,000.00 or fraction thereof	$55,147.00 for the first $50,000,000.00 plus $1.47 for each additional $1,000.00 or fraction thereof
$100M to $200M	$203,451.00 for the first $100,000,000.00 plus $0.84 for each additional $1,000.00 or fraction thereof	$124,862.00 for the first $100,000,000.00 plus $0.92 for each additional $1,000.00 or fraction thereof	$207,555.00 for the first $100,000,000.00 plus $0.75 for each additional $1,000.00 or fraction thereof	$128,647.00 for the first $100,000,000.00 plus $0.84 for each additional $1,000.00 or fraction thereof
$200M and up	$287,451.00 for the first $200,000,000.00 plus $1.54 for each additional $1,000.00 or fraction thereof	$216,862.00 for the first $200,000,000.00 plus $1.89 for each additional $1,000.00 or fraction thereof	$282,555.00 for the first $200,000,000.00 plus $1.59 for each additional $1,000.00 or fraction thereof	$212,647.00 for the first $200,000,000.00 plus $1.93 for each additional $1,000.00 or fraction thereof

1. These permit fees do not include other fees that may be required by other departments: Public Works, Planning, Fire, Public Health, etc., nor do they include plumbing, electrical or mechanical permit fees unless so stated in the other fee tables. These permit fees do not include the Miscellaneous Fees as shown on Table 1A-J,

TABLE 1A-B — BUILDING PERMIT APPLICATION AND PLAN REVIEW FEES

1.	Plan Review Fees Not Covered in Table 1A-A	Plan Review Hourly Rate – Minimum One Hour
2.	Back check fee [2]	Plan Review Hourly Rate - Minimum One Hour
3.	Commencement of work not started:	
	Building, Plumbing, Mechanical, or Electrical Permit Fee	75% of current fee
	Plan review fee	100% of current fee
4.	Pre-application Plan Review Fee:	Plan Review Hourly Rate - Minimum Two Hours Per Employee
5.	Reduced Plan Review Fee	50% of the Plan Review Fee
6.	Sign Plan Review Fee	See Table 1A-A– Building Permit Fees (New Construction)
7.	Site Permit Fee	25% of Plan Review Fee based on Table 1A-A. Minimum fee $500.00
8.	Other Services [1]:	Standard Hourly Rates per Table 1A-D

1. See Table 1A-D-Standard Hourly Rates.
2. "Back check" is defined as: (1) that time spent reviewing applicant-initiated revisions to plans that do not affect the valuation, scope or size of the project; or (2) any additional plan review performed on required corrections to plans beyond the standard review process, as determined by the Building Official. Plan review required for applicant-initiated revisions effecting valuation, scope, or size or project may be assessed a new plan review fee in addition to the initial plan review fee as determined by the Building Official.

TABLE 1A-C — PLUMBING/MECHANICAL PERMIT AND INSPECTION FEES

1. Permit issuance fee:	$490.11
2.. For each inspection, re-inspection or additional inspection required:	Standard inspection fees per Table 1A-G
3.. Permit Review Fee	Plan Review Hourly Rate

The permit issuance fee consists of an administrative fee plus a minimum of two inspections

TABLE 1A-D — Standard Hourly Rates

1. Plan Review Fee	$173.91 per hour
2.. Inspection	$158.10 per hour
3.. Administration	$96.72 per hour

TABLE 1A-E — ELECTRICAL PERMIT AND INSPECTION FEES

1. Permit issuance fee:	$490.11
2.. For each inspection, re-inspection or additional inspection required:	Standard inspection fees per Table 1A-G
3.. Permit Review Fee	Plan Review Hourly Rate

The permit issuance fee consists of an administrative fee plus a minimum of two inspections

TABLE 1A-F — SPECIALTY PERMIT FEES

1.	Demolition permit fee:	See Table 1A-A for New Construction Fees
2.	Grading permit fee:	See Table 1A-A for New Construction Fees
3.	Building moving permit fee:	Standard Hourly Inspection Rate - Minimum 3 Hours
4.	Reroofing permit fee:	$223.20
5.	Strong motion instrumentation fee:	
	Hotels and motels, all buildings greater than 3 stories, all occupancies other than Group R	0.00028 times the valuation
	Minimum fee:	$1.60
6.	Subsidewalk Construction Permit Fee:	
	Construction	See Table 1A-A for New Construction Fees
	Construction of impervious surface in the required front and setback area	$148.80

TABLE 1A-G — INSPECTIONS, SURVEYS AND REPORTS

1.	Standard Hourly Rate	See Table 1A-D
2.	Off-hours inspection	Standard Hourly Inspection Rate Min 4-hour minimum plus Permit Fee
3.	Pre-application inspection fee: Two	Standard Hourly Inspection Rate - Minimum Hours
4.	Re-inspection fee:	Standard Hourly Inspection Rate
5.	Site Survey fee:	Standard Hourly Inspection Rate - Minimum Two Hours
6.	Temporary Certificate of Occupancy or Extension: Two	Standard Hourly Inspection Rate - Minimum Hours

TABLE 1A-H ——CONSULTANT FEES FOR OUTSIDE SERVICES

1.	Service fees for plan review by outside consultants:	Actual costs including administrative and overhead costs.
2.	Service fees for inspections by outside consultants:	Actual costs including administrative and overhead costs.
3.	Delivery and pickup services	Actual costs including administrative and overhead costs.
4.	Service fees for survey writing, report writing and/or hearing services by outside consultants	Actual costs including administrative and overhead costs.

TABLE 1A-I — RESERVED

TABLE 1A-J — MISCELLANEOUS FEES

1.	Facility Identification Number (FIIN) or address processing fee	$96.72 New Addresses $195.30 Change of Existing Address or Lot Number
2.	Extension of time: application cancellation and permit expiration:	
	Each application extension (in Plan Review):	$148.80 plus 20% of All Plan Review Fees
	Each permit extension:	$148.80 plus 10% of All Permit Issuance Fees
3.	Hazardous Wastes Plan review fee:	Standard Hourly Plan Review Rate
4.	Construction Dust Control Plan review fee:	Standard Hourly Plan Review Rate
5.	Stormwater Management and Discharge Control Plan Review fee:	Standard Hourly Plan Review Rate
6.	Construction Site Runoff Control plan fee	Standard Hourly Plan Review Rate - 4 hour min
8.	Green Building Standards fee:	Pursuant to the provisions of California Health & Safety Code Section 18930.5, 18931.6, 18931.7 & 18938.39
9.	Technical Surcharge fee:	2% of Building Permit cost

TABLE 1A-K — INVESTIGATION FEES, HEARINGS, CODE ENFORCEMENT FEES

1. Appeal Hearing fees:

Port Building Code Review Board[1]:

Request for a hearing	Standard Hourly Plan Review Rate – Minimum Two (2) Hours
Request for a re-hearing	Standard Hourly Plan Review Rate – Minimum Two (2) Hours

[1] Additional fees may be charged in accordance with Section 107A.1.1.1.

2. Chief Harbor Engineer's Abatement Orders: Standard Hourly Plan Review Rate – Minimum Two (2) Hours

3. Emergency Order: Standard Hourly Plan Review Rate – Minimum Two (2) Hours

4. Investigation of work exceeding the scope of an approved permit.

2 times the Permit Issuance fee

5. Investigation of work without a permit:

Nine times the Permit Issuance Fee plus the original permit fee

TABLE 1A-L — PUBLIC INFORMATION

1. Reproduction and dissemination of public information:

Actual costs plus administrative and overhead costs.

2. Replacement of approved construction documents:

Actual costs plus administrative and overhead costs.

3. Record retention fee:

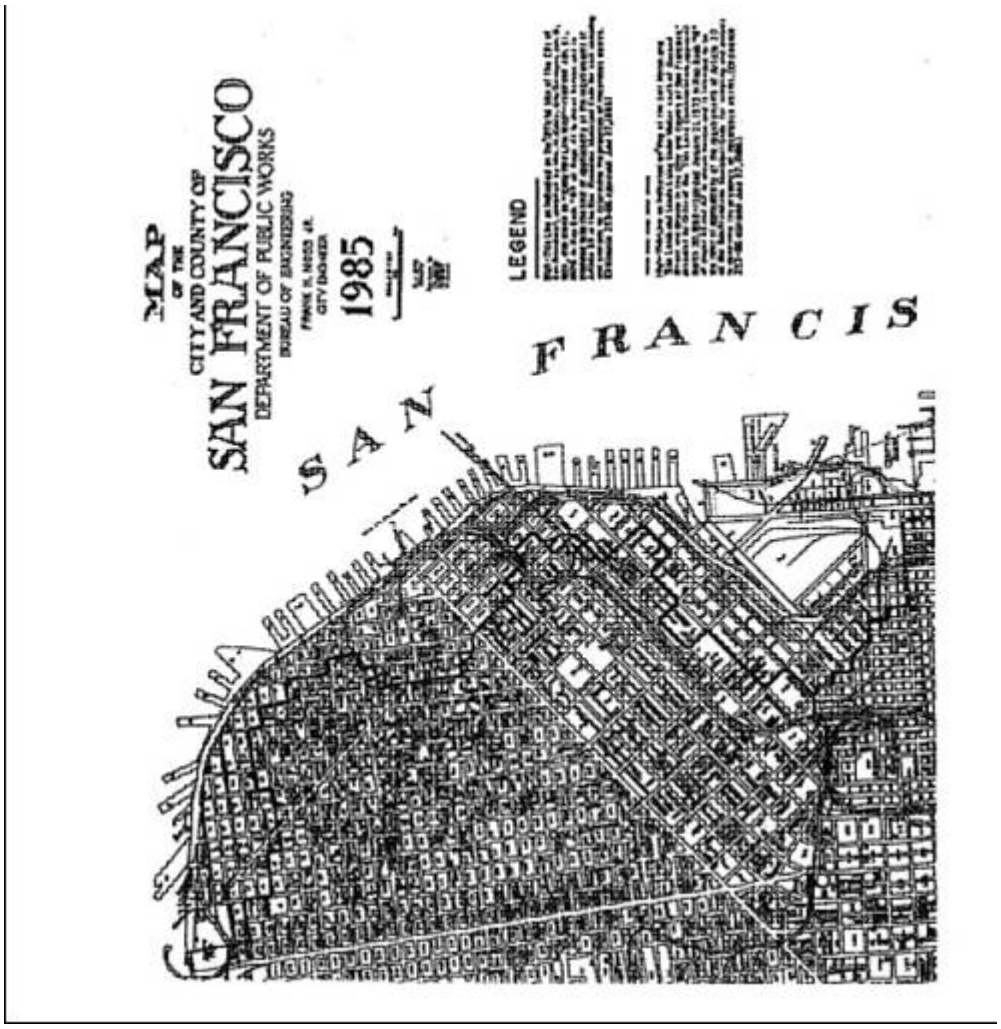
Actual costs plus administrative and overhead costs.

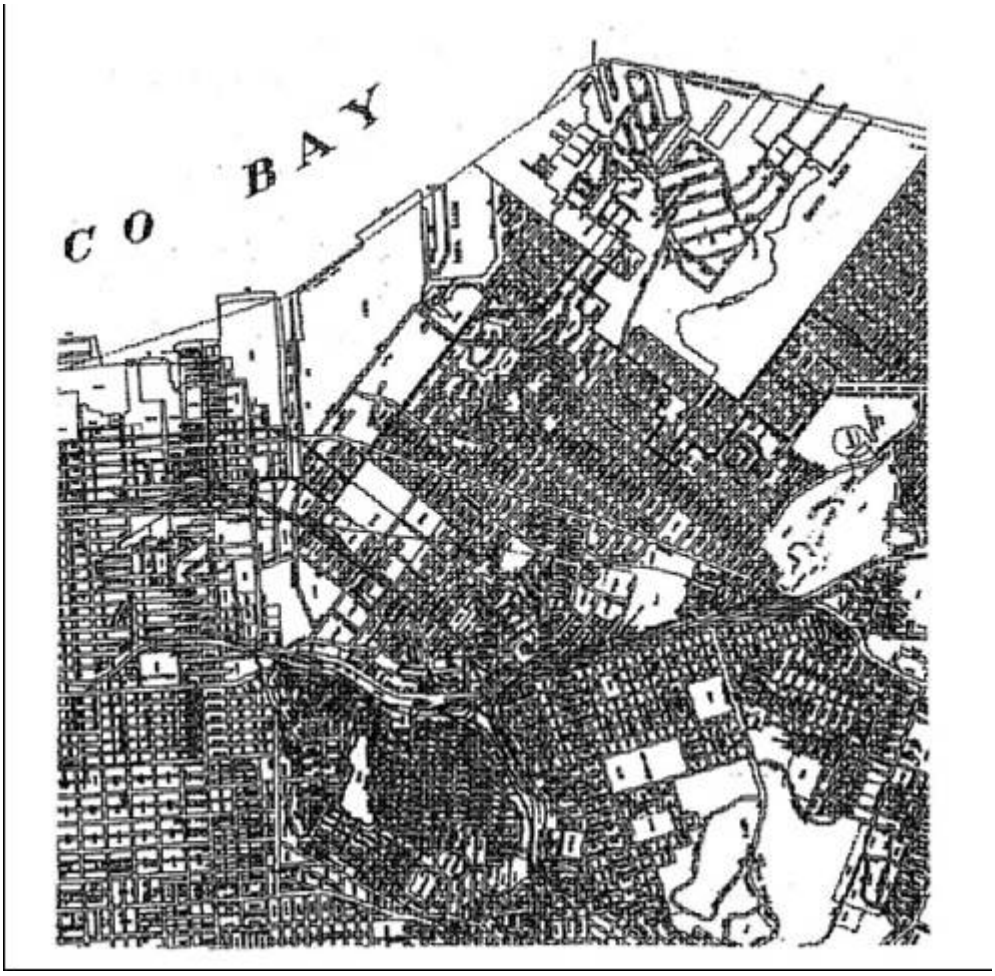
TABLE 1A-R — REFUNDS

Partial or complete refunds of only those fees contained herein will be given, provided the applicant meets the refund requirements of the applicable section of this code. No other fees are refundable, except as follows:

1. Application or Permit Issuance Fee:	
Building, plumbing, electrical or mechanical permit issuance fee	Amount paid less $160.00 or actual costs, whichever is greater. No refunds given after work started.
2. Plan Review Fees (each)	Amount determined by the Chief Harbor Engineer less $160.00. No Refund due after application deemed acceptable for Port of San Francisco Plan Review
3.. Miscellaneous Fees:	Amount paid less $52.00 No refunds less than $52.00

FIGURE 1A-I –1851 HIGH-TIDE LINE MAP

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CHAPTER 2
DEFINITIONS

SECTION
202 DEFINITIONS

Add the following definition:

ADDENDUM; ADDENDA. *Under the 'umbrella' of a 'site permit', an addendum is a separately submitted, single set of construction drawings and specifications that describe one or more disciplines of the construction of a building or structure. The plural of 'addendum' is 'addenda'.*

ASSIGNED PIER PARKING. A non-public designated area, accessible by a drive aisle, for the sole purpose of parking a tenant's vehicle(s) for a period of time while working or conducting business inside the same pier structure where the vehicle is parked.

BUILDING DEPARTMENT. The Port of San Francisco Building Permit Group working under the Chief Harbor Engineer.

BUILDING, EXISTING. A building erected prior to the adoption of this code, or one for which a valid building permit has been issued.

BUILDING OFFICIAL. The Chief Harbor Engineer or the Chief Harbor Engineer's duly authorized representative. The Chief Harbor Engineer is the authorized representative of the Port Commission charged with the administration and enforcement of this code.

BUILDING PERMIT DESK. The permit processing desk on the second floor at Port of San Francisco's Pier 1 office.

BUILDING PERMIT GROUP. The building inspection and plan review staff working under the Chief Harbor Engineer.

CHIEF HARBOR ENGINEER. The Chief Harbor Engineer of the Port of San Francisco

CODE ENFORCEMENT AGENCY. Entity with authority having jurisdiction to enforce codes and regulations

DEPARTMENT. The Port of San Francisco Building Permit Group working under supervision of the Chief Harbor Engineer.

DRIVE AISLE. A roadway within a pier shed that provides access for vehicles to commercial or mixed use spaces. A drive aisle shall have a minimum width dimension of 16 feet (4.8768 m) and shall be considered a fire lane.

ELECTRICAL CODE. The current edition of the Port of San Francisco Electrical Code.

FACILITY IDENTIFICATION NUMBER (FIN). A unique number generated and issued by Port of San Francisco Engineering Division to identify a particular location within a lease map.

FIRE CODE. The California Fire Code currently adopted by the State Fire Marshal and amended as

the San Francisco Fire Code.

LIFE HAZARD. Any condition that creates or increases the menace to the public from existing or potential hazards from fire, explosion, earthquake, panic, structural failure or other hazardous conditions below the level of safety established in this code.

MARITIME SUPPORT OFFICE. Is an office within a pier shed used solely to support commercial maritime operations.

MECHANICAL CODE. The current edition of Port of San Francisco Mechanical Code.

PLUMBING CODE. The current edition of Port of San Francisco Plumbing Code.

PORT FIRE MARSHALL. The San Francisco Fire Department assigned Port Fire Marshall(s).

PORT PLANNING AND ENVIRONMENT. The Port of San Francisco Planning and Environment Division.

SITE PERMIT. A 'site permit' is a preliminary permit consisting of drawings and information that may be issued for the concept, planning, and entitlement of the new construction or alteration of a building or structure. The site permit, by itself, does not allow construction work to proceed until a construction addendum has been issued. Construction may proceed upon approval and issuance of the working drawings and specifications for each phase of construction (e.g., 'foundation', 'architectural' etc.) The working drawings and specifications are named singularly as 'addendum' or collectively as the 'addenda'. The 'site permit' must be issued prior to submittal of the 1st addendum, unless otherwise approved by the Chief Harbor engineer.

SPECIAL EVENT. A temporary event that includes work or activity as defined in items 1-4 of Sec. 106A.1.8 of this code.

Revise the first sentence following two definitions under STANDPIPE SYSTEM:

STANDPIPE SYSTEM, CLASSES OF. Standpipe classes are as follows:

> **Class I system.** A system providing 3-inch (76.2 mm) hose connections to supply water for use by fire departments and those trained in handling heavy fire streams.
>
> **Class III system.** A system providing 1-1/2-inch (38 mm) hose stations to supply water for use by building occupants and 3-inch (76.2 mm) hose connections to supply a larger volume of water for use by fire departments and those trained in handling heavy fire streams.

