

1 [Building Code – fee adjustment.]

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3 **Ordinance amending the Building Code to amend various sections and fee schedule**
4 **tables concerning fees, permits requirements and terms, inspections, and other**
5 **actions; and adopting environmental findings.**

6 Note: Additions are *single-underline italics Times New Roman*;
7 deletions are ~~*strikethrough italics Times New Roman*~~.
8 Board amendment additions are double underlined.
9 Board amendment deletions are ~~strikethrough normal~~.

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

10 Section 1. (a) The Department of Building Inspection submitted a report to the Board
11 of Supervisors describing the basis for modifying various fees in the Building Code. Said
12 report is on file with the Clerk of the Board of Supervisors in File No. 080719 and is
13 incorporated herein by reference. In response, the Board of Supervisors adopted Ordinance
14 No. 122-08 to modify some Building Code fees. This Ordinance will address needed
15 corrections to the existing fee schedules, adopt the remaining suggested fee increases, and
16 amend Code sections to be consistent with established procedures and fee schedules. The
17 Department of Building Inspection has submitted additional materials, which are on file with
18 the Clerk of the Board of Supervisors in File No. 090588 and are incorporated herein
19 by reference.

20 (b) Effective January 1, 2009 cities and counties of California are required to
21 collect a fee from an applicant for a building permit and quarterly submit the fee collections to
22 the California Building Standards Commission for carrying out the provisions of the State
23 Building Standards law and provision of State Housing Law relating to building standards.
24 Each city and county may retain up to ten (10) percent of the fees collected for related
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1 administrative costs and for code enforcement education. This Ordinance addresses
2 collection of this State-mandated fee.

3 (c) On April 15, 2009, at a duly noticed public hearing, the Building Inspection
4 Commission considered this legislation.

5 (d) The Planning Department has determined that the actions contemplated in
6 this Ordinance are in compliance with the California Environmental Quality Act (California
7 Public Resources Code sections 21000 et seq.). Said determination is on file with the Clerk of
8 the Board of Supervisors in File No. 090588 and is incorporated herein by reference.

9 Section 2. The San Francisco Building Code is hereby amended by amending
10 Sections 101A.4.1, 104A.4.3.4, 105A.2.3, 106A.3.1.1, 106A.3.3, 106A.3.7, 106A.4.4,
11 107A.1.2, 107A.3.4, 107A.5, 107A.6, 107A.10, 108A.3.1, and Section 110A fee schedule
12 tables 1A-E, 1A-J, 1A-L, 1A-N, A-P, 1A-Q, and 1A-R; adding Sections 107A.7.2 and 107A.7.3;
13 and deleting Sections 106A.4.4.1 and 106A.4.4.2 in their entirety, to read as follows:

14 Section 101A.4.1 Only those standards approved by the California Building Standards
15 Commission and code amendments, additions or deletions adopted by the City and County of
16 San Francisco that are effective at the time an application for building permit is *submitted*
17 *deemed acceptable for building plan review by the Department of Building Inspection* shall apply to
18 the plans and specifications for, and to the construction performed under, that permit. For the
19 effective dates of the provisions contained in this code, see History Notes page of this code.

20 Section 104A.4.3 Hardship loans. The Building Official may make a hardship loan to the
21 owner-occupant of a one, two or three unit residential building, or to the owner of a
22 condominium unit in an apartment house, to correct any condition within the unit owned by the
23 borrower and the borrower's share of the required work in the public areas, which the Building
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1 Official has found to be unsafe pursuant to Section 102A, provided that the owner provides
2 the Building Official with evidence that the owner:

3 1. Has title to the property and is an owner-occupant thereof;

4 2. Is of low or moderate income, i.e., 80 percent of the median income for San Francisco
5 households of comparable size, as determined by the Department of Housing and Urban
6 Development;

7 3. Is unable to obtain comparable financing; and

8 4. Agrees to give priority to the removal of serious and imminent hazards in the
9 expenditure of the loan proceeds. The loans shall be interest-free, deferred-payment, and due
10 and payable upon sale or transfer of the property or termination of owner occupancy. The
11 maximum amount of the loan is ~~\$15,000~~ \$25,000 and the minimum is \$250.

12 The loan repayment shall be to the Code Enforcement and Rehabilitation Fund. The
13 Building Official shall have authority to establish rules and procedures for the implementation
14 of this program.

15 Section 105A.2.3 Powers. Except for cases involving disabled access, which shall be
16 heard by the Access Appeals Commission, the Abatement Appeals Board shall have the
17 power to hear and decide appeals from Orders of Abatement after public hearing by the
18 Building Official of Building Inspection, and to hear direct appeals pursuant to Section 102A.
19 See Section 110A, Table 1A-K – Penalties, Hearings, Code Enforcement Assessments – for
20 applicable fee. The Abatement Appeals Board may uphold, modify or reverse such orders,
21 provided that the public health, safety and public welfare are secured most nearly in
22 accordance with the intent and purpose of this code and the San Francisco Housing Code.

23 *The Abatement Appeals Board may also hear appeals from property owners who believe the Building*
24 *Official is not reasonable in notifying the State Franchise Tax Board that their rental residential*

1 *property is in noncompliance with this code pursuant to Sections 17299 and 24436.5 of the Revenue*
2 *and Taxation Code of the State of California.*

3 Section 106A.3.1.1 Application processing. The application, plans, specifications and
4 other information submitted shall be referred for such review and approval as is required
5 under applicable ordinances and laws. Each such reviewing bureau, department or agency
6 shall indicate ~~on the application~~ in a manner determined by the Building Official its approval,
7 approval with conditions, or disapproval.