Add the following definition:

START OF WORK. The date of permit issuance for new construction and substantial improvements to existing structures; provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building or any structure on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION

304.1 Business Group B.

304.1 Add the following use:

Maritime support office

304.2 Definitions.

304.2 Add the following term

Maritime support office

312 Utility and Miscellaneous Group U

312 Add the following terms:

Assigned Pier Parking
Drive Aisle

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CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

No Port of San Francisco Building Code amendments.

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CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

No Port of San Francisco Building Code amendments.

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CHAPTER 6 TYPES OF CONSTRUCTION

SECTION
602 CONSTRUCTION CLASSIFICATION

602.1.2 Add the following section

602.1.2. Piers. Unless otherwise approved by the Chief Harbor Engineer; new construction on, or within structures on, piers built over water shall be of either noncombustible materials or of one hour fire resistive construction minimum.

602.1.3 Add the following section:

602.1.3. Wharfs. Unless otherwise approved by the Chief Harbor Engineer; new construction on, or within structures on wharfs built over water shall be of either noncombustible materials or of one hour fire resistive construction minimum.

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CHAPTER 7 FIRE-RESISTANCE-RATED CONSTRUCTION

No Port of San Francisco Building Code amendments.

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CHAPTER 7A MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

No Port of San Francisco Building Code amendments.

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CHAPTER 8 INTERIOR FINISHES

SECTION
804 INTERIOR FLOOR FINISH

804.1 General.

804.1 *Add the following sentence after the Exception:*

See Section 2304.11.4.2 for additional requirements for wood frame floor construction.

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CHAPTER 9 FIRE PROTECTION SYSTEMS

SECTION
903 AUTOMATIC SPRINKLER SYSTEMS

903.2.8 Group R.

903.2.8 *Revise exceptions 3 and 4 as follows:*

3. Pursuant to Health and Safety Code Section 13113 existing occupancies housing ambulatory children only, none of whom have mental health disorders or intellectual disabilities, and buildings or portions thereof in which such children are housed are not more than two stories in height, and buildings or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.
4. Pursuant to Health and Safety code Section 13143.6 existing occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

903.2.8 *Add the following section:*

903.2.8.1 [CRC R313.1] Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses.

Exception. An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

903.2.8.1.1 [CRC R313.1.1] Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with Section 903.3.1.3 unless a different standard is required by other provisions of this code.

903.2.8 *Add the following section:*

903.2.8.2 [CRC R313.2] One- and two-family dwelling automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

Exception. An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential fire sprinkler system installed.

903.2.8.2.1 [CRC R313.2.1] Design and installation. Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section 903.3.1.3 unless a different standard is required by other provisions of this code.

Table 903.2.11.6 Additional Required Suppression Systems.

Add a new line to the end of the Table as follows:

TABLE 903.2.11.6
ADDITIONAL REQUIRED SUPPRESSION SYSTEMS

SECTION	SUBJECT
3202.3.4	Pedestrian Walkways over Public Streets

903.3.6 *Add the following section:*

903.3.6.1 Fire Department connection type. Fire Department connections shall have 3-inch national standard hose thread.

SECTION
905 STANDPIPE SYSTEMS

905.3 *Revise this section as follows*:

905.3 Required Installations. Standpipe systems shall be installed where required by Sections 905.3.1 through *905.3.12*. Standpipe systems are allowed to be combined with automatic sprinkler systems.

905.3.4 *Revise this section as follows:*

905.3.4 Stages. Stages greater than 1,000 square feet in area (93 m^2) shall be equipped with a Class III wet standpipe system with 1-1/2 inch and 3 inch (38 mm and 76.2 mm) hose connections on each side of the stage.

905.3 *Add the following section:*

905.3.12 Pier buildings over water extending 200 feet beyond fire department access.

SECTION
907 FIRE ALARM AND DETECTION SYSTEMS

907.2.9.1 Manual fire alarm system.

907.2.9.1 *Revise Item 3 as follows:*

3. The building contains more than 6 dwelling units or sleeping units.

907.2.9.1 *Revise Item 4 as follows:*

4. Congregate residences three or more stories in height or having an occupant load of 11 or more.

907.2.9.5 *Add the following section:*

907.2.9.5 Automatic smoke detection system. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed throughout all interior corridors serving sleeping units.

Exceptions:

1. An automatic smoke detection system is not required in buildings that do not have interior corridors serving sleeping units and where each sleeping unit has a means of egress door opening directly to an exit or to an exterior exit access that leads directly to an exit.

2. An automatic smoke detection system is not required in buildings when all of the following conditions are met:

   2.1 The building is equipped throughout with a supervised automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

   2.2 The notification devices will activate upon sprinkler water flow; and

   2.3 At least one manual fire alarm box is installed in an approved location.

907.2.11.5 *Add the following*:

907.2.11.5 Existing Group R-3 Occupancies Group R-3 congregate living facilities having an occupant load of 6 or more shall be provided with a manual fire alarm system.

SECTION
912 FIRE DEPARTMENT CONNECTIONS

912.6 *Add the following section:*

912.6 Number of connections required. Sprinkler systems requiring a 4-inch (101.6 mm) or larger water service shall have two or more 3-inch inlet connections as necessary to meet hydraulic demand.

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CHAPTER 10 MEANS OF EGRESS

SECTION 1001 ADMINISTRATION

1001.1 General.

1001.1 *Add the following second and third to read as follows*:

Stairs or ladders used only to attend equipment or window wells are exempt from the requirements of this chapter.
Stairways that replace existing stairways in residential occupancies and which complied with the code in effect at the time they were constructed, and which have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy, may be reconstructed in the same configuration and construction as the existing stairways.

1004.7 Pier Occupant Loads

Assigned Parking shall have an occupant load of zero (0).

Drive Aisles shall have an occupant load of zero (0).

Maritime Support Office shall have an occupant load factor of 250 gross.

Low-hazard storage group, S-2, in a pier shed, shall have an occupant load factor of 250 gross.

1009.14 Ship ladders.

1009.14 *Revise the first paragraph to read as follows*:

1009.14 Ship ladders. Ship ladders are permitted to be used in Group I-3 as a component of a means of access to and from control rooms or elevated facility observation stations not more than 250 square feet (23 m^2) with not more than three occupants and for access to unoccupied roofs and for access to facilities used as single occupancy security workstations where a guard is stationed to visually inspect vehicles for Homeland Security purposes.

SECTION 1011 EXIT SIGNS

1011.1 Where required.

1011.1 *Add the following sentence after the Exceptions:*

Doorways or other openings leading to fire escape, except within individual dwelling units, shall be provided with a sign reading “FIRE ESCAPE” in letters not less than 6 inches (152 mm) high.

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CHAPTER 10A SECURITY REQUIREMENTS

Add the following chapter:

SECTION 1001A SCOPE

1001A.1 General. This chapter shall apply to all Group R, Division 1 and Group R, Division 2 Occupancies.

1001A.2 Apartment houses. Apartment houses (Group R, Division 1 and Group R, Division 2 Occupancies) and buildings containing more than two residential condominium units shall meet the security requirements of this chapter.

1001A.3 Hotels and motels. Hotels and motels shall comply with the security requirements of this chapter. For the purpose of this chapter, any building open to the public and offering accommodations to transient persons for compensation shall be considered as a hotel or motel.

SECTION 1002A DEFINITIONS

For the purpose of this chapter, certain terms are defined as follows

AUXILIARY LOCKING DEVICE. A secondary locking system added to the primary locking system to provide additional security.

BURGLARY-RESISTANT GLAZING MATERIALS. Burglary-resistant glazing materials which are defined in ANSI/UL Standard 972.

DEADBOLT. A lock bolt which must be actuated by a key, a knob or thumb-turn and when projected becomes locked against return by end pressure, and does not have spring action, as a latch bolt does. A SINGLE CYLINDER DEADBOLT is a deadbolt lock which is activated from the outside by a key and from the inside by a knob, thumb-turn lever or similar mechanism. A DOUBLE CYLINDER DEADBOLT is a deadbolt which can only be activated by a key from both interior and exterior.

DEADLATCH or DEADLOCKING LATCH BOLT. A spring-actuated latch bolt having a beveled end and an incorporated plunger which, when depressed, automatically locks the projected latch bolt against return by end pressure.

PRIMARY LOCKING DEVICE. The single locking system on a door or window unit whose function is to prevent unauthorized entry.

WINDOW LOCKING DEVICE. Part of a window assembly which is intended to prevent movement of the movable sash, and may be the sash lock or sash operator.

SECTION 1003A GENERAL REQUIREMENTS FOR SECURITY

1003A.1 Clearances. The clearance between the door and the frame and between meeting edges of doors swinging in pairs shall not exceed 1/8 inch (3.2 mm). The clearance between the door and the

floor with either flush or raised sill shall be not more than 3/4 inch (19.1 mm).

1003A.2 Door assemblies. Excluding main entry doors, all exterior swinging doors, and swinging interior and exterior entry doors, including assemblies and related hardware, which are directly accessible from the ground level or by stairs or by ramp, or from roof areas, or parking lot, or garage areas, shall meet the requirements of Grade 20 of ANSI/ASTM F476, Standard Test Methods for Security of Swinging Door Assemblies.

All such doors shall be self-closing continuously locked, and operable from the interior with no special effort or knowledge or key. Where electrically operated locks are used, they must be self-latching and locking and shall have manual release capability from the interior requiring no special effort or knowledge or key.

1003A.2.1 Main entrance. All main entry doors, including electrically operated main entry doors, shall be provided with a primary locking device. “Main entry doors” shall be defined as exterior doors leading directly into the lobby, registration areas or employee entrances.

1003A.2.2 Viewer. Each door shall be provided with a minimum 135-degree viewer which does not have sighting capability when viewed from the outside. Mounting height shall not exceed 58 inches (1473 mm).

1003A.3 Fire-rated door assemblies. Fire-rated door assemblies shall meet the requirements of Grade 20 of ANSI/ASTM F476.

1003A.4 Glazing. All glazing within 40 inches (1016 mm) of any locking mechanism of exterior and interior dwelling unit doors shall be of safety glass or burglar-resistant glazing. This requirement shall not exempt the swinging door assembly standards of Grade 20 of ANSI/ASTM F476.

1003A.5 Metal gates. Metal gates shall conform to the following:

1. Latch bolt shall be protected by a security plate.
2. Hinges, bolts, screws shall be non-removable.
3. Areas within 40 inches (1016 mm) of a latch mechanism shall be protected by mesh screen or approved equal.
4. Interior release mechanism shall be protected with cover.
5. For electrically operated locks, see Section 1003A.2.

1003A.6 Sliding glass doors. Sliding glass door assemblies shall be so designed that the door cannot be lifted from the track when the door is in a locked position.

In addition to the primary locking device, all sliding glass doors shall have an auxiliary locking device permanently mounted and not accessible from the exterior of the building but easily accessible from the interior.

1003A.7 Sliding glass windows. Sliding glass window assemblies shall be so designed that the moving panel cannot be lifted from the track while in a closed position.

1003A.8 Parking areas. Parking space numbering shall not correspond to the guest room or dwelling unit number.

Exterior parking areas and access thereto shall be provide with a minimum of ½ foot- candle (5.38 1x) of light on the parking surface when the area is unoccupied. Lighting devices shall be protected from weather and by vandalism-resistant covers.

SECTION
1004A SPECIAL HOTEL AND MOTEL SECURITY REQUIREMENTS

1004A.1 Entry doors to guest rooms.

EXCEPTION**:** Residential care facilities licensed by the State of California under Title 22 of the California Code of Regulations shall not be required to comply with the requirements of this subsection.

Locks shall be a combination of minimum 1/2-inch (12.7 mm) throw dead-latch with a minimum 1-inch (25.4 mm) deadbolt.

All locks shall be capable of locking out all keys, except the emergency keys for guest privacy while inside the room, and so constructed that both dead-latch and deadbolt are retracted simultaneously by a single knob or lever.

1004A.2 Communicating door between guest rooms. Communicating doors between guest rooms, if not required to be fire-rated, shall meet the requirements of Grade 20 of ANSI/ASTM F476 and be of minimum 1 3/8-inch (35 mm) bonded wood core or approved equal.

1004A.3 Roof openings. All skylights leading directly to guest rooms, offices and enclosed commercial space shall be provided with burglary-resistant glazing as defined in Section 1002A.

1004A.4 Message and key box – front desk. The message and room key location at the front desk shall not be visible from public view so as to determine an unoccupied room.

SECTION
1005A SPECIAL APARTMENT HOUSE AND CONDOMINIUM SECURITY REQUIREMENTS

1005A.1 Voice communications. A two-way voice communication system shall be provided between the common entry door and all interior dwelling units. All systems shall provide direct communication.

1005A.2 Lighting. Lighting shall be a minimum of ½ foot-candle (5.38 1x) of light on the ground surface from the street to the entry door. Lighting devices shall be protected by weather-and vandalism-resistant covers.

1005A.3 Master keying. Exterior and main entrance door locks shall not be on any master key system.

1005A.4 Entry doors. Entry doors and door assemblies shall comply with the following:

1005A.4.1Locks. Shall be combination -1/2 inch (12.7 mm) throw deadlatch with a minimum 1-inch (25.4 mm) throw deadbolt, and so constructed that both the deadlatch and deadbolt retract simultaneously by knob or lever. The deadbolt shall have the ability to be thrown from the exterior.

1005A.5 Exit doors. All exit doors from corridors to exit stairways and from interior stairwells and interior fire escapes shall meet the requirements of Grade 20 of ANSI/ASTM F476 and be continuously locked from the outside.

Locking devices shall be self-latching or self-locking and shall be operable from the interior with no special effort or knowledge or key. [See Section 1003.3.1.8.]

1005A.6 Glazed openings. Glazed openings accessible from the ground level, by stairs, ramps, parking lots or garage areas, shall be with approved safety glass or burglar-resistant glazing as defined in Section 1002A. Protective iron grill work may only be installed where it does not interfere with the required means of egress.

1005A.7 Roof openings. All skylights leading directly to interior corridors, stairwells, dwelling units and utility rooms shall be provided with burglary-resistant glazing as defined in Section 1002A.

1005A.8 Garage doors. All doors of the sectional overhead, one-piece overhead, swing or sliding types used on the exterior of a building shall conform to the following standards:

1005A.8.1 Panels of wood doors. Shall be at least 5/16-inch (7.94 mm) thick, except sectional overhead doors may have panels 1/4-inch (6.35 mm) thick.

1005A.8.2 Aluminum doors. Shall be constructed of at least 0.025-inch (0.635 mm) thick sheet aluminum, riveted, welded or bolted to framing members at least 12 inches (305 mm) on center.

1005A.8.3 Steel doors. Shall be constructed of at least 0.023-inch (0.584 mm) thick galvanized steel, riveted, welded or bolted to framing members at least 12 inches (305 mm) on center.

1005A.8.4 Fiberglass sectional doors. Shall be constructed of formed fiberglass panels of density of at least 5½ oz. per square foot (1678 g/m²), pressure sealed to aluminum framing members.

1005A.8.5 Overhead doors. Shall be made lockable by either:

Doors 16 feet (4877 mm) wide or less, a slide bolt – minimum diameter 3/8-inch (9.5 mm) minimum projection 1½ inches (38 mm) – locking into the door jamb, capable of utilizing a padlock with a minimum 9/32-inch (7.14 mm) shackle.

Doors over 16 feet (4877 mm) wide, except sectional doors, two slide bolt locks shall be required. Slide bolt assemblies shall be attached to the door with bolts which are non- removable from the exterior.

Electrical operator with automatic locking capability, either inherently in the mechanism or as an added feature.

By at least one single-bar lock mounted in the end stile, with locking bar or bolt extending into the receiving guide a minimum of 1 inch (25.4 mm), and with minimum five-pin tumbler operation. For doors over 16 feet (4877 mm) wide, except sectional doors, two single-bar locks shall be required.

Center locking-handle devices will require actuating straps to be enclosed by rigid conduits securely fastened to the door.

1005A.8.6 Winging garage doors. Shall be lockable by a cylinder deadbolt.

1005A.8.7 Doors operated by electrical means. Shall be provided with manual release capability from the interior, requiring no special effort or knowledge or key.

1005A.8.8 Manually operated chain-driven garage doors. Shall require approval of the Chief Harbor Engineer.

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CHAPTER 11 ACCESSIBILITY

No Port of San Francisco Building Code amendments.

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CHAPTER 11A HOUSING ACCESSIBILITY

No Port of San Francisco Building Code amendments.

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CHAPTER 11B ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLICLY FUNDED HOUSING

No Port of San Francisco Building Code amendments.

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CHAPTER 11C STANDARDS FOR CARD READERS AT GASOLINE FUEL-DISPENSING FACILITIES

No Port of San Francisco Building Code amendments.

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CHAPTER 12 INTERIOR ENVIRONMENT

SECTION 1203 VENTILATION

1203.4 Natural ventilation.

1203.4 *Add a new second paragraph to read as follows:*

In other than high-rise buildings, public corridors, public hallways and other public spaces having openings into adjoining dwelling units, guest rooms, or congregate residences within Group R, Division 1 and Group R, Division 2 Occupancies, shall be provided with natural ventilation by means of operable exterior openings with an area of not less than 1/25 of the floor area of such rooms or spaces with a minimum of 4 square feet (0.37 m^2).

1203.5 Other Ventilation and Exhaust Systems

1203.5 *Add a new second paragraph to read as follows:*

In lieu of required exterior openings for natural ventilation, a mechanical ventilating system may be provided. Such system shall be capable of providing two air changes per hour in public corridors, public hallways and other public spaces having openings into adjoining dwelling units, guest rooms, or congregate residences with Group R, Division 2 occupancies, with a minimum of 7½ cubic feet per minute (3½ L/s) of outside air per occupant during such time as the building is occupied.

SECTION 1205 LIGHTING

1205.2.2 Exterior openings.

1205.2.2 *Add the following new paragraphs after the Exceptions:*

The depth of all structural projections, including balconies, decks, porches, rooms or roofs, shall not exceed 7 feet (2.134 m) when extending over areas required for light and ventilation.

The height above a balcony, deck or porch shall not be less than 7 feet (2.134 m) measured from the floor to the lowest projection above.

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CHAPTER 13 RESOURCE CONSERVATION (ENERGY EFFICIENCY)

No Port of San Francisco Building Code amendments.

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CHAPTER 13A COMMERCIAL WATER CONSERVATION

Add this following chapter

SECTION 1301A TITLE

This chapter shall be known as the “Commercial Water Conservation Ordinance.”

SECTION 1302A INTENT

It is the intent of this chapter to conserve existing water supplies by managing the overall demand for water in commercial buildings, including tourist hotels and motels, by requiring the installation of water conservation devices in commercial buildings upon the occurrence of specific events.