8 Section 106A.3.3 Information on plans and specifications. Plans and specifications shall
9 be drawn to scale on substantial paper ~~or cloth~~ of a size not less than 11-inch by 17-inch
10 (279.4 mm x 431.8 mm) and shall be of sufficient clarity to indicate the location, nature and
11 extent of the work proposed and show in detail that it will conform to the provisions of this
12 code and all relevant laws, ordinances, rules and regulations. Specific plans and information
13 required shall include any of the following that is appropriate for the work being proposed:

- 14 1. The Assessor's block and lot number on the first sheet or page of each set of plans
15 and other submittal documents.
- 16 2. A dimensioned plot plan showing sidewalk widths, street widths, lot lines, locations of
17 proposed or existing buildings or structures on the property, and full widths, heights and
18 setbacks of buildings on adjacent properties where their locations or heights affect the code
19 requirements of the subject building or structure. Locations of parking or loading spaces and
20 of aboveground hydrants and utility poles shall also be shown. The Building Official may
21 require the owner to have the lot surveyed and staked by a registered land surveyor or
22 registered civil engineer so that the proper location of the building on the lot may be
23 determined. A copy of this survey shall be filed with the application for the permit.

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

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

8 5. Dimensioned architectural floor plan for each floor, basement and roof unless the floor
9 plans are identical. The scale shall be not less than 1/8 inch (3.175 mm) to 1 foot (304.8 mm)
10 unless otherwise permitted by the Building Official. The floor plan shall show the gross area of
11 each use area on each floor, and the total area of each floor. Structural, mechanical and other
12 detailed information shall not be superimposed unless the resultant floor plans are clearly
13 legible and understandable.

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

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

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

20 9. Information regarding all architectural and structural materials to be installed in the
21 building.

22 10. Details of all fire-resistive assemblies and elements, and provisions for maintaining
23 the integrity of fire-resistive assemblies or elements where penetrated.

1 11. Information regarding the installation, location and support of building utilities,
2 including plumbing systems, and electrical equipment, wiring and systems.

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

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

11 14. Special inspection and structural observation program required by Sections
12 106A.3.5, 1704 and 1709.

13 15. Geotechnical report when work involves significant grading, excavation or fill, or
14 uses special foundations; or when the site is included in the State of California Seismic
15 Hazard Zones Map, Special Soils Map or other area identified by the Building Official. See
16 Appendix J, for additional grading permit requirements.

17 16. Hydraulic design drawings and calculations for sprinkler systems and standpipes.

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

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

22 19. Information on plans demonstrating compliance with applicable disabled access
23 requirements.

1 20. Information on plans demonstrating compliance with water conservation and
2 reclamation requirements.

3 21. Landscaping and irrigation plans, when required by the Planning Department,
4 Department of Public Works or other agencies.

5 22. Photographs when required by the Planning Department or other agencies.

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

8 24. All other information necessary for determining compliance with applicable codes
9 and regulations.

10 Section 106A.3.7 Application Expiration. The Building Official may hold in abeyance or
11 reject any application, plans, or specifications filed which in the Building Official's opinion, do
12 not provide the necessary information in a clear and concise manner as required in Section
13 106A.3.3, and shall cancel such an application upon the expiration of the time period set forth
14 per Table A.

15 At the time the application has been deemed acceptable for building plan review by the
16 Department of Building Inspection, any corrections, additional information, plans or
17 documents that are necessary to complete the processing by any of the enforcing agencies
18 shall be submitted and approved within the following time limitations:

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20 TABLE A – APPLICATION EXPIRATION

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	Time	Extension
Valuation	Limitation	Limitation

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\$1.00 to \$1 million	360 calendar days	360 calendar days
Over \$1 million	720 calendar days	360 calendar days

The time limitation shall apply until the application has been approved and permit is issued. A one-time extension per Table A may be granted by the Building Official at any point during the approval process, upon written request by the applicant and payment of fee. ~~At~~ ~~Additional extensions~~ may be granted by the Building Official prior to extension expiration. See Section 110A, Table 1A-J – Miscellaneous Fees – for applicable fee. In the event an extension of time extends the life of an application beyond the effective date of the adoption of a new code, the Building Official may require that all or part of the application be subject to the provisions of the new code and payment of an additional plan review fee per Table 1A-A – Building Permit Fees. In the event the application has not been approved and issued within 21 days before the end of the stated time period in Table A, the Department shall notify the applicant by certified mail that the application will be canceled in 21 days unless the application is extended. An application which exceeds the stated or extended time period after such notice shall be deemed canceled without further action by the Department.

EXCEPTIONS:

1. For applications resulting from enforcement actions initiated by the Building Official to abate code violations, the above time limits shall be reduced to 30 days and 10 days,

1 respectively. The Building Official may grant a 30-day extension for hardship or procedural
2 error. Upon cancellation, such cases shall be referred to the City Attorney for legal action.

3 2. The above time limits shall not apply to applications which are subject to the work
4 without permit investigation fee per Section 110A, Table 1A-K – Penalties, Hearings, Code
5 Enforcement Assessments. Such applications shall be canceled only through specific action
6 by the Building Official.

7 Section 106A.4.4 Permit Expiration. Every permit issued by the Building Official under
8 the provisions of this code, unless an extension of time has been specifically approved by the
9 Building Official, shall expire by limitation and become null and void when the time allowed in
10 Table ~~A~~ B is reached, or when any of the following circumstances is applicable:

11 ~~1. If the building or work authorized by such permit is not started within 90 days from the date of~~
12 ~~such permit, except for site permits with a valuation of \$2,500,000 or more and Building Official-~~
13 ~~initiated code compliance permits.~~

14 ~~2. For site permits with a valuation of \$2,500,000 or more, the work shall start within 720 days.~~

15 3 1. For Building Official-initiated code compliance permits, the work shall start within 30
16 days from the date of such permit.

17 4 2. If the building or work authorized is suspended or abandoned at any time after the
18 work has started, for a period as follows:

19 42.1 Thirty days for Building Official-initiated code compliance permits.

20 42.2 Ninety One hundred eighty days for all other permits.

21 5 3. An extension of time from the stated periods may be permitted for good reason,
22 provided such requests for an extension are submitted to the Building Official in writing prior to
23 the end of the time period accompanied by payment of a fee. Unless approved by the Building
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1 Official, no more than one extension of time may be granted. *Any extension of time shall not*
2 *exceed the following time periods:*

3 ~~5.1 Three hundred sixty days for site permits with a valuation of \$2,500,000 or more.~~

4 ~~5.2 Thirty days for Building Official initiated code compliance permits with a valuation of~~
5 ~~less than \$25,000.~~

6 5.3 For all other permits, see Table B – Maximum Time Allowed to Complete All Work
7 Authorized by Building Permit. The maximum time allowed for Building Official- initiated code
8 compliance permits shall be 12 months for all permits exceeding \$25,000 total valuation.

9 ~~6.4.~~ A demolition permit shall expire 180 days after issuance. Only one extension of time
10 of 90 days shall be granted upon written request to the Building Official, accompanied by
11 payment of a fee.

12 ~~7.5.~~ The Building Official may administratively authorize the processing of applications
13 involving compliance actions initiated by the Department, in a manner other than set forth in
14 this code, so as to effect said compliance most expeditiously; provided, however, that due
15 process is assured all applicants. In this regard, the Building Official may reduce the time
16 periods set forth in this section as they apply to a second application and permit required by
17 the Building Official to effect full compliance with this code and other applicable laws and
18 regulations if by doing so code compliance would be more expeditiously accomplished.

19 EXCEPTION: In order to avoid repetitive filings and processing of applications to effect
20 code compliance, the Building Official is hereby authorized to establish alternate procedures
21 and extensions of time from cancellation pursuant to Section 106A.4.1 and from expiration
22 pursuant to this section; provided, however, that the Building Official, in establishing alternate
23 procedures and extension of time, shall proceed as expeditiously as possible toward
24 abatement of the violations.

1 When a permit is issued but delayed due to actions before the Board of Appeals or other
2 City agencies, or cases in any court of competent jurisdiction, or is under review by a State or
3 regional regulatory body, the time allowable shall be computed from the date of the final
4 action of the agency or court of jurisdiction.

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6 TABLE B – MAXIMUM TIME ALLOWED TO
7 COMPLETE ALL WORK AUTHORIZED BY
8 BUILDING PERMIT

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Valuation	Time Allowed (1)	Extension Limitation
\$1.00 to \$ 3 <u>100</u> ,000	360 days	90 <u>180</u> days
\$300,000 <u>100,001</u> to \$2,499,999	1,080 days	180 days
\$2,500,000 and above	1,440 days	360 days

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21 NOTES:

1 (1) For site permits with a valuation of \$2,500,000 or more, the time allowed to complete
2 work authorized by the building permit may be increased by 50 percent. For site permits with
3 a valuation less than \$2,500,000, use Table B.

4 ~~106A.4.4.1 Commencement of work on permit expired due to work not started. Before work can
5 be commenced on an expired permit on which no work was performed, a new application shall be filed
6 and a new permit shall be obtained. If not more than one year has elapsed since the expiration of the
7 original permit, the applicant is eligible for reduced fees. See Section 110A, Table 1A-B
8 Commencement of Work Not Started. All other applicable fees in Section 110A, Table 1A-A shall be
9 collected in the full amount. To qualify for the reduced fees, the original approved plans and
10 specifications in the possession of the owner shall be submitted with the new application, together with
11 a notarized certification that there are no changes made on those plans and specifications.~~

12 ~~In the event a refund has been granted upon request of the applicant prior to commencement of the
13 work, the provisions of this section shall not apply and a new permit shall be applied for and all fees
14 shall be required to be paid.~~

15 ~~106A.4.4.2 Recommencement of work on permit expired due to work not completed. An alteration
16 permit shall be secured for the work not completed. See Section 110A, Table 1A-F Specialty Permit
17 Fees for applicable fee to defray cost of certifying site conditions. The permit fee shall be based upon
18 the valuation of the uncompleted work. When the permit is for completing the work as shown on the
19 original approved plans, no additional plan review fee shall be required.~~

20 ~~Where illegal or unsafe conditions are to be corrected the Building Official shall have the authority
21 to establish, at the time the application for the permit is approved, a reasonable time within which such
22 alterations authorized by the permit shall be completed.~~

23 Section 107A.1.2 Exemption from fees. The fees provided for in this chapter shall not
24 apply to permits issued to perform work on buildings which are owned and occupied by the
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1 Federal or State governments. The San Francisco Housing Authority shall be exempt from all
2 permit fees in this chapter except ~~the strong motion instrumentation fee~~ State mandated fees and
3 record retention fees. Permits required under this code for buildings and sites owned or leased
4 by the City and County of San Francisco shall be subject to all fees set forth in this chapter.