SECTION 1303A DEFINITIONS

For the purpose of this chapter, certain terms are defined as follows:

ACCESSIBLE. Means there is sufficient space in which to install the specified water and energy conservation measure without significant alteration to the structure. For ducts, plenums or pipes, “accessible” shall mean all ductwork, plenums or pipes located in mechanical rooms, on roofs and around all air handling units. In addition, pipes located above movable ceiling panels shall be considered accessible, but not ducts or plenums.

ACCESSIBLE ATTIC SPACE. Means a space between a ceiling joist and roof rafter where the vertical clear height from the top of the bottom chord of the truss or ceiling joist to the underside of the roof sheeting at the roof ridge is greater than 18 inches (957 mm).

BUILDING OCCUPANCY. Means OCCUPANCY as defined in Chapter 3 of this code and shall also, where practicable, includes the primary business activity of the property as classified by Standard Industrial Classification (SIC).

BUILDING TYPE. Means the type of building construction, as defined in Chapter 6 of this code, and shall take into consideration whether the building is a high-rise building as defined by Section 403 of this code.

COMMERCIAL BUILDING. Means any building except residential buildings and residential portions of mixed residential-commercial buildings.

COST-EFFECTIVE. Means having a simple economic payback that does not exceed four years or the expected life of an energy conservation measure, whichever is shorter.

DEPARTMENT. See Section 202A of this code.

ESTABLISHED CONTRACTOR'S COST. Means the contractor's fee, including labor and material, plus the engineer's fee to do the required work.

OWNER. See Section 202A of this code.

PERMIT APPLICANT. Means the person listed on the building permit application as the project owner or lessee of the building.

QUALIFIED INSPECTOR. Means an inspector defined in Section 1314A, who is authorized to perform a water conservation inspection.

QUALIFIED PROFESSIONAL. Means a person regularly engaged in the field of making repairs, adjustments and inspection of energy-using equipment contained in HVAC, lighting or service hot water systems.

SERVICE HOT WATER. Means the supply of hot water for domestic or commercial purposes other than comfort heating.

SIMPLE ECONOMIC PAYBACK. Means the time needed to recover a conservation investment on the basis of expected energy savings at current energy costs. Simple economic payback is expressed in years, and is calculated by dividing the established contractor's cost of a conservation measure by the estimated dollar savings in the first year. Available tax credits, incentives and future energy costs are not considered in the calculation.

WATER CONSERVATION INSPECTION. Means inspection of a commercial building for compliance with the requirements of this chapter.

SECTION
1304A RULES AND GUIDELINES

1304A.1 Adopt rules. The Chief Harbor Engineer, in cooperation with the General Manager of the San Francisco Public Utilities Commission and other advisors as the Chief Harbor Engineer may deem appropriate, shall adopt reasonable rules and guidelines implementing the provisions and intent of this chapter and shall make them available to the public along with the informational brochure described in Section 1307A. The Chief Harbor Engineer, in cooperation with the General Manager of the Public Utilities Commission, may amend these rules and guidelines from time to time after considering public input.

1304A.2 Inspection procedures. The Chief Harbor Engineer shall include coverage of this chapter's requirements in the Water Inspection Procedures established by the Department.

SECTION
1305A ENFORCEMENT

1305A.1 Abatement. A commercial building shall constitute a nuisance under the terms of Section 102A of this code and may be referred for a hearing or action under Section 102A of this code when the installation of a water conservation measure in a commercial building is required pursuant to this

chapter and the water conservation measure has not been installed.

SECTION
1306A REQUIREMENTS

1306A.1 Building additions. For building additions where the sum of concurrent building permits by the same permit applicant would increase the floor area of the space in a building by more than ten percent, the permit applicant shall obtain a valid water conservation inspection and shall comply with the applicable water conservation measures required by this chapter as a condition for issuance of a Certificate of Final Completion and Occupancy by the Department upon completion of the addition.

1306A.1.1 Scope. This subsection shall apply to the entire building.

1306A.2 Building alterations and improvements.

1306A.2.1 For alterations or improvements where the total construction cost estimated in the building permit is greater than $150,000, as a condition for issuance of a Certificate of Final Completion and Occupancy, or final permit sign off, by the Department upon completion of the alterations or improvements, the permit applicant shall obtain a valid water conservation inspection and shall install the applicable water conservation devices required by this chapter that serve the specific area of alteration or improvement.

1306A.2.2 Notwithstanding Section 1306A.2.1, for any alterations or improvements to a room containing any of the water conservation devices identified in Section 1313A, as a condition for issuance of a Certificate of Final Completion and Occupancy or final permit sign off by the Department upon completion of the alterations or improvements, the permit applicant shall install the applicable water conservation devices required by this chapter in that room.

1306A.3 (Reserved)

SECTION
1307A INFORMATION FOR CONSERVATION TECHNIQUES

1307A.1 Information on water conservation techniques is available at the SFPUC website: sfwater.org.

SECTION
1308A POSTPONEMENTS OF REQUIREMENTS

1308A.1 Postponement for demolition. The duty of an owner or permit applicant to comply with inspection and water conservation requirements applicable to any portion of a building subject to this chapter shall be postponed for one year from the date of issuance of a demolition permit for said building. If the building is demolished and a certificate of completion is issued by the Department before the end of the one-year postponement, the requirements of this chapter shall not apply. If the building is not demolished after the expiration of one year, the provisions of this chapter shall apply, subject to appeal, even though the demolition permit is still in effect or a new demolition permit has been issued.

SECTION
1309A EARLY COMPLIANCE WITH WATER CONSERVATION MEASURES

1309A.1 Early compliance. To encourage early compliance with the requirements of this chapter, compliance pursuant to Section 1311A may be completed at any time before compliance would otherwise be required. In the event of early compliance, a water conservation inspection shall be completed and a certificate of compliance shall be filed with the Department in accordance with Section 1311A.

SECTION
1310A WATER CONSERVATION INSPECTIONS

1310A.1 Inspections. A water conservation inspection which satisfies the requirements of this chapter shall be performed as required by this chapter.

SECTION
1311A PROOF OF COMPLIANCE WITH WATER CONSERVATION MEASURES

1311A.1 Inspection form. The Department shall provide standardized forms, that may be paper and / or electronic suitable for conducting a valid water conservation inspection and certifying compliance with the requirements of this chapter. The inspection form shall be completed and signed by a qualified inspector, furnished to the permit applicant, building owner or the owner's authorized representative, and submitted to the Department in accordance with this Section.

1311A.2 Certificate of Compliance. When all of the water conservation requirements have been met, a certificate of compliance shall be signed and submitted to the Department.

1311A.3 Public records. Water conservation inspection results and certificates of compliance shall be public information, shall be available for inspection by any interested person during regular business hours at the Pier 1 Permit Desk, and may be made available at the Port of San Francisco internet website.

1311A.4 Fees. (Reserved)

1311A.4.1 Fee Schedule. **(Reserved)**

1311A.4.2 Fee Review. (Reserved)

SECTION
1312A APPEALS FROM RESULTS OF A WATER CONSERVATION INSPECTION OR REQUEST FOR EXEMPTION

1312A.1 Notice of appeal. Any person with an interest in the property subject to a water conservation inspection who contests the determination of a qualified inspector regarding required water conservation measures may appeal said decision to the Chief Harbor Engineer within ten working days from the date the completed inspection form was filed with the Department. The notice of appeal shall state, clearly and concisely, the grounds upon which the appeal is based. The burden of proof shall be on the applicant to demonstrate that the water conservation measure is not required under this chapter. The determination of the Chief Harbor Engineer may be appealed to the Port Building Code Review Board in

accordance with Section 105A.

1312A.2 Exemptions. Any person with an interest in the property subject to a water conservation inspection who claims an exemption pursuant to Section 1313A.3 and 1313A.4 of this chapter may request a determination of exemption from the Chief Harbor Engineer by submitting the request in writing and stating the basis for the claim. The burden of proof shall be on the applicant to demonstrate the qualifications for the exemption. The Chief Harbor Engineer's review of an exemption request pursuant to this section shall be subject to Administrative Costs fees. See Section 110 Table 1A-J Miscellaneous Fees – for appropriate fee.

The determination of the Chief Harbor Engineer may be appealed to the Port Building Code Review Board in accordance with Section 105A. See Section 110A Table 1A-K Investigation Fees, Hearings, Code Enforcement Assessments and– for applicable fee.

SECTION
1313A REQUIRED WATER CONSERVATION MEASURES

The following water conservation measures are required for commercial buildings:

1313A.1 Showerheads. Replace all showerheads having a maximum flow rate exceeding 2.5 gallons (9.46 liters) per minute, with showerheads not exceeding the maximum flow rate established by the California Energy Commission, as set forth in the Appliance Efficiency Regulations, California Code of Regulations, Title 20, Sections 1601 to 1608, as it may be amended. Showers shall have no more than one showerhead per valve. For purposes of this subsection, the term "showerheads" includes rain heads, rain tiles, or any other fitting that transmits water for purposes of showering.

1313A.2 Faucet aerators. Replace all faucets and faucet aerators having a maximum flow rate exceeding 2.2 gallons per minute at a water pressure of 60 pounds per square inch, with plumbing fittings not exceeding the maximum flow rate established by the California Energy Commission, as set forth in the Appliance Efficiency Regulations, California Code of Regulations, Title 20, Sections 1601 to 1608, as it may be amended. Health-care facilities that are required by this chapter to install faucet aerators may satisfy that requirement by installing other flow restricting devices, such as laminar flow control devices.

1313A.3 Water closets. Replace all water closets that have a rated water consumption exceeding 1.6 gallons per flush with fixtures not exceeding the rated maximum water consumption established in the Port of San Francisco Plumbing Code Chapter 4, Section 402.2, as it may be amended. An owner of a commercial building may request an exemption from replacing a water closet in the building if the replacement would detract from the historical integrity of the building, as determined by the Chief Harbor Engineer pursuant to the California Historic Building Code and Section 1312A.2.

1313A. 4 Urinals. Replace all urinals that have a flow rate exceeding one gallon per flush with fixtures not exceeding the maximum flow rate established in the Port of San Francisco Plumbing Code, Section 402.3, as it may be amended. An owner of a commercial building may request an exemption from replacing a urinal in the building if the replacement would detract from the historical integrity of the building, as determined by the Chief Harbor Engineer pursuant to the California Historical Building Code and Section 1312A.2.

1313A.5 Leak repair. All water leaks shall be located and repaired by the owner. The following

inspections or tests are required to determine the existence of leaks.

1. Visual inspection or water meter registration. If water meter registration is used, compliance is achieved if there is no meter movement for ten minutes while all fixtures are shut off.

2. All tank type water closets shall be tested with leak detector tablets or dye to detect slow valve leaks and all flushometer type fixtures shall be visually checked for proper operation with respect to timing and leaks.

SECTION
1314A WATER CONSERVATION INSPECTIONS

1314A.1 Inspections. Inspections to determine compliance with the water conservation requirements of this chapter may be conducted by one of the following:

3. A Port inspector authorized by the Chief Harbor Engineer;

4. A private inspector authorized by the Chief Harbor Engineer pursuant to established rules and guidelines;

5. A private inspector hired by the Port, or Public Utilities Commission, on a contractual basis under terms and fees to be recommended by the Chief Harbor Engineer and established by the Port Commission.

1314A.2 Qualified inspector duties. The duties of a qualified inspector shall be as follows:

1. To inspect portions of a building that are subject to this chapter to determine whether the water conservation standards specified in Section 1313A have been met and, if met, to sign a certificate of compliance, pursuant to Section 1311A, and to furnish it to the permit applicant, building owner or owner’s agent;

2. To record on an official inspection form, pursuant to Section 1311A, all measures required by this chapter for which the building is in noncompliance, and to sign the inspection form and furnish it to the permit applicant, building owner or owner’s agent.

1314A.3 Private water inspectors. Private inspectors shall be required to demonstrate financial responsibility by being insured and / or bonded in amounts to be determined by the Chief Harbor Engineer.

1314A.4 Conflict of interest. No authorized inspector may conduct a water inspection on any building in which that inspector has a financial interest. For the purposes of this section, an inspector shall be deemed to have a financial interest in a building if the inspector:

1. Is an owner of the building or the property upon which the building is located in full or in part;

2. Is a full- or part-time employee of the building or its owners, except for employees noted in 1314A.1(1) above;

3. Is regularly placed on the building staff by a company that provides building engineering,

operations and maintenance, or other building services to the property.

1314A.5 Inspector as employee. No inspector may approve a certificate of water conservation compliance for a building where that inspector is an employee or officer of a company that performed construction or repair work required by this chapter, except for employees noted in 1314A.1(1) above.

1314A.6 Limitation. Water conservation inspections are intended to enforce the provisions of this chapter only and are not intended to determine compliance or noncompliance with any other portions of this code.

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CHAPTER 13B CONSTRUCTION AND DEMOLITION DEBRIS RECOVERY PROGRAM

Add this following chapter

SECTION 1301B TITLE

This chapter shall be known as the “Construction and Demolition Debris Recovery Program.”

SECTION 1302B RECOVERY OF CONSTRUCTION AND DEMOLITION DEBRIS

All construction and demolition debris in amounts of one cubic yard or greater generated in the course of a construction or demolition project must be transported off the site by a registered transporter, unless transported by the owner of the site, and handled, processed and otherwise managed by a registered facility for recovery of the materials in compliance with the requirements of Chapter 14 of the Environmental Code. For purposes of this chapter, all work shall be presumed to generate one cubic yard or greater of construction and demolition debris, unless the Applicant demonstrates otherwise. All persons subject to this requirement, including an applicant for any building or demolition permit shall comply with the requirements for construction and demolition debris recovery set forth in Chapter 14 of the Environment Code.

SECTION 1303B DEFINITIONS

“Construction and Demolition Debris” shall mean building materials and solid waste generated from construction and demolition activities, including, but not limited to, fully-cured asphalt, concrete, brick, rock, soil, lumber, gypsum wallboard, cardboard and other associated packaging, roofing material, ceramic tile, carpeting, fixtures, plastic pipe, metals, tree stumps, and other vegetative matter resulting from land clearing and landscaping for construction, deconstruction, demolition or land developments. This term does not include refuse regulated under the 1932 Refuse Collection and Disposal Initiative Ordinance or sections of the Municipal Code that implement the provisions of that ordinance; materials from the public right-of-way; or, unless specified in Chapter 14 of the Environment Code, materials source separated for reuse or recycling. Hazardous waste, as defined in California Health and Safety Code Section 25100 et seq., as amended, is not Construction and Demolition Debris for purposes of this chapter.

“Registered Transporter” or “Registered Facility” shall mean a person who holds a valid registration issued by the Director of the Department of the Environment pursuant to Chapter 14 of the Environment Code. “Transporter” does not include a person that owns and operates only vehicles with no more than two axles and no more than two tires per axle.

SECTION 1304B PERMIT CONDITION

The provisions of Chapter 14 of the Environment Code and any approvals or conditions imposed in writing by the Department of the Environment are conditions of the permit issued by the Department under Section 106A.1, and a violation of Chapter 14 or such approvals or conditions shall be deemed

non-compliance with the permit.

SECTION 1305B PERMIT NOTIFICATION

Permit application documents shall bear notice of and reference to the above requirements and the owner's responsibility for compliance with such requirements.

SECTION 1306B ENFORCEMENT

Prior to concealing any work, unless otherwise approved by the Chief Harbor Engineer, the applicant shall submit to the Chief Harbor Engineer copies of all receipts from the registered transporter(s) and facility(s) used for recovery of all construction and demolition debris from the project. Such receipts shall include the following information:

1. The name of the registered facility(s) the debris was transported to and the amount of waste transported.

2. The total amount of construction and demolition debris generated and transported off the site

3. The name and registration of the transporter

Product	Current Limit	Jan 1, 2012	Jul 1, 2012
Hardwood Plywood Veneer Core	0.05		
Hardwood Plywood Composite Core	0.08		0.05
Particle Board	0.09		
Medium Density Fiberboard	0.11		
Thin Medium Density Fiberboard[2]	0.21	0.13	

CHAPTER 13C [RESERVED]

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CHAPTER 13D COMMERCIAL LIGHTING EFFICIENCY STANDARD

Add this following chapter

The Port of San Francisco adopts the following Chapter 13D for the purpose of reducing public demand for electricity and the associated detriment to the environment of energy production and delivery by requiring commercial buildings to install or adopt more energy efficient lighting measures.

SECTION 1301D TITLE

This chapter shall be known as the “Commercial Lighting Efficiency Standards”

SECTION 1302D PURPOSE

The purpose of this chapter is to reduce public demand for electricity and the associated detriment to the environment of energy production and delivery by requiring commercial buildings to install or adopt more energy efficient lighting measures.

SECTION 1303D SCOPE

The provisions of this chapter apply to all non-residential buildings, including school facilities, the non-residential portions of mixed-use commercial and residential buildings, tourist hotels, and the common areas of residential hotels and multiple-unit residential buildings, all as herein defined.

EXCEPTIONS:

The provisions of this chapter do not apply to:

1. Residential buildings and residential hotels, except that it shall apply to their common areas.

2. The residential portions of mixed-use commercial and residential buildings, except that it shall apply to their common areas.

SECTION 1304D DEFINITIONS

For the purpose of this chapter, certain terms are defined as follows:

COMMERCIAL BUILDING. is any building that is occupancy group A, B, E, F, H, I, L, M or S as defined in this Code and any tourist hotels, as herein defined. When a building is designated for more than one type of occupancy, “Commercial Building” shall mean those spaces within the mixed use building designated as A, B, E, F, H, I, L, M or S or tourist hotel, as herein defined. Except for tourist hotels as herein defined, “Commercial Building” shall include only the common areas of any R (“residential”) occupancy buildings for the common areas of any R (“residential”) occupancy portions of mixed use buildings.

COMMON AREA. is any area, space or room of a building that is made available to the general public

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as either a client or guest.

CHIEF HARBOR ENGINEER. is the Chief Harbor Engineer of the Port of San Francisco, or his or her designee.

EXIT SIGNS. are signs located and illuminated as required by the Port of San Francisco Building Code or the San Francisco Fire Code.

LINEAR FLUORESCENT LAMP. is a “tube” or “bulb” formed in a straight shape, as distinguished from a circular or u-shape, but not including linear specialty lamps such as black lights.

LUMENAIRE. is an interior or exterior complete lighting unit, including internally or externally illuminated signs, consisting of the lamp and the parts designed to distribute the light, to protect the lamp, and to connect the lamp to the power supply, but not including illuminated utilization equipment or exit signs as defined herein.

OCCUPANY SENSOR CONTROL DEVICE. is a device that automatically turns off a luminaires or series of luminaires not more than 30 minutes after it senses that the area is vacated.