5 Section 107A.3.4 Site Permit and Addenda Fees. The permit fee for projects submitted
6 under the site permit and addenda process shall be based on Section 110A, Table 1A-A –
7 Building Permit Fees and additional fees as stated in Table 1A-B – Other Building Permit and
8 Plan Review Fees. Twenty-five percent of the plan review fee shall be paid at the time of site
9 permit application submittal, and shall be credited toward the final plan review fee payment at
10 the time of ~~foundation~~ the first construction addendum submittal as determined by the Building
11 Official. ~~Twenty-five percent of the permit issuance fee shall be paid at the time of site permit issuance,~~
12 ~~and shall be credited toward the final permit issuance fee payment at the time of foundation addendum~~
13 ~~issuance.~~ One hundred percent of the permit issuance fee shall be paid at the time of the first
14 construction addendum submittal as determined by the Building Official.

15 Section 107A.5 Investigation Fees: Work Without a Permit. Whenever any work, for
16 which a permit is required under the provisions of this code, has been started without a permit
17 and where no specific additional fees are imposed as penalties as provided in this chapter, a
18 special investigation shall be made before a permit may be issued for such work. See Section
19 110A, Table 1A-K – Penalties, Hearings, Code Enforcement Assessments – for applicable
20 fee. Where only a portion of the work has been commenced without a permit, the investigation
21 fee shall be based upon the portion of the work done without a permit. The cost of any penalty
22 for any work done, in conjunction with the investigation fee, shall be borne by the owner.

1 EXCEPTION: Investigation fees shall not apply if the owner or the owner's agent can
2 substantiate that the work without permit was done prior to September 1, 1960, and files a
3 notarized affidavit together with substantiating documents *to the Building Official*.

4 The owner or owner's agent may appeal the amount of the investigation fee if they can
5 provide just cause, such as unfamiliarity with this code or demonstrable negligence on the
6 part of one of their employees.

7 Appeals of such investigation fee shall be filed with the Board of Appeals in the manner
8 provided in Part III of the San Francisco Municipal Code. Such filing shall be subject to the
9 fees and rules of the Board of Appeals. The Board of Appeals, in reviewing the appeal of the
10 investigation fee assessed for doing work without a permit, may reduce the amount of said
11 fee, but in no case shall such reduced investigation fee be less than two times the amount of
12 the permit fee as called for in Section 110A, Table 1A-A – Building Permit Fees – of this code.

13 EXCEPTION: The Building Official may reduce the investigation fee to two times the
14 amount of the permit fee as called for in Section 110A, Table 1A-A – Building Permit Fees – of
15 this code for work that was constructed prior to the current building ownership, provided that
16 substantiating documentation is provided.

17 Section 107A.6 Fee Refunds. When no work has been done and the project has been
18 abandoned or the permit expired per Section 106A.4.4, *a portion of* the building issuance fee
19 paid shall be refunded upon written request of the owner when such request is made within
20 six months of permit expiration.

21 *Section 107A.7.2 California Building Standards Commission Administration Fee. Pursuant to*
22 *the provisions of California Health and Safety Code Sections 18930.5, 18931.6, 18931.7 and 18938.3*
23 *relating to building materials, cities and counties are required to assess a fee for all building permits.*

1 See Section 110A, Table 1A-J for applicable fee. All such fees shall be handled in accordance with the
2 provisions of Section 18931.7 of said Health and Safety Code.

3 Section 107A.7.2A California Building Standards Commission Fund. That portion of the fee
4 assessed pursuant to Section 107A.7.2 relating to building materials that is retained by the Department
5 of Building Inspection shall be deposited into the California Building Standards Commission Fund
6 established by the City Controller. Funds from this category 2 fund shall be used, subject to the
7 approval of the Building Official and the Building Inspection Commission, for administrative costs and
8 code enforcement education, including but not limited to, certification in the voluntary construction
9 inspector certification program. The California Building Standards Commission Fund shall continue
10 from year to year and shall not be included in the Cash Reserve Fund.

11 Section 107A.7.3 Technology Surcharge on Permits. A technology surcharge is hereby
12 established on the cost of permit applications that the Department of Building Inspection processes for
13 all departments and bureaus of the City and County of San Francisco. The surcharge proceeds are to
14 be used solely for the implementation and maintenance of the City-wide Permit and Project Tracking
15 System. The funds shall continue from year to year and shall not be included in the Cash Reserve Fund.

16 See Section 110A, Table 1A-J for the applicable surcharge.

17 Section 107A.10 Building Numbers and Fees. Every person shall obtain an official
18 street number assignment at the time the person files a permit application or establishes a
19 new parcel and shall place the numbers so assigned on the building in such a position that the
20 number is easily visible to approaching emergency vehicles. The numerals shall not be less
21 than 4 inches (101.6 mm) in height and shall be a contrasting color to the background. All
22 numbers must be made of substantial and permanent material and must be so affixed as not
23 to be easily effaced or removed. Any additional or changed numbers assigned to a building
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1 shall be subject to the provisions of this section. See Section 110A, Table 1A-J –
2 Miscellaneous Fees – for applicable fee.

3 Section 108A.3.1 Off-hour inspections. Those desiring inspections outside normal
4 business hours (7:30 a.m. to ~~5~~4:00 p.m., Monday through Friday, excluding legal holidays)
5 may avail themselves of this service by prior arrangement and prepayment. See Section
6 110A, Table 1A-G – Inspections, Surveys and Reports – for applicable fee.