TOURIST HOTEL. is any residential building, or portion thereof, which is occupied as a hotel, motel or inn and which has a certificated of use for tourist occupancy, or any portion of a residential building which is converted to tourist hotel use pursuant to the Residential Hotel Conversion and Demolition Requirements in S.F. Administrative Code, Article 41.

UTILIZATION EQUIPMENT. is commercial, retail or industrial equipment, including but not limited to refrigeration equipment, fully enclosed retail display cases, vending machines, printing equipment or conveyors, which uses 4-foot or 8-foot linear fluorescent lamps as an integrated part of such equipment. “Utilization Equipment” shall not include furniture or workstations.

SECTION
1305D COMPLIANCE REQUIREMENTS

1305D.1 Compliance Deadline. No later than December 31, 2011 (“Compliance Deadline”), the project owner of each building subject to this chapter shall self-certify that the entire building meets the standards specified in this Chapter 13D, and if the building is not certified, the building owner shall make such repairs as may be required to conform to this chapter

1305D.2 Stay of Compliance Deadline. The Compliance Deadline stated in Section 1305D.1 shall be stayed for up to two years from the date of an application for a demolition permit for any building subject to this chapter. If the building is demolished and a Certificate of Completion issued by the Department before the end of the two-year postponement, the requirements of this chapter shall not apply. If the building is not demolished after the expiration of two years, the provisions of this chapter shall apply even though the demolition permit is till in effect or a new demolition permit has been issued.

SECTION
1306D LIGHTING EFFICIENCY MEASURES

1306D.1 Mercury content. The mercury content of each 4-foot linear fluorescent lamp installed after the Compliance Deadline in a luminaire in a building subject to this chapter shall not exceed 5 mg. The mercury content of each 8-foor linear fluorescent lamp installed after the Compliance Deadline in a

luminaire in a building subject to this chapter shall not exceed 10 mg.

1306D.2 Energy efficiency. The lamp and ballast system in each luminaire that utilizes one or more 4-foor of 8-foot linear fluorescent lamps to provide illumination in a building subject to this chapter must meet at least one of the following requirements:

1. The lamp and ballast system emits 81 or more lumens per watt of electricity consumed.

2. The luminaires is controlled by an occupancy sensor control device that does not control an area in the building of more than 250 square feet.

3. The luminaires is fitted with a lighting efficiency measure approved by the Chief Harbor Engineer as equivalent to the measures in subsection (1) or (2).

4. The Chief Harbor Engineer finds, based on the facts of the particular building and luminaires, that the energy savings from installing lighting efficiency measures meeting the requirements of this section will be so insignificant over the life of the luminaires that the measure is not cost efficient.

5. If the owner of a Commercial Building elects to meet the requirements of this Section 1306D.2 with measures that require permits, such permits shall comply with all other applicable requirements of this Code.

SECTION
1307D ENFORCEMENT

Any building maintained in violation of this chapter shall constitute a public nuisance and may be referred for a hearing or action under Section 102A of this Code.

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CHAPTER 14 EXTERIOR WALLS

SECTION
1403 PERFORMANCE REQUIREMENTS

1403.8 *Add a new section as follows*:

1403.8 Projections and appendages. Provisions shall be made at the outer edge of all projections and appendages to control rainwater backflow under the projection. Ventilation shall be provided for all enclosed spaces of exposed soffits, bays and other projections in wood framed construction.

Where an uncovered balcony or deck with an impervious surface exceeds 200 square feet (18.58 m²) in area, drainage shall be conveyed directly to a building drain or building sewer or be conveyed to an approved alternative location based on geotechnical and engineering design approved by Port of San Francisco's Engineering Division's Environmental specialist.

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CHAPTER 15 ROOF ASSEMBLIES AND ROOFTOP STRUCTURES

SECTION 1501 GENERAL

1501.1 Scope.

1501.1 *Add a second paragraph as follows:*

For qualified historical buildings or properties, see the Port of San Francisco Existing Building Code and California Historic Building Code

SECTION 1503 WEATHER PROTECTION

1503.4 Roof drainage.

1503.4 *Add a second paragraph to read as follows:*

All storm or casual water from roof areas which total more than 200 square feet (18.58 m²) shall drain or be conveyed directly to the building drain or storm drain or to an approved alternative location based on geotechnical and engineering design approved by Port of San Francisco's Engineering Divisions Environmental Specialist. Such drainage shall not be directed to flow onto adjacent property or over public sidewalks. Building projections not exceeding 12 inches (305 mm) in width are exempt from drainage requirements without area limitations.

SECTION 1505 FIRE CLASSIFICATION

1505.1 General.

1505.1 *Revise the second sentence as follows*:

Class A, or B, roof assemblies and roof coverings required to be listed by this section shall be tested in accordance with ASTM E 108 or UL 790.

1505.1 Add the following second Exception:

2. Detached accessory structures with a roof of less than 200 square feet (18.58 m^2) may have roof coverings of Class A, B or C.

TABLE 1505.1

MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION

Table 1505.1 – Revise the table as follows:

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

SECTION
1507 REQUIREMENTS FOR ROOF COVERINGS

1507.8 Wood shingles.

1507.8 *Add the following sentence at the end of the paragraph:*

Untreated wood shingles shall not be permitted.

1507.9 Wood shakes.

1507.9 *Add the following sentence at the end of the paragraph:*

Untreated wood shakes shall not be permitted.

SECTION
1509 ROOFTOP STRUCTURES

1509.2 Penthouses.

1509.2.2 *Add the following sentence at the end of this section:*

Penthouses shall be of a size no larger than the minimum clearances required for the mechanical equipment to be installed or no larger than the vertical shaft opening in the roof.

1509.9 *Add the following section:*

1509.9 Occupied Roof decks. May be constructed of wood when the following conditions are met:

1. The occupied roof deck is less than 500 square feet (46.45 m^2) in area.
2. The deck boards are spaced not greater than 1/8 inch (3.2 mm) apart.
3. Any open space around the perimeter between the deck and the roof surface shall be enclosed to within 1 inch (25.4 mm) of the roof surface.
4. The deck is constructed of fire-retardant-treated wood approved for exterior use, or the deck is constructed of 2-inch (50.8 mm) nominal all heart redwood. Guards and fences may be constructed of any material permitted by this code.
5. The deck is installed on top of a Class A or B fire-resistive roof assembly. The deck shall not be considered part of such roof assembly.
6. Building construction type 3, 4, or 5.

SECTION
1510 REROOFING

1510.1 General.

Add the following sentence to the first paragraph:

New roofing shall not be applied without first obtaining a building permit for reroofing. See Section 110A, Table 1A-J for applicable fee.

Add the following section:

1510.7 Final inspection. A final inspection and approval shall be obtained when the reroofing work is complete.

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CHAPTER 16 STRUCTURAL DESIGN

SECTION
1604 GENERAL DESIGN REQUIREMENTS

1604.11 *Add the following section:*

1604.11 Earthquake Recording Instrumentation.

The Port of San Francisco adopts Appendix L.

TABLE 1607.1
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS AND
CONCENTRATED LIVE LOADS

Table 1607.1 Add the following footnote p to Occupancy or Use 29, Sidewalks, Vehicular Driveways and Yards, Subject to Trucking

p. Driveways subject to vehicle loading shall be designed in accordance with the American Association of State Highway and Transportation Officials (AASHTO) HS-20 Standard Specification for Highways and Bridges. Sidewalks subject to vehicle loading shall be designed for a concentrated load of 10,000 pounds placed upon any space 2½ feet (762 mm) square, wherever this load upon an otherwise unloaded sidewalk would produce stresses greater than those caused by the required uniform load of 250 psf.

1612.3 Revise this section as follows:

1612.3 Establishment of flood hazard areas. Flood hazard areas, specific to the Port of San Francisco's jurisdictional area, are shown on the FEMA Preliminary Flood Insurance Rate Maps issued in May 2019*Add the following section:*

1612.6 Alternate flood load provisions. In the absence of more advanced numerical modeling procedures or laboratory test procedures (physical modeling) as per Section 5.4.4 of ASCE 7-16, the analytic procedures described herein may be substituted for the analytic procedures of Section 5.4 of ASCE 7-16 for a limited number of structures under certain wave and current conditions as described herein.

1612.6.1 Geographic limits of applicability. The alternate flood load provisions contained in Section 1612.6 are applicable to the area encompassed by the Port of San Francisco jurisdiction, as indicated in Figure 1612.6(1) consisting of shoreline between and inclusive of Hyde Street Pier and Pier 96.

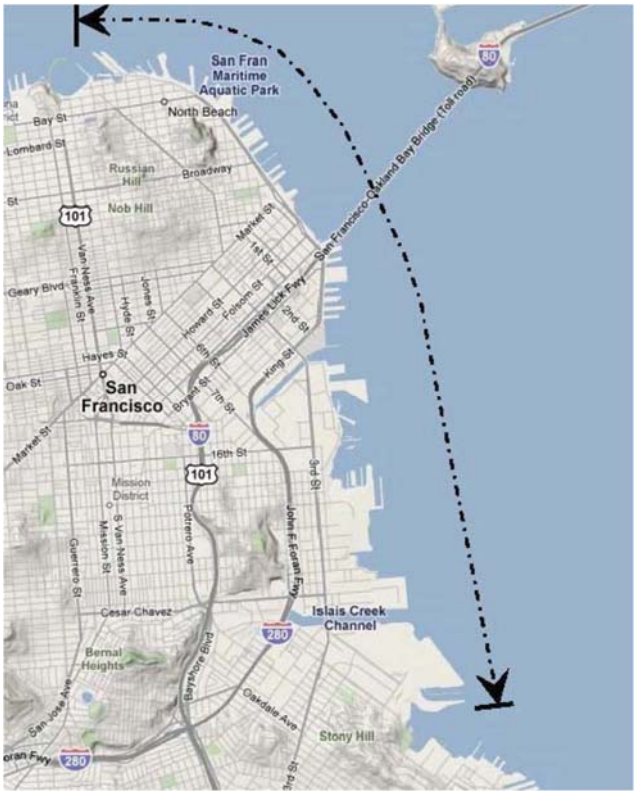

Figure 1612.6 (1) Geographic Limits of Applicability (Google 2008)

1612.6.2 Design parameters. The Port of San Francisco performed a detailed analysis to establish design parameters associated with 100 Year Base Flood for various offshore points along the Port of San Francisco waterfront. The coordinates and associated design parameters for these points are listed in Table 1612.6.2 (1). The Figure 1612.6.2 (1) indicates locations of these points. In the absence of a site-specific detailed analysis, the design parameters associated with nearest point listed in Table 1612.6.2 (1) may be used for wave load calculations using these provisions or provisions of ASCE 7-16.

1612.6.2.1 Project design criteria: The following design criteria shall be provided on project drawings-

EHW, Highest Observed Water Level or Extreme High Water
MHHW, Mean Higher High Water
MSL, Mean Sea Level
MLLW, Mean Lower Low Water
ELW, Lowest Observed Water Level or Extreme Low Water
Base Flood Elevation

1612.6.3 Breaking wave height

Breaking wave height may be determined by Equation 16-45.

$$H_b = 0.14\, L \tanh\left(k\, d_S\right) \qquad \text{(Equation 16-45)}$$

Where:

H_b = breaking wave height, feet
d_S = still water depth, feet
L = wave length at depth d_S, feet
k = wave number at depth d_S, 1/feet

Wave number k may be determined with Equations 16-46 and 16-47, and wave length L may be determined with Equation 16-48.

$$x = \frac{2\pi \cdot d_s}{T\sqrt{g\, d_S}} \quad \text{(Equation 16-46)}$$

$$k = \frac{x^2}{d_S}\left[1 - \exp\left(-x^{2.5}\right)\right]^{\left(-\frac{1}{2.5}\right)} \quad \text{(Equation 16-47)}$$

$$L = \frac{2\pi}{k} \quad \text{(Equation 16-48)}$$

Where:

T = peak wave period (wave period associated with peak energy density), sec
g = gravitational acceleration, feet/sec^2
d_S = still water depth, feet

1612.6.4 Nonbreaking wave horizontal loads on vertical pilings and columns. The vertical distribution of horizontal non-breaking wave force on vertical pilings and columns may be determined using Equation 16-49..

$$f(z) = \frac{1}{2}\, C_D\, \rho_w\, A\, u(z)\, |u(z)| + C_M\, \rho_w\, V\, a(z) \quad \text{(Equation 16-49)}$$

Where:

$f(z)$ = non-breaking wave horizontal force per unit height of pile at height z above the seabed, lbf/foot
z = height above the seabed, feet
A = projected area per unit height of pile, feet^2/foot
V = displaced volume per unit height of pile, feet^3/foot
ρ_w = density of seawater, slug/cubic foot
C_D = drag coefficient
C_M = inertia coefficient
$u(z)$ = horizontal water velocity at height z above the seabed, feet/sec
$a(z)$ = horizontal water acceleration at height z above the seabed, feet/sec^2

Horizontal water velocity $u(z)$ and acceleration $a(z)$ may be evaluated in accordance with Equations 16-50 and 16-51, if used in combination with the force correction factor evaluated in accordance with Equations 16-52 and 16-53.

$$u(z) = \frac{H_{design}}{2} \frac{g\,T}{L} \frac{\cosh[k\,(z + d_S)]}{\cosh(k\,d_S)} \cos(\theta) \pm c \qquad \text{(Equation 16-50)}$$

$$a(z) = H_{design} \frac{g\,\pi}{L} \frac{\sinh[k\,(z + d_S)]}{\cosh(k\,d_S)} \sin(\theta) \qquad \text{(Equation 16-51)}$$

Where:

H_{design} = 1.65 H_s, feet
H_s = significant wave height (average of 1/3 highest waves in a storm), feet
g = gravitational acceleration, feet/sec^2
L = wave length at depth d_S, feet
k = wave number at depth d_S, 1/feet
d_S = still water depth, feet
θ = wave phase (between 0 and 2π), radians
T = peak wave period (wave period associated with peak energy density), sec
c = steady tidal/river current in the direction of (+) or opposing (-) wave travel, feet/sec

Following summation of the force per unit height over the height of the vertical pile, a total horizontal force is obtained. To account for possible nonlinear wave effects, the total horizontal force should be modified by the multiplication factor K_f determined by Equations 16-52 and 16-53.

$$K_f = d_S \left(1.39 \frac{H_{design}}{d_S} + 0.56 \right) \quad \text{for} \quad \frac{H_{design}}{d_S} > 0.3 \qquad \text{(Equation 16-52)}$$

$$K_f = 1.0 \quad \text{for} \quad \frac{H_{design}}{d_S} \le 0.3 \qquad \text{(Equation 16-53)}$$

Pile types and associated drag/inertia coefficients recommended for San Francisco waterfront conditions are indicated in Table 1612.6.4 (1).

Table 1612.6.4 (1) Drag and Inertia Coefficients

Pile type	Direction to flow/waves	C_D	C_M
Circular	→ ○	**0.7**	**2.0**
Square	→ □	**2.0**	**2.5**
Square	→ ◇	**1.6**	**2.2**
Square chamfered	→ ▢	**0.6**	**2.5**
Square chamfered	→ ◇	**0.5**	**2.5**

1612.6.5 Nonbreaking wave horizontal loads on vertical walls. The provisions of this section apply to vertically-oriented non-porous wall that extends fully to the seafloor and does not allow wave energy to transmit through or beneath the wall.

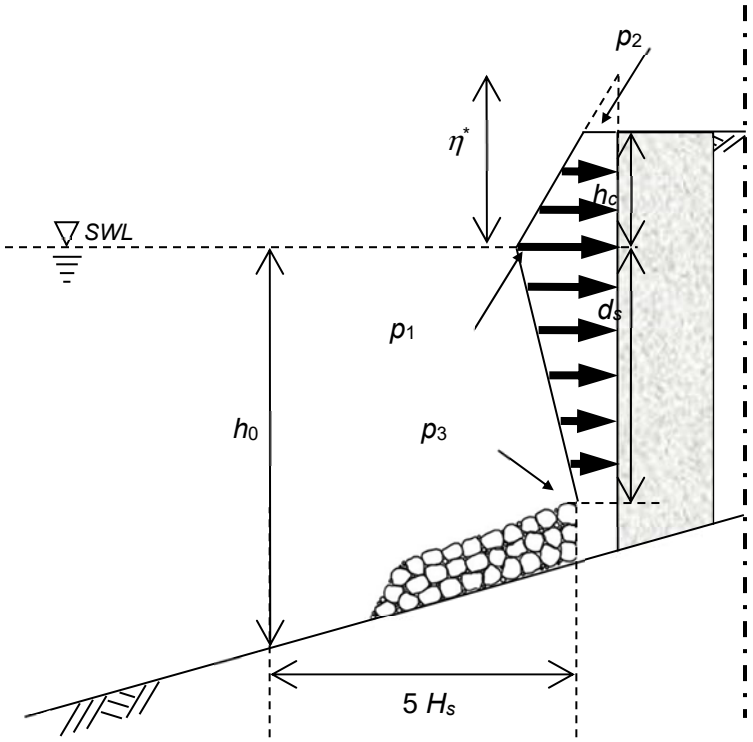

Figure 1612.6.5 (1)

Dynamic wave pressures p_1 (at the still water level), p_2 (at top of seawall or top of wave crest) and p_3 (at toe of seawall) as per Figure 1612.6.5 (1) may be evaluated in accordance with Equations 16-54, 16-55, 16-56, and 16-57.

$$p_1 = 0.5\left(1+\cos\beta\right)\left(\alpha_1+\alpha_2\cos^2\beta\right)\rho_w g\, H_{\text{design}} \quad \text{(Equation 16-54)}$$

$p_2 = 0$ for cases without overtopping ($\eta^* < h_c$) (Equation 16-55)

$$p_2 = \left(1-\frac{h_c}{\eta^*}\right)p_1$$ for cases with overtopping ($\eta^* > h_c$) (Equation 16-56)

$$p_3 = \alpha_3\, p_1 \quad \text{(Equation 16-57)}$$

Where:

p_1 = dynamic pressure at the still water level, lbf/foot^2
p_2 = dynamic pressure at the top of the seawall (or top of wave crest), lbf/foot^2
p_3 = dynamic pressure at the toe of the seawall, lbf/foot^3
β = plan angle of incident waves relative to seawall (zero is normally incident), degrees
ρ_w = density of seawater, slug/foot^3
g = gravitational acceleration, feet/sec^2

h_c = freeboard of seawall above still water level, feet
H_s = significant wave height at horizontal distance L seaward of the structure, feet
h_0 = still water depth at horizontal distance of 5*H_s seaward of the structure, feet
H_{design} = min {1.65 H_s; 0.14 L tanh(kh_0)}, feet
d_s = depth at toe of seawall relative to still water level, feet
k = wave number at depth h_0, 1/feet
L = local wavelength at depth h_0, feet

The values of η^*, α_1, α_2 and α_3 used in conjunction with Equations 16-54 through 16-57 shall be evaluated in accordance with Equations 16-58 through 16-61.

$$\eta^* = 0.75\left(1+\cos\beta\right)H_{\text{design}} \quad \text{(Equation 16-58)}$$

$$\alpha_1 = 0.6 + 0.5\left[\frac{4\pi\, h_0/L}{\sinh\left(4\pi\, h_0/L\right)}\right]^2 \quad \text{(Equation 16-59)}$$

$$\alpha_2 = \min\left\{\frac{h_0 - d_s}{3h_0}\left(\frac{H_{\text{design}}}{d_s}\right)^2 ; \frac{2d_s}{H_{\text{design}}}\right\} \quad \text{(Equation 16-60)}$$

$$\alpha_3 = 1 - \frac{d_s}{h_0}\left[1 - \frac{1}{\cosh\left(2\pi\, h_0/L\right)}\right] \quad \text{(Equation 16-61)}$$

Wave number k and wave length L are as evaluated with Equations 16-46 to16-48.