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8 **TABLE 1A-E – ELECTRICAL PERMIT ISSUANCE AND INSPECTION FEE**
9 **SCHEDULE**

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11 ~~A. Permit applicants shall itemize the proposed scope of work and select the appropriate category~~
12 ~~and fee amount~~

13 ~~B. Separate electrical permits are required for each structure, condominium unit, existing apartment~~
14 ~~unit, high rise office floor, suite, or tenant space~~

15 ~~C. Standard hourly permit issuance and inspection rates shall apply for installations not covered by~~
16 ~~this fee schedule~~

17 ~~D. Fees shall be paid in full prior to: occupancy approval, job card signature, permission to energize,~~
18 ~~or final signoff, as applicable.~~

19 ~~E. An Outlet is defined as a point on the wiring system at which current is taken to supply utilization~~
20 ~~equipment. For the purpose of this fee schedule, utilization equipment shall include: controllers,~~
21 ~~fixed appliances, luminaires (lighting fixtures) motors, panelboards, receptacles, switches, and~~
22 ~~service equipment~~

23 ~~F. See Table 1A-R for refund policy.~~

24 ~~1. Permit fees by categories:~~
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Category 1

General Wiring: Residential Buildings

<i>10 outlets or fewer</i>	—————	<i>\$160.00</i>
<i>11 to 20 outlets</i>	—————	<i>\$240.00</i>
<i>21 to 40 outlets</i>	—————	<i>\$300.00</i>
<i>41 outlets or more</i>	—————	<i>\$420.00</i>
<i>Buildings of 5,000 to 10,000 sq. ft. area</i>	—————	<i>\$600.00</i>

Category 2

General Wiring: Nonresidential Buildings & Residential Buildings over 10,000 sq. ft

<i>5 outlets or fewer</i>	—————	<i>\$240.00</i>
<i>6 to 20 outlets</i>	—————	<i>\$360.00</i>
<i>21 outlets or more in areas up to 2,500 sq. ft</i>	—————	<i>\$480.00</i>
<i>2,501 to 5,000 sq. ft</i>	—————	<i>\$720.00</i>
<i>5,001 to 10,000 sq. ft</i>	—————	<i>\$1,200.00</i>
<i>10,001 to 30,000 sq. ft.</i>	—————	<i>\$2,400.00</i>
<i>30,001 to 50,000 sq. ft.</i>	—————	<i>\$4,800.00</i>
<i>50,001 to 100,000 sq. ft</i>	—————	<i>\$7,200.00</i>
<i>100,001 to 500,000 sq. ft</i>	—————	<i>\$14,400.00</i>

1	500,001 to 1,000,000 sq. ft	—————\$32,400.00
2	1,000,000 sq. ft. or more	—————\$64,800.00

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5 *Category 3*

6 ~~Retrofit Service and Distribution Equipment, Emergency, Legally required, and Stand by Generator~~
7 ~~Systems, Utilization Equipment and Separately Derived Systems that are not part of Categories 1 or 2~~
8 ~~(includes two inspections)~~

9	225 amps rating or less	—————\$240.00
10	250 to 500 amps	—————\$360.00
11	600 to 1000 amps	—————\$480.00
12	1,200 to 2,000 amps	—————\$720.00
13	More than 2,000 amps	—————\$960.00
14	600 volts or more	—————\$960.00
15	150kva rating or less	—————\$240.00
16	151kva or more	—————\$480.00
17	Fire Pump and/or generator installations (each)	—————\$480.00

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21 *Category 4*

22 *Retrofit Fire Warning and Emergency Systems*

23	Building systems for 3 floors or less	—————\$480.00
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1	4-9 floors	—————\$1,440.00
2	10-25 floors	—————\$2,400.00
3	26 floors or more	—————\$7,200.00

Category 5

Data, Communications, and Wireless Systems

8	10 cables or less	—————Exempt
9	11 to 500 cables	—————\$170.00
10	Each additional group of 100 cables	—————\$25.00

Category 6

Miscellaneous Installations

14	Office Workstations, 5 or less	—————\$170.00
15	Each additional group of 10 workstations	—————\$50.00
16	Temporary Exhibition Wiring, 1 to 100 booths	—————\$240.00
17	Each additional group of 10 booths	—————\$25.00
18	Exterior Electrical Sign	—————\$170.00
19	Interior Electrical Sign	—————\$170.00
20	Each Additional Sign, at the same address	—————\$40.00
21	Quarterly Permits (includes one inspection)	—————\$375.00

- 1 ~~Maximum five outlets in any one location~~
- 2 ~~Survey Inspection and Report, per hour or fraction thereof — \$170.00~~
- 3 ~~Witness Testing: life safety, fire warning, emergency, and energy management systems~~
- 4 ~~One hour minimum — \$170.00~~
- 5 ~~Additional hourly rate — \$170.00~~
- 6 ~~Off hour inspections: two hour minimum — \$340.00~~
- 7 ~~Additional off hourly rate — \$170.00~~
- 8 ~~Security Systems, 10 components or less — \$170.00~~
- 9 ~~Each additional group of 10 components — \$10.00~~
- 10 ~~Includes installations and devices that interface with life safety system~~
- 11 ~~Energy Management, HVAC, and Low Voltage Wiring Systems~~
- 12 ~~1-10 floors — \$480.00~~
- 13 ~~Each additional floor — \$50.00~~
- 14 ~~Solar Photovoltaic Systems~~
- 15 ~~10KW rating or less — \$170.00~~
- 16 ~~Each additional 10kw — \$100.00~~
- 17 ~~Standard Hourly Inspection Rate — See Table 1A D~~
- 18 -
- 19 -
- 20 -
- 21 -
- 22 -
- 23 -
- 24 ~~2. Standard inspection fees~~ *For each inspection,*
- 25 -