Total wave force (F_T) is the sum of dynamic (F_D) and hydrostatic (F_H) components and is evaluated in accordance with Equations 16-62 through 16-65.

$$F_D = 0.5\left(p_1 + p_3\right)d_s + 0.5\left(p_1 + p_2\right)\eta^* \text{ for no overtopping } (\eta^* \le h_c) \quad \text{(Equation 16-62)}$$

$$F_D = 0.5\left(p_1 + p_3\right)d_s + 0.5\left(p_1 + p_2\right)h_c \text{ for overtopping } (\eta^* > h_c) \quad \text{(Equation 16-63)}$$

$$F_H = 0.5\,\rho_w\,\mathrm{g}\,{d_s}^2 \quad \text{(Equation 16-64)}$$

$$F_T = F_D + F_H \quad \text{(Equation 16-65)}$$

1612.6.6 Nonbreaking wave horizontal loads on nonvertical walls. Nonbreaking wave forces given by the methodology of Section 1612.6.5 shall be modified in instances where the walls or surfaces upon which the nonbreaking waves act are nonvertical. The total nonbreaking wave force given by Equation 16-65 of Section 1612.6.5 is modified according to Equation 5.4-8 of ASCE 7-16 Chapter 5, substituting F_T of Equation 16-65 for Ft of Equation 5.4-8 of ASCE 7-16.

1612.6.7 Nonbreaking wave horizontal loads on vertical and nonvertical walls from obliquely incident waves. Nonbreaking wave forces on walls in instances where waves are obliquely incident are determined as indicated in Section 1612.6.5.

1612.6.8 Nonbreaking wave vertical loads on horizontal surfaces. Nonbreaking wave vertical forces on horizontal surfaces may be evaluated as indicated in this section.

$$F_v = F_v^{*}\, a \left(\frac{\eta_{\max} - c_l}{H_s} \right)^{-b} \quad \text{(Equation 16-66)}$$

$$F_v^{*} = b_w\, b_l\, p_2 \quad \text{(Equation 16-67)}$$

$$p_2 = (\eta_{\max} - c_l)\rho_w g \quad \text{(Equation 16-68)}$$

Where:

F_v = quasi-static non-breaking wave vertical force on horizontal surfaces, lbf
F_v^{*} = "basic" vertical force, lbf
p_2 = hydrostatic pressure at bottom of horizontal surfaces, lbf/foot
H_s = significant wave height (average of 1/3 highest waves in a storm), foot
a = 0.82
b = 0.61
b_w = width of affected horizontal surface in direction perpendicular to wave attack, feet
b_l = length of affected horizontal surface in direction of wave attack, feet
$\eta_{\max}$ = maximum wave crest elevation above still water level, feet
c_l = clearance of deck above still water level, feet
ρ_w = density of seawater, slug/foot^3
g = gravitational acceleration, feet/sec^2

Maximum crest elevation $\eta_{\max}$ should be evaluated using stream function wave theory. If this theory is not available, maximum crest elevation may be estimated using Equation 16-69.

$$\eta_{\max} = \left(0.78 \frac{H_{\text{design}}}{d_s} + 1 \right) \frac{H_{\text{design}}}{2} \quad \text{(Equation 16-69)}$$

Where:

H_{design} = min {1.65 H_s ; 0.14 L tanh(kd_s)}, feet
d_s = still water depth, feet
k = wave number at depth d_s, 1/feet
L = wave length at depth d_s, feet
Wave number k and wave length L are evaluated with Equations 16-46 to 16-48.

1612.6.9 Nonbreaking wave horizontal loads on down-standing beams. Nonbreaking wave horizontal forces on down-standing beams may be determined as indicated in this section.

$$F_h = F_h^{*}\, a \left(\frac{\eta_{\max} - c_l}{H_s} \right)^{-b} \quad \text{(Equation 16-70)}$$

$$F_h^{*} = b_w\, (\eta_{\max} - c_l)\, \frac{p_2}{2} \quad \text{for } \eta_{\max} \le c_l + b_h \quad \text{(Equation 16-71)}$$

$$F_h^{*} = b_w\, b_h\, \frac{(p_1 + p_2)}{2} \quad \text{for } \eta_{\max} > c_l + b_h \quad \text{(Equation 16-72)}$$

$$p_1 = [\eta_{\max} - (b_h - c_l)]\rho g \quad \text{(Equation 16-73)}$$

$$p_2 = (\eta_{\max} - c_l)\rho g \quad \text{(Equation 16-74)}$$

Where:

F_h = quasi-static non-breaking wave horizontal force on down-standing beam, lbf
F_h*= "basic" horizontal force, lbf
p_1 = hydrostatic pressure at top of down-standing beam, lbf/foot^2
p_2 = hydrostatic pressure at bottom of down-standing beam, lbf/foot^2
H_s = significant wave height (average of 1/3 highest waves in a storm), feet
a = 0.72
b = 2.30
b_w = width of down-standing beam in direction perpendicular to wave attack, feet
b_h = height (vertical dimension) of down-standing beam, feet
$\eta_{\max}$ = maximum crest elevation above still water level, feet
c_l = clearance of down-standing beam above still water level, feet
ρ_w = density of seawater, slug/foot^3
g = gravitational acceleration, feet/sec^2

Maximum crest elevation $\eta_{\max}$ should be evaluated using stream function wave theory. If this theory is not available, maximum crest elevation may be estimated using Equation 16-69.

1612.6.10 Breaking wave horizontal loads on vertical pilings and columns. Breaking wave horizontal forces on vertical pilings and columns may be evaluated in accordance with Equations 16-75 and 16-76 and Section 1612.6.4.

$$F_b = 0.5\,\rho_w\,D\,C_b^2\left(\cos^2\beta\right)C_s\,\lambda\,\eta_b \quad \text{(Equation 16-75)}$$

Where:

F_b = wave force contribution due to breaking, lbf
ρ_w = density of seawater, slug/foot^3
D = pile diameter, feet
C_b = L/T, individual wave celerity at breaking point, feet/sec
L = wave length at pile location, feet
T = peak wave period (wave period with peak energy density), sec
β = inclination of pile with respect to vertical, degrees (β>0 indicates pile inclined towards the incident waves)
C_s = π (3.14159, slamming coefficient)
λ = 0.4 (curling factor)
η_b = wave crest elevation above still water level at point of wave breaking, feet

The wave force contribution due to breaking F_b is included as a horizontal point load at a vertical location between the wave crest and trough that is conservative for piling/column design, and must be added to the total non-breaking wave force distribution calculated in Section 1612.6.4.

Wave length L is evaluated with Equation 16-48. Wave crest elevation at the point of wave breaking may be evaluated according to Equation 16-76.

$$\eta_b = \left(0.78\frac{H_b}{d_S} + 1\right)\frac{H_b}{2} \qquad \text{(Equation 16-76)}$$

Where:

H_b = breaking wave height, feet
d_S = still water depth at pile location, feet
H_b is calculated using Equation 16-45.

1612.6.11 Breaking wave horizontal loads on vertical walls. Breaking wave horizontal forces on vertical walls are calculated as indicated in Section 1612.6.5 for non-breaking waves.

1612.6.12 Breaking wave horizontal loads on nonvertical walls. Breaking wave horizontal forces on non-vertical walls are calculated as indicated in Section 1612.6.6 for non-breaking waves.

1612.6.13 Breaking wave horizontal loads on vertical and nonvertical walls from obliquely incident waves. Breaking wave forces from obliquely incident waves on vertical and nonvertical walls may be calculated as indicated in Sections 1612.6.7 for nonbreaking waves.

1612.6.14 Breaking wave vertical loads on horizontal surfaces. Breaking wave vertical forces on horizontal surfaces may be determined as indicated in Section 1612.6.8 for nonbreaking wave forces.

1612.6.15 Breaking wave horizontal loads on down-standing beams. Breaking wave horizontal forces on down-standing beams (F_i) may be determined in accordance with Equations 16-77 and 16-78.

$$F_i = K_i \frac{F_h}{b_w\left(\eta_{\max} - c_l\right)} \quad \text{for} \quad \eta_{\max} \le c_l + b_h \qquad \text{(Equation 16-77)}$$

$$F_i = K_i \frac{F_h}{b_w\, b_h} \quad \text{for} \quad \eta_{\max} > c_l + b_h \qquad \text{(Equation 16-78)}$$

Where:

F_h = non-breaking wave horizontal force on down-standing beam as computed in section 1612.6.9, lbf
b_w = width of down-standing beam in direction perpendicular to wave attack, feet
b_h = height (vertical dimension) of down-standing beam, feet
η_{max} = maximum crest elevation above still water level, feet
c_l = clearance of down-standing beam above still water level, feet
F_i = breaking wave horizontal impact pressure on down-standing beam, lbf/foot^2
K_i = 3.35

Maximum crest elevation η_{max} should be evaluated using stream function wave theory. If this theory is not available, maximum crest elevation may be estimated using Equation 16-69.

STRUCTURAL DESIGN

Table 1612.6.2 (1) 100 Year Base Flood Data and other Design Parameters for Wave Load Calculations

Location Point	Point Coordinates, Easting (CA State Plane NAD83 Zone3, US Survey feet)	Point Coordinates, Northing (CA State Plane NAD83 Zone 3, US Survey feet	Base Flood Elevation (feet, MLLW) See footnotes 1,4 and 6	100yr Significant Wave Height (feet), see footnotes 2 and 4	Peak WavePeriod associated with 100 year significant wave height (seconds)	Peak Flood Current Speed (feet/sec), see Footnote 3	Peak Ebb Current Speed (feet/sec)see Footnote 3
1 (Hyde St	6,006,173	2,123,948	8.84	2.6	3.7	1.4	1.7
2 (Pier 47)	6,007,217	2,123,799	8.78	3.2	4.0	1.0	2.4
3 (Pier 45)	6,006,965	2,123,980	8.82	3.2	3.7	1.3	3.1
4 (Pier 45	6,007,195	2,123,974	9.22	4.5	4.0	1.6	3.4
5 (Pier 45	6,007,438	2,123,967	9.01	4.1	4.0	2.1	3.9
6 (Pier 43.5)	6,008,470	2,123,913	9.30	4.3	4.0	1.9	1.3
7 (Pier 43)	6,008,995	2,123,899	9.04	3.5	4.0	1.8	1.7
8 (Pier 41)	6,009,208	2,123,880	9.13	3.6	4.0	2.7	2.7
9 (Pier 39)	6,009,773	2,123,865	10.91	5.0	4.6	4.0	5.0
10 (Pier 35	6,010,988	2,123,074	10.90	4.1	5.0	4.2	5.4
11 (Pier 33)	6,011,652	2,122,597	10.91	4.2	5.0	4.4	5.8
12 (Pier 31)	6,012,087	2,122,261	10.97	4.2	5.0	4.9	5.8
13 (Pier 29)	6,012,664	2,122,052	11.04	4.5	5.0	5.0	5.6
14 (Pier 27)	6,012,765	2,121,766	11.05	4.5	5.0	5.0	5.5
15 (Pier 23)	6,013,328	2,120,959	11.16	4.4	5.0	4.8	5.3
16 (Pier 19)	6,013,515	2,120,670	11.19	4.4	5.0	5.1	5.2
17 (Pier 17)	6,013,734	2,120,359	11.24	4.4	5.0	5.0	5.0
18 (Pier 15)	6,013,869	2,120,182	11.26	4.4	5.0	5.1	4.9
19 (Pier 9)	6,014,102	2,119,828	11.26	4.4	5.0	5.2	4.8
20 (Pier 7)	6,014,442	2,119,361	11.31	4.5	5.0	5.3	4.6

STRUCTURAL DESIGN

Table 1612.6.2 (1) 100 Year Base Flood Data and other Design Parameters for Wave Load Calculations

Location Point	Point Coordinates, Easting (CA State Plane NAD83 Zone3, US Survey feet)	Point Coordinates, Northing (CA State Plane NAD83 Zone 3, US Survey feet	Base Flood Elevation (feet, MLLW) See footnotes 1,4 and 6	100yr Significant Wave Height (feet), see footnotes 2 and 4	Peak WavePeriod associated with 100 year significant wave height (seconds)	Peak Flood Current Speed (feet/sec), see Footnote 3	Peak Ebb Current Speed (feet/sec)see Footnote 3
21 (Pier 5)	6,014,510	2,119,023	11.18	4.2	5.0	5.2	4.5
22 (Pier 3)	6,014,615	2,118,877	11.18	4.3	5.0	4.9	4.5
23 (Pier 1.5)	6,014,686	2,118,723	11.15	4.3	5.0	4.8	4.4
24 (Pier 1)	6,014,773	2,118,608	11.17	4.3	5.0	4.9	4.4
25 (Pier 0.5)	6,014,970	2,118,359	10.45	3.9	5.0	5.0	3.4
26 (Ferry	6,015,267	2,117,962	10.89	4.5	5.0	4.8	3.6
27 (Agriculture Building)	6,015,358	2,117,824	11.20	4.5	5.0	4.3	3.3
28 (Pier 14)	6,015,704	2,117,273	11.32	4.9	5.0	5.8	4.5
29 (Rincon	6,015,954	2,116,757	11.45	5.2	5.0	5.1	4.1
30 (Pier 22.5)	6,016,457	2,116,170	11.57	5.4	5.0	5.3	4.6
31 (Pier 26)	6,016,975	2,115,447	11.72	5.7	5.0	5.5	4.5
32 (Pier 28)	6,016,983	2,114,997	11.76	5.6	5.0	5.4	4.3
33 (Pier 30/32)	6,017,186	2,114,355	11.78	5.7	5.0	5.5	4.1
34 (Pier 38)	6,017,281	2,113,067	11.67	5.7	5.0	5.7	3.3
35 (Pier 40)	6,017,269	2,112,601	9.51	2.8	3.7	5.2	1.0
36 (Pier 46)	6,017,782	2,111,048	11.83	5.8	5.0	4.7	2.7
37 (Pier 48)	6,017,855	2,110,478	11.83	5.8	5.0	5.3	2.4
38 (Pier 50)	6,017,881	2,109,451	11.77	5.6	4.9	5.5	3.0
39 (Pier 54)	6,018,200	2,108,263	11.82	5.7	5.4	4.9	1.3

STRUCTURAL DESIGN

Table 1612.6.2 (1) 100 Year Base Flood Data and other Design Parameters for Wave Load Calculations

Location Point	Point Coordinates, Easting (CA State Plane NAD83 Zone3, US Survey feet)	Point Coordinates, Northing (CA State Plane NAD83 Zone 3, US Survey feet	Base Flood Elevation (feet, MLLW) See footnotes 1,4 and 6	100yr Significant Wave Height (feet), see footnotes 2 and 4	Peak WavePeriod associated with 100 year significant wave height (seconds)	Peak Flood Current Speed (feet/sec), see Footnote 3	Peak Ebb Current Speed (feet/sec)see Footnote 3
40 (South end of Pier 54)	6,018,274	2,107,706	11.84	5.7	5.4	4.8	1.5
41 (Pier 64)	6,018,432	2,107,120	11.83	5.7	5.4	4.6	1.2
42 (Pier 70)	6,019,060	2,105,301	11.89	5.7	5.0	5.5	2.5
43 (Pier 80)	6,019,835	2,101,282	11.79	5.4	5.0	5.1	2.3
44 (Pier 92)	6,020,108	2,100,415	11.80	5.3	5.0	4.6	2.5
45 (Pier 94	6,020,798	2,099,589	11.79	5.4	5.0	4.7	1.7
46 (Pier 94 South End)	6,021,110	2,099,107	11.78	5.3	5.0	4.5	1.8
47 (Pier 96)	6,021,650	2,098,417	11.80	5.2	5.0	4.5	1.6

FOOTNOTES TO TABLE 1612.6.2(1):

1. *100 Year Total Water Level-Base Flood Elevation is identical to Total Water Elevation as defined in and is determined in accordance with Pacific Coast Guidelines by FEMA (United States Federal Emergency Management Agency) for the seaward ends of the piers, and as such does not include shoreline effects such as seawall reflections and runup.*
2. *100 Year Significant Wave Height and associated Peak Wave Period-(a) 100 year waves developed with two dimensional modeling (SWAN model), and tidal elevation used for modeling is MHHW at San Francisco Presidio Station (negligible effect on wave heights), (b) 100 year wind data for modeling is from United States Naval Air Station at Alameda, CA.*
3. *Peak Current Speed-Values are estimated surface current velocity based on bay-wide 3D model and extracted during 15-day simulation with largest tidal ranges in present tidal epoch. Current velocities include protection from breakwaters. Current directions are typically parallel to shoreline (seawall).*
4. *Tabulated data include the consideration of breakwater protection structures at some Piers*
5. *Tabulated data do not consider Sea Level Rise associated with global warming*
6. *MLLW (Mean Lower Low Water) =-11.226 feet (San Francisco City Datum)*

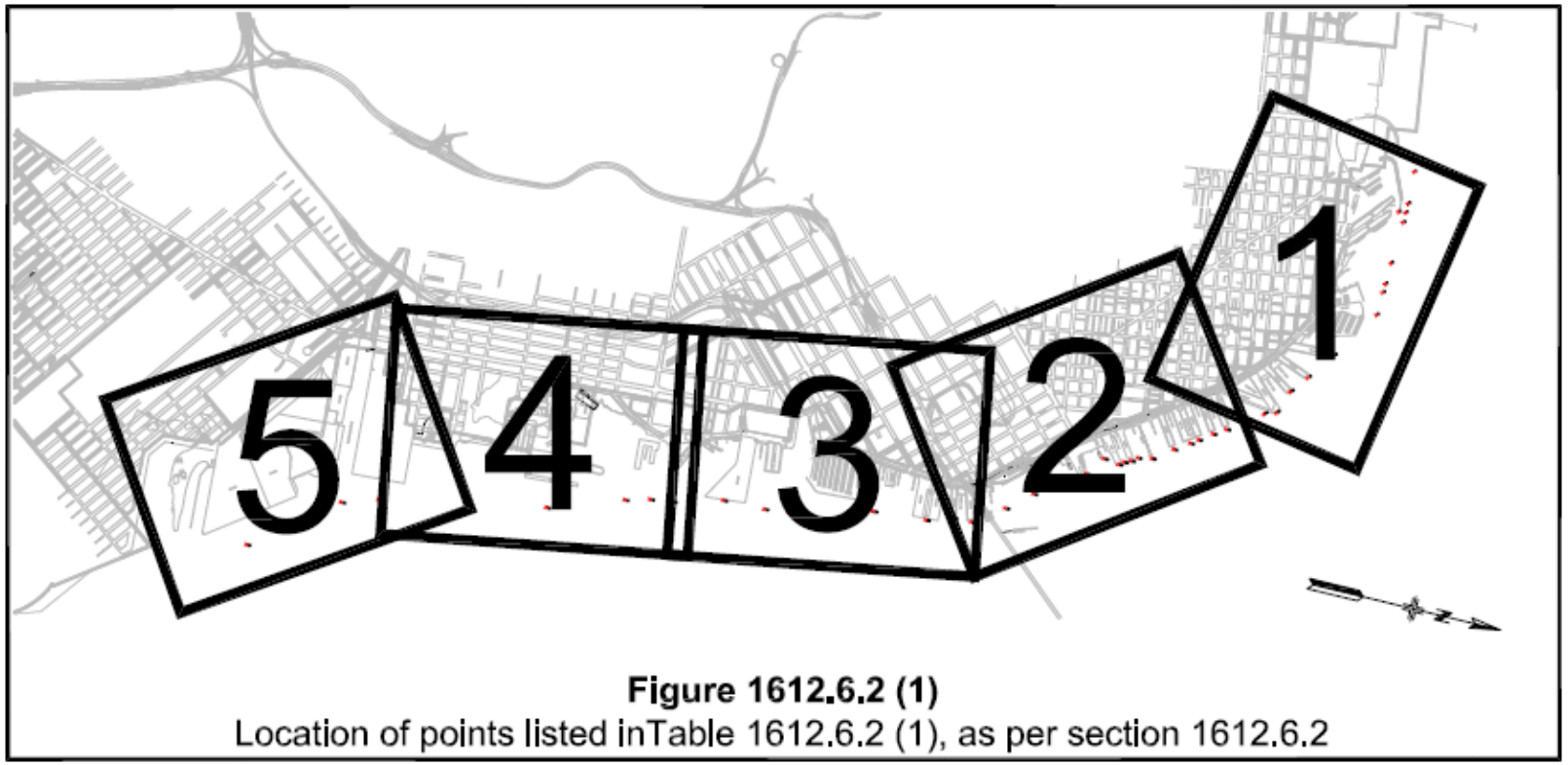

Figure 1612.6.2 (1)
Location of points listed inTable 1612.6.2 (1), as per section 1612.6.2

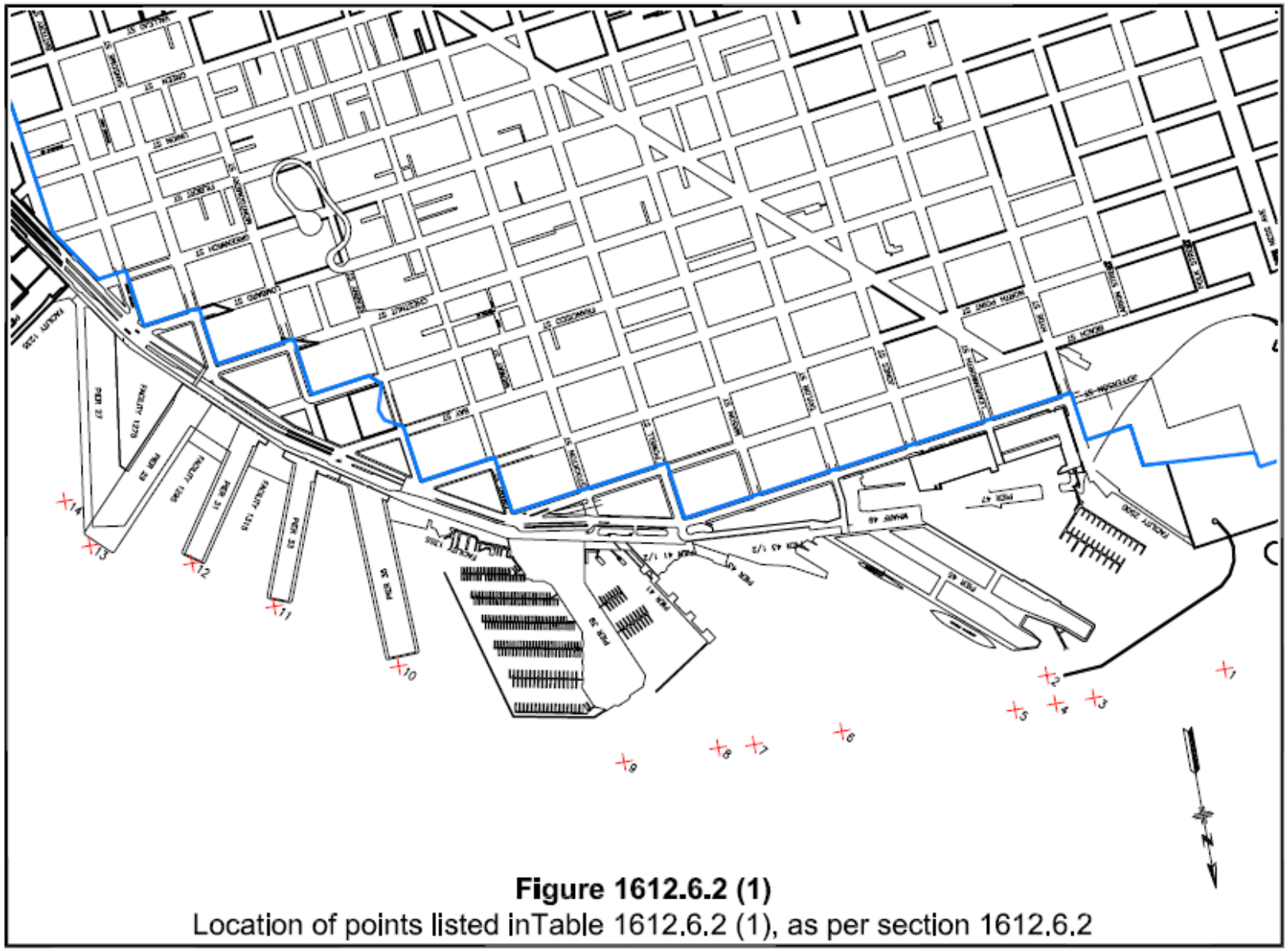

Figure 1612.6.2 (1)
Location of points listed inTable 1612.6.2 (1), as per section 1612.6.2

MAP 1

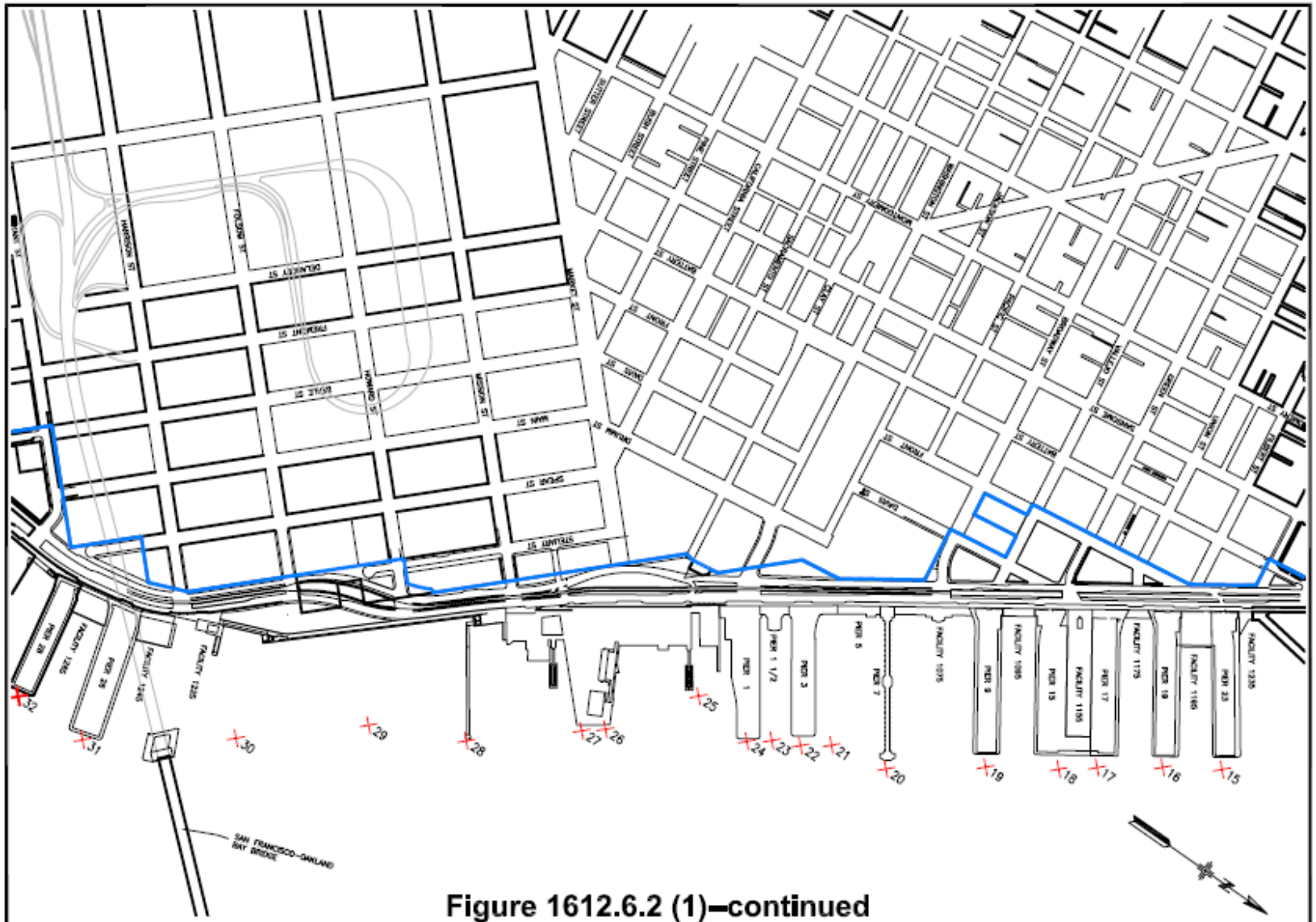

Figure 1612.6.2 (1)—continued
Location of points listed inTable 1612.6.2 (1), as per section 1612.6.2

MAP 2

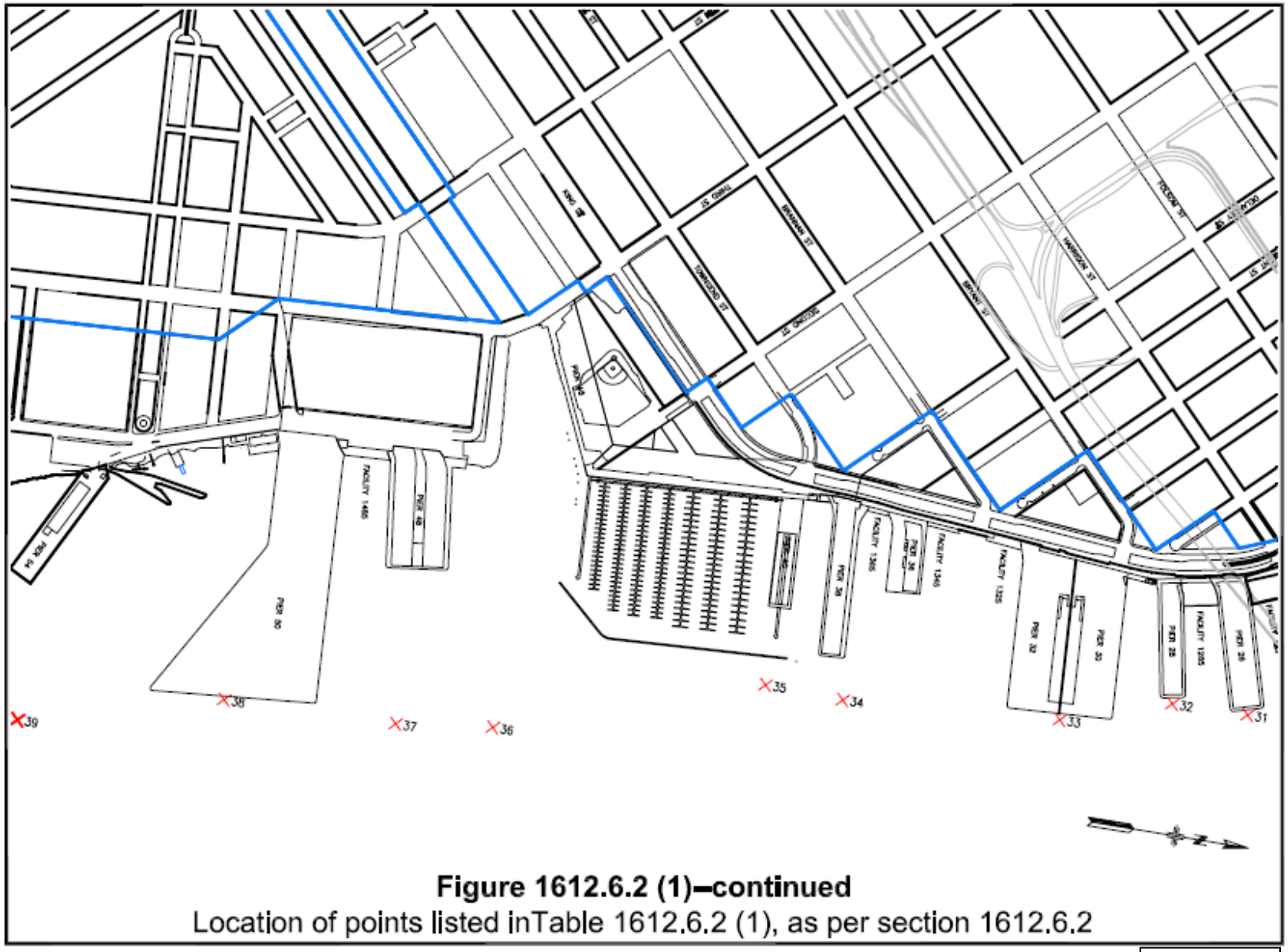

Figure 1612.6.2 (1)—continued
Location of points listed inTable 1612.6.2 (1), as per section 1612.6.2

MAP 3

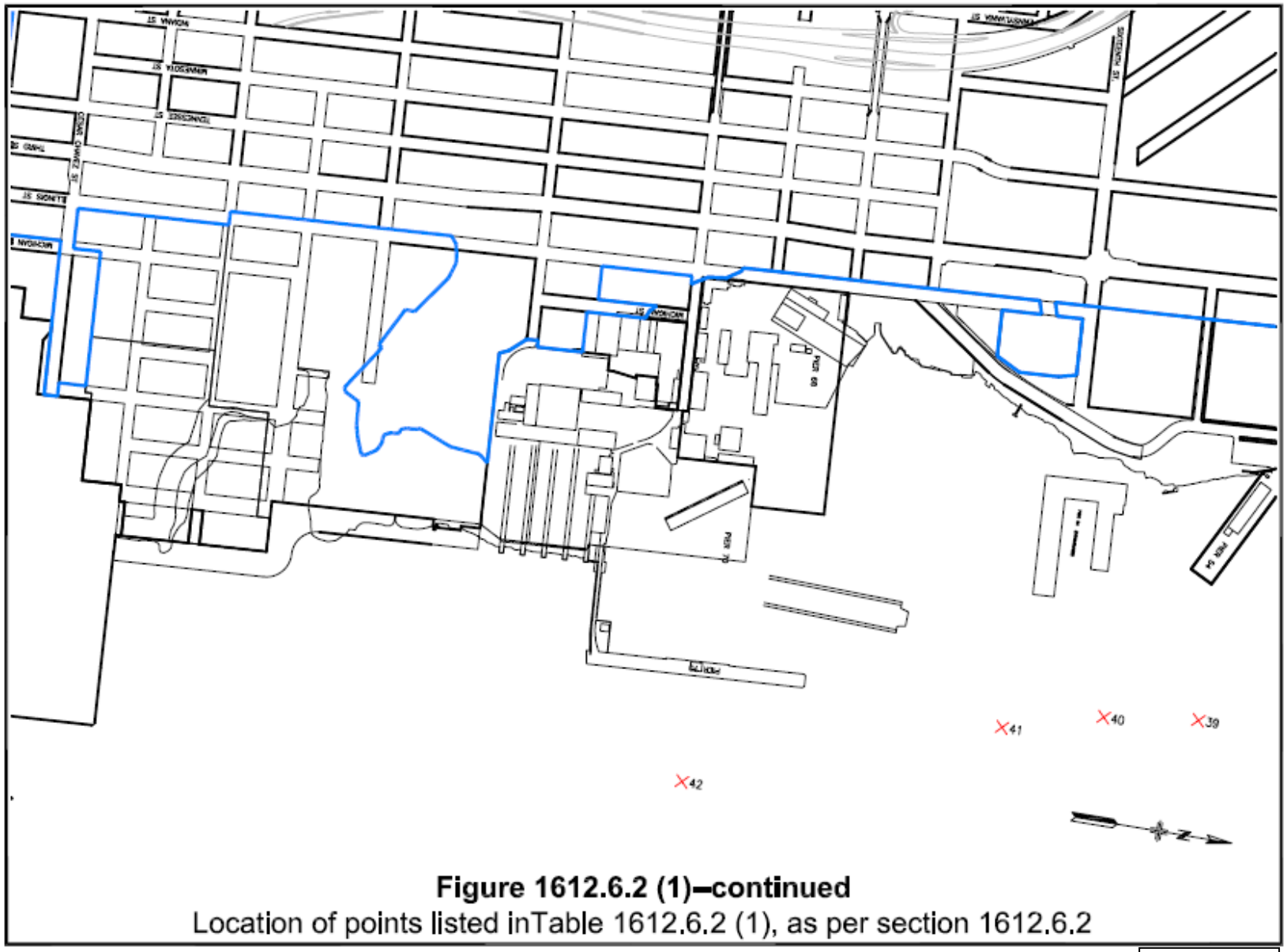

Figure 1612.6.2 (1)—continued
Location of points listed inTable 1612.6.2 (1), as per section 1612.6.2