~~reinspection or additional
inspection required, per
SFBC Section 108A.8
\$170.00, hourly rate~~

1
2
3
4
5 A. Permit applicants are required to itemize the proposed scope of work and select the appropriate
6 category and fee amount

7 B. Separate permits are required for each structure, condominium unit, existing dwelling unit (except
8 in R3 occupancies), common area, commercial office floor or individual tenant space

9 C. Standard hourly permit issuance and inspection rates shall apply for installations not covered by
10 this fee schedule

11 D. Fees shall be paid in full prior to obtaining: occupancy approval, job card signature, permission to
12 energize, or final signoff, as applicable.

13 E. For the purpose of fee calculation: appliances and utilization equipment, each count as one outlet or
14 device in addition to receptacles, switches, and light outlets

15 See Table 1A-R for refund policy. See Table 1A-J for permit extensions

16 Category 1

17 General Wiring: Residential Buildings up to 10,000 sq. ft.

18 Up to 10 outlets and/or devices \$160.00

19 11 to 20 outlets and/or devices \$240.00

20 Up to 40 outlets and/or devices, includes up to 200Amp service upgrade \$300.00

21 * More than 40 outlets and/or devices \$420.00

22 * Buildings of 5,000 to 10,000 sq. ft. \$600.00

23 Category 2

24 General Wiring: Nonresidential Buildings & Residential Buildings over 10,000 sq. ft
25

1		
2	<i>Up to 5 outlets and/or devices</i>	<i>\$240.00</i>
3	<i>6 to 20 outlets and/or devices</i>	<i>\$360.00</i>
4	<i>* Areas up to 2,500 sq. ft.</i>	<i>\$480.00</i>
5	<i>* 2,501 to 5,000 sq. ft.</i>	<i>\$720.00</i>
6	<i>* 5,001 to 10,000 sq. ft.</i>	<i>\$1,200.00</i>
7	<i>* 10,001 to 30,000 sq. ft.</i>	<i>\$2,400.00</i>
8	<i>* 30,001 to 50,000 sq. ft.</i>	<i>\$4,800.00</i>
9	<i>* 50,001 to 100,000 sq. ft.</i>	<i>\$7,200.00</i>
10	<i>* 100,001 to 500,000 sq. ft.</i>	<i>\$14,400.00</i>
11	<i>* 500,001 to 1,000,000 sq. ft.</i>	<i>\$32,400.00</i>
12	<i>* More than 1,000,000 sq. ft.</i>	<i>\$64,800.00</i>

13 ** Includes Category 3 & 4 installations in new buildings or major remodel work*

14 Category 3

15 *Service Distribution and Utilization Equipment, Includes: Generators, UPS, Transformers and Fire*
 16 *Pumps (Use Category 3 for installations separate from the scope of work in Categories 1 or 2)*

17		
18	<i>225 amps rating or less</i>	<i>\$240.00</i>
19	<i>250 to 500 amps</i>	<i>\$360.00</i>
20	<i>600 to 1000 amps</i>	<i>\$480.00</i>
21	<i>1,200 to 2,000 amps</i>	<i>\$720.00</i>
22	<i>More than 2,000 amps</i>	<i>\$960.00</i>
23	<i>600 volts or more</i>	<i>\$960.00</i>
24	<i>150kva or less</i>	<i>\$240.00</i>

25

1 151kva or more \$360.00

2 Fire Pump installations \$480.00

3 Category 4

4 Installations of Fire Warning and Controlled Devices

5 (Use Category 4 for installations separate from the scope of work in Categories 1 or 2)

6

7 Up to 2,500 sq. ft. \$240.00

8 2,501 to 5,000 sq. ft. \$360.00

9 5,001 to 10,000 sq. ft. \$720.00

10 10,001 to 30,000 sq. ft. \$1,200.00

11 30,001 to 50,000 sq. ft. \$2,400.00

12 50,001 to 100,000 sq. ft. \$4,800.00

13 100,001 to 500,000 sq. ft. \$7,200.00

14 500,001 to 1,000,000 sq. ft. \$16,200.00

15 More than 1,000,000 sq. ft. \$32,400.00

16

17 Fire Warning and Controlled Devices (Retrofit Systems)

18

19 Buildings of not more than 6 dwelling units \$360.00

20 Buildings of not more than 12 dwelling units \$480.00

21 Buildings with more than 12 dwelling units and non-residential occupancy

22 Building up to 3 floors \$720.00

23 4 - 9 floors \$1,440.00

24 10 - 20 floors \$2,400.00

25

1	<u>21 - 30 floors</u>	<u>\$4,800.00</u>
2	<u>More than 30 floors</u>	<u>\$7,200.00</u>
3	<u>Category 5</u>	
4	<u>Miscellaneous Installations</u>	
5	<u>Remodel/Upgrade of Existing Hotel Guest/SRO Rooms</u>	
6	<u>Up to 6 rooms,</u>	<u>\$300.00</u>
7	<u>Each additional group of 3 rooms</u>	<u>\$150.00</u>
8		
9	<u>Data, Communications, and Wireless Systems</u>	
10	<u>10 cables or less</u>	<u>Exempt</u>
11	<u>11 to 500 cables</u>	<u>\$170.00</u>
12	<u>Each additional group of 100 cables</u>	<u>\$25.00</u>
13		
14	<u>Security Systems, 10 components or less</u>	<u>\$170.00</u>
15	<u>Each additional group of 10 components</u>	<u>\$10.00</u>
16	<u>Includes installations and devices that interface with life safety systems; excludes installations in R3</u>	
17	<u>Occupancies</u>	
18		
19	<u>Office Workstations, 5 or less</u>	<u>\$170.00</u>
20	<u>Each additional group of 10 workstations</u>	<u>\$50.00</u>
21		
22	<u>Temporary Exhibition Wiring, 1 to 100 booths (1 inspection)</u>	<u>\$240.00</u>
23	<u>Each additional group of 10 booths</u>	<u>\$25.00</u>
24		
25		

1	<u>Exterior Electrical Sign</u>	<u>\$170.00</u>
2	<u>Interior Electrical Sign</u>	<u>\$170.00</u>
3	<u>Each Additional Sign, at the same address</u>	<u>\$40.00</u>
4		
5	<u>Garage Door Operator (Requiring receptacle installation)</u>	<u>\$170.00</u>
6		
7	<u>Quarterly Permits</u>	<u>\$375.00</u>
8	<u>Maximum five outlets in any one location</u>	
9		
10	<u>Survey, per hour or fraction thereof</u>	<u>\$170.00</u>
11	<u>Survey, Research, and Report preparation, per hour or fraction thereof</u>	<u>\$300.00</u>
12		
13	<u>Witness Testing: life safety, fire warning, emergency, and energy management systems</u>	
14	<u>Hourly Rate</u>	<u>\$170.00</u>
15	<u>Additional hourly rate</u>	<u>\$170.00</u>
16	<u>Off-hour inspections: (two hour minimum)</u>	<u>\$340.00</u>
17	<u>Additional off-hourly rate</u>	<u>\$255.00</u>
18		
19	<u>Energy Management, HVAC Controls, and Low-Voltage Wiring Systems</u>	
20	<u>1 - 10 floors (3 inspections)</u>	<u>\$480.00</u>
21	<u>Each additional floor</u>	<u>\$50.00</u>
22		
23	<u>Solar Photovoltaic Systems</u>	
24	<u>10KW rating or less</u>	<u>\$170.00</u>
25		

1 Each additional 10KW rating \$100.00

2 Standard Hourly Inspection Rate See Table 1A-D

3
4 TABLE 1A-J – MISCELLANEOUS FEES

- 5
6 1. Central Permit Bureau Processing Fee for Standard Administration Hourly Rate -
7 Miscellaneous Permits from other disciplines Minimum One-Half Hour
- 8 2. Building numbers (each entrance) \$104.00 NEW ADDRESSES
9 \$210.00 CHANGE OF EXISTING
10 ADDRESS
- 11
12 3. Extension of time: application cancellation and
13 permit expiration:
14
15 Each application extension (in plan review) \$160.00 plus 20% of All Plan Review
16 Fees
17 Each permit extension \$160.00 plus 10% of All Permit
18 Issuance Fees
- 19 4. Product approvals:
20
21 General approval - initial or reinstatement Standard Hourly Plan Review Rate -
22 Minimum Three Hours
23 General approval - modification or revision Standard Hourly Plan Review Rate -
24 Minimum Three Hours
25

1 General approval - biannual renewal Standard Hourly Plan Review Rate -

2 Minimum Three Hours

3 5. Technology surcharge on the cost of permit 2% of permit cost

4 applications processed by the Department of

5 Building Inspection for all departments and

6 bureaus of the City and County of San Francisco

7 6. California Building Standards Commission Fee Pursuant to the provisions of California

8 Health and Safety Code Sections 18930.5,

9 18931.6, 18931.7 and 18938.3 9

10 **TABLE 1A-L – PUBLIC INFORMATION**

11 **1. Public notification and record keeping fees:**

12 Structural addition notice Standard Administration Hourly

13 Rate - Minimum One-Half Hour

14 Affidavit record maintenance \$15.00

15 Posting of notices (change of use) Standard Administration Hourly

16 Rate - Minimum One-Half Hour

17 Requesting notice of permit issuance (each Standard Administration Hourly

18 address) per year Rate - Minimum One-Half Hour

19 30-inch by 30-inch (762 mm by 762 mm) sign \$15.00

20

21

22 **2. Demolition:**

23 Notice of application and permit issuance by

24 area/interested parties:

1	1 area(1 area = 2 blocks)	\$104.00 per annum
2	3. Notices:	
3	300-foot (91.44 m) notification letters	Standard Administration Hourly
4		Rate - Minimum One and One-Half
5		Hour
6	Residential tenants notification	Standard Administration Hourly
7		Rate - Minimum One-Half Hour
8		
9	4. Reproduction and dissemination of public	
10	information:	
11	Certification of copies:	
12	1 to 10 pages	\$15.00
13	Each additional 10 pages or fraction thereof	\$3.50
14		
15	Electrostatic reproduction:	
16	Each page photocopy	\$0.15 <u>\$0.10</u>
17	35mm duplicards from roll film	\$3.50
18		
19	Microfilm hard copy prints:	
20	8 1/2 inch by 11 inch (215.9 mm by 279.4	\$3.50
21	mm) copy from 16mm roll film	
22	24 inch by 18 inch (609.6 mm by 457.2 mm)	\$5.00
23	copy from 35mm roll film	
24		
25		