MAP 4

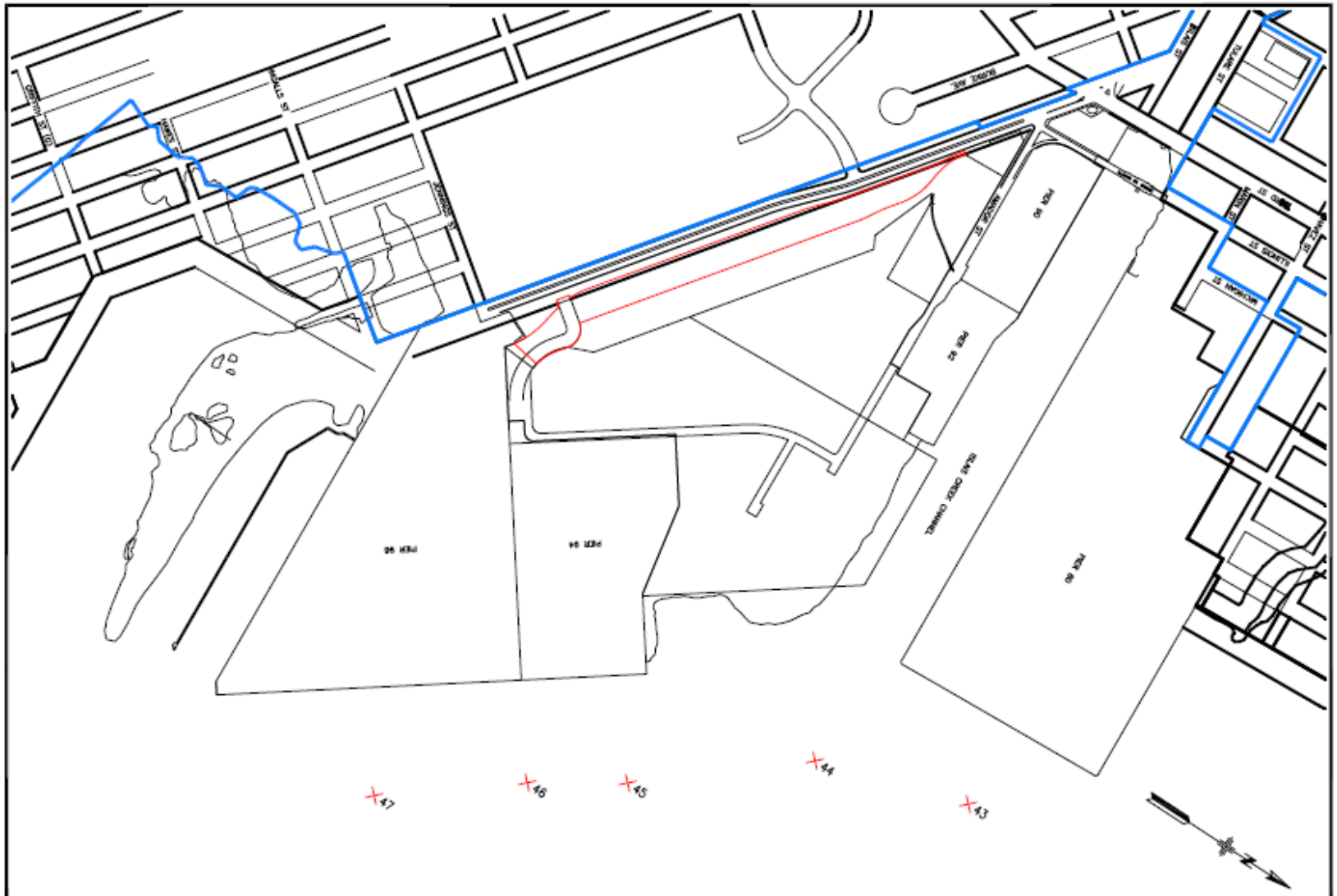

Figure 1612.6.2 (1)—continued
Location of points listed inTable 1612.6.2 (1), as per section 1612.6.2

MAP 5

1613.1.1 Add the following section:

1613.1.1 Alternative earthquake design method. In lieu of meeting the specific requirements of this section, an alternative lateral analysis procedure incorporating inelastic behavior may be submitted for approval in accordance with procedures and guidelines established by the Chief Harbor Engineer pursuant to Section 104A.2.1

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CHAPTER 16A STRUCTURAL DESIGN

No Port of San Francisco Building Code amendments.

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CHAPTER 17 STRUCTURAL TESTS AND SPECIAL INSPECTIONS

SECTION 1704 SPECIAL INSPECTIONS, CONTRACTOR RESPONSIBILITY AND STRUCTURAL OBSERVATIONS

1704.1 General.

1704.2. Revise Exception 2 to read as follows:

The special inspections and verifications for foundation concrete, other than cast-in-place drilled piles or caissons, are not required for occupancies in Group R-3 and occupancies in Group U that are accessory to a residential occupancy, but not limited to, those listed in Section 312.1.

This exception shall not apply to foundations serving as retaining walls of soil over 5 feet (1829 mm) in height measured from the base of the foundation, or the structural design of the footing based on a specified compressive strength, f'c, greater than 2,500 pounds per square inch (psi) (17.2 MPa), regardless of the compressive strength specified in the construction documents or used in the footing construction.

SECTION 1705 REQUIRED VERIFICATION AND INSPECTION

1705.1.1. Add item 4 to read as follows:

4. Work which, in the opinion of the Chief Harbor Engineer, involves unusual hazards or conditions such as underpinning, shoring, removal of hazardous materials and new construction methods not covered by this code.

1705.4.3 Add the following section:

1705.4.3 Exterior facing. Special inspection is required during fastening of all exterior veneer and ornamentation facing units constructed of concrete, masonry, stone or similar materials, and all curtain walls weighing more than 15 pounds per square foot (73.23 kg/m^2) of wall.

EXCEPTIONS:

1. Veneers weighing less than 5 pounds per square foot (24.46 kg/m^2) located less than 15 feet (4.57 m) above grade.

2. Anchored veneer located less than 10 feet (3.048 m) above grade.

1705.5.7 Add the following section:

1705.5.7 Shear walls and floor systems used as shear diaphragms. All connections, including nailing, tiedowns, framing clips, bolts and straps, for those parts of a lateral force resisting system utilizing the following components:

1. Plywood diaphragms, where shear values exceed 2/3 the values in Tables 2306.3.1 and 2306.3.2.

2. Double sheathed shear walls, in all cases.

3. Plywood shear walls, wherever nailing or hardware are not visible to the district inspector at the time of cover-up inspection.

   If nailing is not visible to the inspector at the called inspection, or if the special inspector has not inspected the work prior to the concealment, all work concealing such nailing shall be removed in order to permit a complete inspection.

4. Gypsum wallboard shearwalls where shear values exceed one-half of the values permitted by Footnote a of Table 2306.4.5.

5. Fiberboard shearwalls where shear values exceed one-half of the values in Table 2306.4.4.

6. Particle-board diaphragms, where shear values exceed one-half of the values in Table 2306.4.3.

1705.20 Add the following section:

1705.20 Demolition. Demolition of buildings more than two stories or 25 feet (7.62 m) in height. See Section 3303 for demolition requirements.

EXCEPTION: Type V buildings.

1705.21 Add the following section:

1705.21 Crane Safety. No owner or other person shall operate, authorize or permit the operation of a tower crane on a high-rise building structure until a signed Crane Site Safety Plan, Submittal Form and Crane Safety Compliance Agreement have been accepted by the Chief Harbor Engineer.

CHAPTER 17A SPECIAL INSPECTIONS AND TESTS

No Port of San Francisco Building Code amendments.

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CHAPTER 18 SOILS AND FOUNDATIONS

No Port of San Francisco Building Code amendments.

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CHAPTER 18A SOILS AND FOUNDATIONS

No Port of San Francisco Building Code amendments.

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CHAPTER 19 CONCRETE

No Port of San Francisco Building Code amendments.

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CHAPTER 19A CONCRETE

No Port of San Francisco Building Code amendments.

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CHAPTER 20 ALUMINUM

No Port of San Francisco Building Code amendments.

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CHAPTER 21 MASONRY

No Port of San Francisco Building Code amendments.

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CHAPTER 21A MASONRY

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CHAPTER 22 STEEL

No Port of San Francisco Building Code amendments.

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CHAPTER 22A STEEL

No Port of San Francisco Building Code amendments.

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CHAPTER 23 WOOD

SECTION
2304 GENERAL CONSTRUCTION REQUIREMENTS

2304.12.1.5 *Add the following second paragraph:*

Walls not accessible for maintenance shall have exterior covering of siding or plywood that are either treated wood or wood of natural resistance to decay. Plywood shall be exterior type, C-C Grade minimum, and not less than 1/2-inch (12.7 mm) thickness unless applied over sheathing. Plywood manufactured with redwood or cedar faces but with inner plys of other species conforming to DOC Standard PS1-95 may be used, provided the exposed outer face is plugged and not grooved or patterned.

2304.12.2.3 *Add the following 2nd paragraph with exception, and 3rd paragraph:*

Weather-exposed stairways constructed with concrete, masonry, brick, tile or terrazzo shall be supported on hot-dipped galvanized steel or reinforced concrete stringers.

EXCEPTION: In Group R, Division 3 Occupancies, wood construction on masonry or concrete foundations may be used as supports, and the area under the stair shall be ventilated in compliance with 2304.12.7.

Weather-exposed stairs of precast concrete or metal pan treads may be supported on wood stringers, provided the entire stairway is exposed and the treads are connected to the stringers by hot-dipped galvanized steel or other approved corrosion-resistant fasteners.

2304.12.3.2 *Add the following section:*

2304.12.3.2 Wood structural members. Wood structural members that support moisture permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, shall be of naturally durable or preservative-treated wood unless separated from such floors or roofs by an impervious moisture barrier extending up the walls not less than 4 inches (101.6 mm) or shall otherwise be adequately flashed and counter-flashed.

Regardless of finish flooring type or structural materials, the wood sub-floor of toilet rooms and bathrooms shall be protected by a waterproof membrane. Where a single ply sheet membrane is used, all adhesives shall be of a waterproof type and shall be applied so as to form a full unbroken coat between the backing and the membrane being applied. All seams and joints shall be thoroughly sealed.

Exception: Interior floors in Group R, Division 3 Occupancies.

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CHAPTER 24 GLASS AND GLAZING

2405.3 Sloped Glazing and Skylights

2405.3 *This exception shall be revised to read as follows:*

Any glazing material, including annealed glass, is permitted to be installed without screens in the sloped glazing systems of commercial or detached noncombustible greenhouses used exclusively for growing plants and not open to the public, provided that the height of the greenhouse at the ridge does not exceed 30 feet (9144 mm) above grade except that for R-3 occupancies and townhouses, the greenhouse height at the ridge does not exceed 20 feet (6096 mm) above grade.

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CHAPTER 25 GYPSUM BOARD AND PLASTER

No Port of San Francisco Building Code amendments.

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CHAPTER 26 PLASTIC

SECTION
2603 FOAM PLASTIC INSULATION

2603.3 Surface burning characteristics.

2603.3 *Revise the first sentence of exception 3 to read as follows:*

3. Foam plastic insulation that is part of a Class A or B roof-covering assembly provided the assembly with the foam plastic insulation satisfactorily passes FM 4450 or UL 1256.

2603.4.1.5 Roofing.

2603.4.1.5 *Revise the second sentence to read as follows:*

Foam plastic insulation under a roof assembly or roof covering that is installed in accordance with the code and the manufacturer's instructions shall be separated from the interior of the building by wood structural panel sheathing not less than 0.47 inch (11.9mm) in thickness bonded with exterior glue, and identified as Exposure 1 with edges supported by blocking, tongue-and-groove joints or other approved type of edge support, or an equivalent material. A thermal barrier is not required for foam plastic insulation that is part of a Class A or B roof- covering assembly, provided the assembly with the foam plastic insulation satisfactorily passes FM 4450 or UL 1256.

2603.6 *This section shall be revised to read as follows:*

2603.6 Roofing. Foam plastic insulation meeting the requirements of Sections 2603.2, 2603.3 and 2603.4 shall be permitted as a part of a roof-covering assembly, provided the assembly with the foam plastic insulation is a Class A or B roofing assembly where tested in accordance with ASTM E 108 or UL 790.

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CHAPTER 27 ELECTRICAL

SECTION
2701 GENERAL

2701.1 Scope. *This section shall be revised to read as follows:*

2701.1 Scope. This chapter governs the electrical components, equipment and systems used in buildings and structures covered by this code. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of the *California Electrical Code*, as adopted and amended by the Port of San Francisco Commission through the Port of San Francisco Electrical Code.

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CHAPTER 28 MECHANICAL SYSTEMS

SECTION
2801 GENERAL

2801.1 Scope. *This section shall be revised to read as follows:*

2801.1 Scope. Mechanical appliances, equipment and systems shall be constructed, installed and maintained in accordance with the *California Mechanical Code*, as adopted and amended by the Port of San Francisco Commission through the Port of San Francisco Mechanical Code. Masonry chimneys, fireplaces and barbecues shall comply with the *Port of San Francisco Mechanical Code* and Chapter 21 of this code.

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CHAPTER 29 PLUMBING SYSTEMS

Not Adopted by the State of California
See Port of San Francisco Plumbing Code

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CHAPTER 30 ELEVATORS AND CONVEYING SYSTEMS

3009 Add the following new sections:

SECTION 3009 PRIVATE RESIDENCE ELEVATORS

3009.1 Private residence type elevator. Is defined as a power passenger elevator which is limited in size, capacity, rise and speed and is installed in a private residence or in a multiple dwelling as a means of access to a private residence.

3009.2 Construction. The construction and installation of private residence elevators, dumbwaiters, and private residence special access lifts shall comply with ANSI/ASME 17.1-1996.

Note: For other than private residence elevators, dumbwaiters, and private residence special access lifts, see Title 8, California Code of Regulations, California Elevator Safety Regulations.

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CHAPTER 31 SPECIAL CONSTRUCTION

SECTION
3103 TEMPORARY STRUCTURES

3103.1.1 Permit required.

3103.1.1 *Add the following note at end of the paragraph.*

Note: Also see Section 106A.1.7, 106A.1.8, 106A.1.8.1 and 106A.1.8.2

SECTION
3107 SIGNS

3107.1 *Add the following sections:*

3107.1.1 Scope.

3107.1.1.1 Sign Permit. Except as otherwise provided herein, all signs placed upon or attached to any building, structure or property shall comply with this chapter and shall be installed under a valid sign permit.

The electrical portion of the sign shall be constructed in accordance with the requirements of the Electrical Code, and an electrical permit shall be obtained in accordance with that code.

Plans shall be filed with the application for a permit for any sign. When required, computations shall be provided.

3107.1.1.2 Exempt Signs. The following signs are exempt from the requirements of this code:

1. Signs painted on structures that comply with the Port of San Francisco Sign Guidelines posted at www.sfport.com.

2. Bulletin boards for public, charitable or religious institutions, when such boards are located on the premises of said institutions.

3. Real estate signs advertising the sale, rental or lease of the premises on which they are maintained, which do not exceed 15 square feet (1.39 m^2) in size, and which are mounted flush to the building.

4. Professional occupation signs denoting only the name and profession of an occupant in a commercial building, public institutional building or dwelling house, and not exceeding 3 square feet (0.278 m^2) in area for each occupant.

3107.1.2 General.

3107.1.2.1 Prohibitions. The following prohibitions apply to signs:

1. No signs shall be erected, relocated or maintained so as to block any exits or required windows. No sign shall be attached to a standpipe, gutter drain, stairway or fire escape, or interfere with the function or operation of any standpipe or fire escape. No roof sign shall be

located within 6 feet (1.829 m) of a standpipe outlet.

2. No sign shall be increased in size, altered in shape or changed by the addition of other signs or advertising matter not specifically allowed by the provisions of this code and the Port of San Francisco Sign Guidelines posted at www.sfport.com.

3. No wall sign shall extend across or in front of any window or other exterior opening located above the first story of a building, except as approved by the Chief Harbor Engineer.

4. No wall sign erected on a wall adjacent to and facing a street, public space or yard shall project above the parapet walls.

EXCEPTIONS:

1. On a building located on a corner lot, a wall sign may project a maximum of 7 feet (2.134 m) above the roof line on only one street.

2. On any frontage, signs not more than 10 feet (3.048 m) long for any 40-foot (12.19 m) frontage and occupying no more than 25 percent of the lot frontage may project a maximum of 7 feet (2.134 m) above the roof line.

3107.1.2.2 Revocable permits. The permit for any sign over public property may be revoked. A permit granted under Chapter 1A and this chapter for a sign over public property shall not be construed to create any perpetual right but is a revocable license which may be terminated by revocation by the Chief Harbor Engineer.

3107.1.2.3 Existing signs. This chapter shall not render unlawful the existence or maintenance of any sign erected or maintained by a lawful permit issued prior to the adoption of this ordinance.

EXCEPTION: Signs for which lawful permits were issued and which, due to a sidewalk narrowing or street widening project, no longer conform to the requirements of Section 3103 shall be altered to conform not later than 90 days following completion of such project.

3107.1.2.4 Definitions. For the purposes of this chapter, certain terms are defined as follows:

3107.1.2.4 DEFINITIONS.

APPROVED PLASTIC. Plastic Material found to be suitable functionally for the purpose for which it is intended, and which complies with the requirements of Chapter 26. For outdoor signs, the approval of the plastic shall be based upon considerations of flame spread value only. For indoor signs, the approval shall be based upon flame spread and smoke density values.

AREA OF A SIGN. Area of exposed vertical surface which is included within a rectangle enclosing all the features of the sign. In cases of an irregular sign, it is the sum of the areas of the enclosing rectangles estimated to the nearest 5 square feet (0.465 m²).

BUSINESS SIGN. Sign which directs attention to a business, commodity, service, industry or other activity which is sold, offered or conducted on the premises upon which such sign is located, or to which it is affixed.

SIGN. Any structure, part thereof, or device or inscription which is located upon, attached to or painted,

projected or represented on the exterior of any building or structure, including an awning, canopy, marquee or similar appendage, or affixed to the glass on the outside or inside of a window so as to be seen from the outside of the building, and which displays or includes any numeral, letter, word, model, banner, emblem, insignia, symbol, device, light, trademark or other representation used as, or in the nature of, an announcement, advertisement or designation by or of any person, firm, group, organization, place, commodity, product, service, business, profession, enterprise or industry. A sign includes the support, uprights and framework of the display.

3107.1.3 Height, projection and location.

3107.1.3.1 General. Height, projection and location of all signs shall be as specified in the Port of San Francisco Sign Guidelines. No sign shall project past the curb line of any street, alley or public way.

The minimum vertical clearance of signs over public sidewalks shall be 10 feet (3.048 m). Additionally, signs or portions within the outer one-third of a sidewalk shall have 12-foot (3.658 m) clearance, and when within 2 feet (0.61 m) of the curb line shall have 14-foot (4.267 m) clearance.

Roof signs shall be not less than 5 feet (1.524 m) above the roof. Supports shall be spaced at least 6 feet (1.829 m) apart.

3107.1.4 Design.

3107.1.4.1 General. The design shall make allowances for the effects of corrosion and lack of maintenance.

No anchor or support of any sign shall be connected to, or suspended by, an un-braced parapet wall, unless such wall is designed in accordance with the requirements for parapet walls specified in Chapter 16.

Fasteners and braces shall be of noncombustible construction, except that stringers for attachment of roof signs may be of 6-inch (152.4 mm) minimum dimension redwood or approved preservative-treated lumber.

3107.1.5 Construction.

3107.1.5.1 General All signs shall be constructed of noncombustible materials except that approved plastics may be used in sign facings as described in Section 3107.1.5.2. All ferrous metal and all fastenings used in construction or installation, excluding stainless steel, shall be hot-dipped galvanized, porcelain-enameled or otherwise protected in an approved manner against corrosion.

Aluminum may only be used for minor internal members, such as stiffeners and closures, and for sign faces and nonstructural trim. The minimum thickness shall be 0.0299 inch (0.76mm).

Steel shapes or plates used for primary support shall be not less than 3/16 inch (4.76 mm) in thickness. Sheet metal formed integrally with the sign face or used as cabinet cover shall be not less than 0.0239 inch (24 gage). Secondary support members not formed integrally with the design face shall be not less than 0.1046 (12 gage) inch.

The minimum material thickness requirements in this section pertain to the base metal before application of protective covering and need not apply to signs located inside a building.

3107.1.5.2 Plastics. Where plastics are included in a sign, the application to install a sign shall set forth the manufacturer's trade name, or the common name of the plastic material to be used in the sign, thickness of plastic, aspect ratio, corrugation type, if any, and span. The plastic employed in the signs shall be identified as set forth in Chapter 26 with the manufacturer's trade name, or with the common name of the plastic material.

Plastic sign facing shall conform to the provisions of this section. Plastic sign faces, formed or flat, letters and decorations shall be of sufficient thickness or so formed or supported that they will withstand all loads required by this code.

Plastic facing shall be mounted in a metal frame. Proper provision shall be made for the difference in thermal expansion between plastic members and the frame.

3107.1.5.3 Electric plastic signs. Every electric sign containing approved plastics shall comply with the minimum requirements set forth in the standard for Electric Signs, UL No. 48. The attachment of Underwriters Laboratories label, or other approved laboratory per the Electrical Code, shall be sufficient proof that a sign has complied with the requirements of the Electrical Code.

3107.1.5.4 Wood-faced signs. Projecting signs with wood facing or backing are permitted on any building. Plywood used for signs shall be exterior grade and not less than 5/8-inch (15.88 mm) thickness. Lumber shall be not less than 1-inch (25.4 mm) nominal and shall be finished to provide a weather-resistant finish.

3107.1.6 Ground signs.

3107.1.6.1 Height. The maximum height of a ground sign constructed with wood supports shall be 30 feet (9.14 m), as measured from the top of the sign to the sidewalk in front of the sign or the existing ground under the sign, whichever is higher.

3107.1.6.2 Design and construction. The design and construction of wood signs shall comply with Chapters 16 and 23 of this code. All wood within 12 inches of the ground shall be pressure-treated wood.

3107.1.7 Removal of business signs. It shall be unlawful for any person to allow any business sign to remain posted more than 180 days after the activity for which the business sign has been posted has ceased operation on the premises if such person (1) owns, leases or rents the property on which the sign is posted, or (2) owns or operates such business, service, industry or other activity.
3111 Add a new section as follows:

SECTION
3111 WOOD BURNING APPLIANCES

3111.1 General. All woodburning appliances installed in new buildings or woodburning appliances being added, reconstructed or replaced in existing buildings shall comply with this section.

3111.2 Definitions. The definitions set forth in this section shall govern the application and interpretation of this section.

BAY AREA AIR QUALITY MANAGEMENT DISTRICT. Agency for the San Francisco Bay area established pursuant to California Health and Safety Code Section 40200.

EPA. United States Environmental Protection Agency.

EPA CERTIFIED WOOD HEATER. Any wood heater that meets the standards in Title 40, Part 60, Subpart AAA, Code of Federal Regulations in effect at the time of installation and is certified and labeled pursuant to those regulations.

FIREPLACE. Any permanently installed masonry or factory-built appliance that burns wood, except a pellet-fueled wood heater, designed to be used with an air-to-fuel ratio greater than or equal to 35 to 1.

GARBAGE. All solid, semisolid and liquid wastes generated from residential, commercial and industrial sources, including trash, refuse, rubbish, industrial wastes, asphaltic products, manure, vegetable or animal solids and semisolid wastes, and other discarded solid and semisolid wastes.

GAS FIREPLACE. Any device designed to burn natural gas in a manner that simulates the appearance of a wood-burning fireplace.

PAINTS. All exterior and interior house and trim paints, enamels, varnishes, lacquers, stains, primers, sealers, under-coatings, roof coatings, wood preservative, shellacs, and other paints or paint-like products.

PAINT SOLVENTS. All original solvents sold or used to thin paints or to clean up painting equipment.

PELLET-FUELED WOOD HEATER. Any appliance that burns wood and operates exclusively on wood pellets.

RECONSTRUCTION. The complete rebuilding of the wood burning appliance such that all or a substantial portion of its parts are new. It does not include repairs made to the appliance in order to make it safer or more efficient.

SOLID FUEL. Wood or any other nongaseous or non-liquid fuel.

TREATED WOOD. Of any species that has been chemically impregnated, painted or similarly modified to improve resistance to insects or weathering. It does not include products such as Dura-flame or Presto logs that are specifically designed and sold to be burned in a wood burning appliance.

WASTE PETROLEUM PRODUCTS. Other than gaseous fuels that have been refined from crude oil and have been used and, as a result of use, have been contaminated with physical or chemical impurities.

WOOD BURNING APPLIANCE. Fireplace wood heater, or pellet fueled wood heater or any similar device burning any solid fuel used for aesthetic or space-heating purposes.

WOOD HEATER. A stove that burns wood.

3111.3 Unauthorized appliances prohibited. No person shall install a wood burning appliance that is not one of the following:

1. A pellet-fueled wood heater;

2. An EPA-certified wood heater; or

3. A fireplace certified by the Northern Sonoma Air Pollution Control District.

EXCEPTIONS:

1. Wood burning appliances that are designed primarily for food preparation in new or existing restaurants or bakeries.

2. Historic wood burning appliances installed in historic structures, as determined by the Chief Harbor Engineer in consultation with the Port of San Francisco Planning & Environment Division.

3111.4 Prohibited fuels. The following fuels are prohibited from use in a wood burning appliance:

1. Garbage
2. Treated wood
3. Plastic products
4. Rubber products
5. Waste petroleum products
6. Paints or paint solvents
7. Coal
8. Glossy or colored paper
9. Particle board
10. Saltwater driftwood

3111.5 Certification. Any person who plans to install a wood burning appliance must submit documentation to the Chief Harbor Engineer demonstrating that the appliance is a pellet-fueled wood heater, a certified wood heater, or a fireplace certified by Northern Sonoma Air Pollution Control District.

CHAPTER 31B PUBLIC SWIMMING POOLS

No Port of San Francisco Building Code amendments.

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CHAPTER 31C RADIATION

No Port of San Francisco Building Code amendments.

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CHAPTER 31D FOOD ESTABLISHMENTS

No Port of San Francisco Building Code amendments.

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CHAPTER 31E RESERVED

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CHAPTER 31F MARINE OIL TERMINALS

No Port of San Francisco Building Code amendments.

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CHAPTER 32 ENCROACHMENT INTO PUBLIC RIGHT-OF-WAY

SECTION
3201 GENERAL

3201.4 Revise this section to read as follows:

3201.4 Drainage. Drainage water collected from a roof, awning, canopy, or marquee, and condensate from mechanical equipment shall be conducted to the building drain or building sewer and shall not flow over a public walking surface.

SECTION
3202 ENCROACHMENTS

3202.3.1 *Replace this section to read as follows:*

3202.3.1. Awnings, canopies, marquees and signs. Awnings, canopies, marquees and signs shall be constructed to support applicable loads as specified in Chapter 16. Canopies shall be allowed only over entrance doorways and only for Occupancy Groups A, B, F-1, M, R, S-1, and S-2. Canopies may be constructed as awnings and with the same limitations except that:

1. The maximum width shall be 10 feet (3.048 m); and

2. The maximum extension over public sidewalk may be to a point 2 feet (0.61 m) from the curb; and

3. The outer column support shall be located in the outer one-third of the sidewalk.

3202.3.2 *Replace this section as follows:*

3202.3.2 Windows, balconies, architectural features and mechanical equipment. A 3-foot (0.914 m) projection shall be permitted for bay and oriel windows when the clearance above grade is at least 10 feet (3.048 m) and the width of the sidewalk is greater than 9 feet (2.74 m). Where the sidewalk width is 9 feet (2.74 m) or less, the projection shall not exceed 2 feet (0.61 m). For all other appendages, a 2-foot (0.61 m) projection is permitted when the clearance above grade is at least 10 feet (3.048 m). The projection may be increased 1 inch (25.4 mm) for each additional foot of clearance over 10 feet (3.048 m), to a maximum of 4 feet (1.219 m).

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CHAPTER 33 SAFEGUARDS DURING CONSTRUCTION

SECTION 3302 CONSTRUCTION SAFEGUARDS

3302 *Add a new section as follows:*

3302.4 Fencing. Provide for the enclosing, fencing, and boarding up or by fire watch or other means of preventing access to the site by unauthorized persons when work is not in progress.

SECTION 3303 DEMOLITION

3303.1 *Add new sections as follows:*

3303.1.1 Buildings other than Type V. The demolition of structures of Types I, II, III and IV construction greater than two stories or 25 feet (7.62 m) in height shall comply with the requirements of this section.

The requirements of this section shall also apply to the demolition of post-tensioned and pre-tensioned concrete structures.

3303.1.2 Required plans. Prior to approval of an application for a demolition permit, two sets of detailed plans shall be submitted for approval, showing the following:

1. The sequence of operation floor by floor, prepared by a registered civil engineer or licensed architect.
2. The location of standpipes.
3. The location and details of protective canopies.
4. The location of truck crane during operation.
5. Any necessary fence or barricade with lights.
6. Any floor or wall left standing.
7. The schedule of the days when the demolition will be done, i.e., on weekdays, Saturdays, Sundays, or holidays.

3303.4 *Replace this section with the following:*

3303.4 Vacant lot or building site. When a building is demolished, the permittee must remove all debris and remove all parts of the structure above grade except those parts that are necessary to provide support for the adjoining property.

3303.8 *Add a new section as follows:*

3303.8 Special inspection. A registered civil engineer or licensed architect shall supervise the demolition work in accordance with rules and regulations adopted by the Chief Harbor Engineer

pursuant to Section 104A.2.1 to assure the work is proceeding in a safe manner and shall

submit written special inspection and structural observation reports to the Chief Harbor Engineer in accordance with Chapter 17.

SECTION
3304 SITE WORK

3304.1 Excavation and fill.

3304.1 *Add a second paragraph to read as follows:*

The Port of San Francisco adopts Appendix J for the purpose of regulating excavation and grading.

3304.1 *Add a third paragraph to read as follows:*

All wood used for temporary shoring, lagging or forms that will be backfilled against or otherwise left permanently in place below grade shall be treated wood as defined in Section 2302.

SECTION
3306 PROTECTION OF PEDESTRIANS

3306.10 *Add a new section to read as follows:*

3306.10 Chutes. Chutes for the removal of materials and debris shall be provided in all parts of demolition operations that are more than 20 feet (6.096 m) above the point where the removal

of material is affected. Such chutes shall be completely enclosed. They shall not extend in an unbroken line for more than 25 feet (7.62 m) vertically but shall be equipped at intervals of 25 feet (7.62 m) or less with substantial stops or offsets to prevent descending material from attaining dangerous speeds.

The bottom of each chute shall be equipped with a gate or stop with suitable means for closing or regulating the flow of material.

Chutes, floors, stairways and other places affected shall be watered sufficiently to keep down the dust.

3306.11 *Add a new section to read as follows:*

3306.11 Falling debris. Wood or other construction materials shall not be allowed to fall in large pieces onto an upper floor. Bulky materials, such as beams and columns, shall be lowered and not allowed to fall.

3306.12 *Add a new section to read as follows:*

3306.12 Structure stability. In buildings of wood frame construction, the supporting structure shall not be removed until the parts of the structure being supported have been removed.

In buildings with basements, the first-floor construction shall not be removed until the basement walls are braced to prevent overturning, or an analysis acceptable to the Chief Harbor Engineer is submitted which shows the walls to be stable without bracing.

SECTION
3307 PROTECTION OF ADJOINING PROPERTY

3307.1 Protection required.

3307.1 *Insert the following note at the end of this section:*

Note: Other requirements for protection of adjacent property and depth to which protection is requested are defined by California Civil Code Section 832 and is reprinted herein for convenience. For permit applicants for work subject to Port of San Francisco jurisdiction, the term “owner” below shall be reasonably interpreted to also refer to tenants and parties authorized to occupy structures, buildings and property within Port jurisdictional boundaries.

Section 832 Each coterminous owner is entitled to the lateral and subjacent support which his (her) land receives from the adjoining land, subject to the right of the owner of the adjoining land to make proper and usual excavations on the same for purposes of construction or improvement, under the following conditions:

1. Any owner of land or his (her) lessee intending to make or to permit an excavation shall give reasonable notice to the owner or owners of adjoining lands and of buildings or other structures, stating the depth to which such excavation is intended to be made, and when the excavating will begin.

2. In making any excavation, ordinary care and skill shall be used, and reasonable precautions taken to sustain the adjoining land as such, without regard to any building or other structure which may be thereon, and there shall be no liability for damage done to any such building or other structure by reason of the excavation, except as otherwise provided or allowed by law.

3. If at any time it appears that the excavation is to be of a greater depth than are the walls or foundations of any adjoining building or other structure, and is to be so close as to endanger the building or other structure in any way, then the owner of the building or other structure must be allowed at least 30 days, if he (she) so desires, in which to take measures to protect the same from any damage, or in which to extend the foundations thereof, and he (she) must be given for the same purposes reasonable license to enter on the land on which the excavation is to be or is being made.

4. If the excavation is intended to be or is deeper than the standard depth of foundations, which depth is defined to be a depth of nine feet below the adjacent curb level, at the point where the joint property line intersects the curb and if on the land of the coterminous owner there is any building or other structure the wall or foundation of which goes to standard depth or deeper then the owner of the land on which the excavation is being made shall, if given the necessary license to enter on the adjoining land, protect the said adjoining land and any such building or other structure thereon without cost to the owner thereof, from any damage by reason of the excavation, and shall be liable to the owner of such property for any such damage, excepting only for minor settlement cracks in buildings or other structures.

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CHAPTER 34

[Editor's Note: Chapter 34 Amendments have been relocated to the Port of San Francisco Existing Building Code.]

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APPENDIX J GRADING

The Port of San Francisco adopts the following Chapter Appendix J with amendments.

SECTION
J103 PERMITS REQUIRED

J103.2 Exemptions.

J103.2 *The following exemptions are revised to read as follows:*

1. Reserved.
5. Reserved.
7. Reserved.

J103.2 *Add the following five exemptions to read as follows:*

8. Grading performed incidental to and in connection with the construction of a building or structure on a single lot, pursuant to a valid building permit issued therefor. The cost of such grading shall be included in the total valuation of the building for determining permit fees, and a separate grading permit will not be required.
9. Grading necessary for an incidental to and in connection with the construction of any parks, public streets or roadways, or the construction of sewers, or utilities under or within the boundaries of such roadways or streets when such work is under the direct supervision of the Recreation and Park Department, the Department of Public Works, the Public Utilities Commission or other governmental agencies.
10. Grading operations which in the opinion of the Chief Harbor Engineer are of such a minor nature that the proposed work will not affect the adjoining land, or any existing structures, either those on the same or adjoining land. For such grading operations, the requirements of this chapter may be waived in whole or in part.
11. An excavation that (1) is less than 2 feet (610 mm) in depth or (2) does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical in 1½ units horizontal (66.7% slope).
12. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical in 5 units horizontal (20% slope) or less than 3 feet (914 mm) in depth not intended to support structures, that does not exceed 50 cubic yards (38.3 m^3) on any one lot and does not obstruct a drainage course.

SECTION
J104 PERMIT APPLICATION AND SUBMITTALS

J104.3 Geotechnical Report.

J104.3 *Replace the Exception to read as follows:*

Exception: Grading conforming to all of the following requirements:

1. No cut section is greater than 10 feet (3.048 m) in vertical height.
2. No cut slope is steeper than 2 horizontal to 1 vertical.
3. The tops of cut banks are separated from any structure or major improvement by a distance, measured horizontally, equal to not less than the height of the bank.

4. Not more than 5,000 cubic yards (3825 m³) shall be involved in grading.
5. Grading performed at a site outside the limits of known slide areas.

All other grading shall require soils report and the grading plans shall include, but not be limited to, the following information:

1. The design of retaining walls or other structures used to support cuts or fills. Such retaining walls or structures, except when part of a building, may be constructed under this permit, provided the cost of same is included in the valuation shown on the application.
2. The sequencing of cut and fill operations in a manner that assures interim stability of the site.

SECTION
J106 EXCAVATIONS

J106.1 *Delete all exceptions.*

SECTION
J109 DRAINAGE AND TERRACING

J109.5 *Add the following section:*

J109.5 Surface drainage. All areas which are surfaced with asphalt, concrete or other paving of similar imperviousness, and which exceed a total area of 200 square feet (18.58 m²), shall have storm and casual water drained directly to a public sewer or storm drain.

Drainage shall not be directed to flow onto adjacent property or to drain onto public sidewalks. See Section 1503.4 for roof drainage.

SECTION
J112 FEES

J112.1 Grading fees. The permit and the plan review fees shall be per Section 110A, Table 1A- F (Specialty Permit Fees) for Building Permit Fees, and Table 1A-B (Building Permit Application and Plan Review Fees) for Plan Review Fees.