1	"Half-sized" copy from 35mm roll film	\$6.00
2	8 1/2 inch by 11 inch (215.9 mm by 279.4	\$3.00
3	mm)copy from 16mm frame in aperture card or	
4	microfiche jacket	
5	Minimum microfilm reproduction charge	\$6.50
6		
7	5. Replacement of approved construction	
8	documents:	
9	Each sheet of plans	\$5.25
10	Each 50 pages of specifications or fraction thereof	\$15.00
11		
12	6. Records Retention Fee (per page of Plans)	\$2.00 <u>3.00</u>

TABLE 1A-N – ENERGY CONSERVATION

	INITIAL	COMPLIANCE
	INSPECTION	INSPECTION
19 Single-family dwellings and two-family	\$52.00 <u>170.00</u>	\$26.00 <u>85.00</u>
20 dwellings		
21 Apartment houses and residential hotels:		
22 Up to 20 rooms	\$58.30 <u>255.00</u>	\$28.60 <u>127.50</u>
23 — 20 to 29 rooms	\$69.85	\$34.15

1	30 to 39 rooms	\$83.75	\$41.50
2	40 to 49 rooms	\$92.65	\$46.50
3	50 to 59 rooms	\$103.95	\$52.00
4	60 rooms or over	\$116.55	\$58.30
5			
6	<u>Each additional 10 rooms or portion thereof</u>	<u>\$85.00</u>	<u>\$52.00</u>
7	Energy reports and certificates:		\$10.00 <u>\$2.00</u>
8	Filing fee for appeals:		\$43.05 <u>\$104.00</u>
9			
10	Certification of qualified energy inspector:		\$20.50 <u>\$200.00</u>

11 TABLE 1A-P – APARTMENT HOUSE AND HOTEL LICENSE FEES

12 1. Apartment house license fees:

13	Apartment houses of 3 <u>to 12</u> units	\$111.85 <u>\$326.00</u> per annum <i>or</i> \$122.85 per
14		<i>annum</i>
15	<i>Apartment houses of 4 to 6 units</i>	<i>\$142.00 per annum or \$156.00 per annum</i>
16	<i>Apartment houses of 7 to 10 units</i>	<i>\$187.95 per annum or \$206.95 per annum</i>
17	<i>Apartment houses of 11 to 15 units</i>	<i>\$248.35 per annum or \$272.35 per annum</i>
18	<i>Apartment houses of 16 to 20 units</i>	<i>\$344.15 per annum or \$378.15 per annum</i>
19		
20	Apartment houses of 21 <u>13</u> to 30 units	\$404.50 <u>\$488.00</u> per annum <i>or</i> \$444.50 per
21		<i>annum</i>
22		
23		
24		
25		

1 Apartment houses of more than 30 units ~~\$50.00~~ 488.00 for each additional 10 units or
2 and \$55.00 for each additional 10 units or
3 portion thereof

4 2. Hotel license fees:

5 Hotels of ~~less than 20~~ 6 to 29 rooms ~~\$171.15~~ 256.00 per annum ~~or \$182.15 per~~
6 ~~annum~~

7
8 ~~Hotels of 20 to 29 rooms~~ ~~\$201.60 per annum or \$214.60 per annum~~

9 Hotels of 30 to ~~39~~ 59 rooms ~~\$248.85~~ 470.00 per annum ~~or \$263.85 per~~
10 ~~annum~~

11 ~~Hotels of 40 to 49 rooms~~ ~~\$306.60 per annum or \$325.60 per annum~~

12 ~~Hotels of 50 to 59 rooms~~ ~~\$402.15 per annum or \$427.15 per annum~~

13
14 Hotels of 60 to ~~99~~ 149 rooms ~~\$464.10~~ 584.00 per annum ~~or \$493.10 per~~
15 ~~annum~~

16 ~~Hotels of 100 to 149 rooms~~ ~~\$500.85 per annum or \$531.85 per annum~~

17 Hotels of 150 to ~~175~~ 200 rooms ~~\$563.05~~ 660.00 per annum ~~or \$598.05 per~~
18 ~~annum~~

19 Hotels of more than ~~175~~ 200 rooms ~~\$50.00 for each additional 25 rooms or \$53.00~~
20 ~~660.00 and \$55.00~~ for each additional 25
21 rooms or portion thereof

22
23
24 **NOTES:**
25

~~All apartment houses and hotels which were constructed prior to 1979, except those operating only as tourist hotels, shall pay the higher license fees listed to implement the interior lead safe work practices provisions of Section 3423 et seq. of this code.~~

TABLE 1A-Q – HOTEL CONVERSION ORDINANCE FEES

Annual unit usage report	\$54.60 <u>104.00</u>
1. Appeal of initial or annual status determination:	Standard Inspection Hourly Rate pursuant to Section 110A of this code shall apply for Department Inspector's work on such request plus fees for Hearing Officer
2. Challenge to claims of exemption:	
Usage report	\$17.85 <u>52.00</u>
Claim of exemption based on low-income housing	\$215.50 <u>340.00</u>
Claim of exemption based on partially completed conversion	\$431.05 <u>510.00</u>
3. Complaint of unlawful conversion	\$17.85 <u>52.00</u>
Determination by Department of Real Estate and cost of independent appraisals	\$1,021.90 <u>Actual costs</u>
4. Initial unit usage report	\$215.50 <u>340.00</u>
5. Permit to convert	\$362.25 <u>510.00</u>

1 6. Request for hearing to exceed 25% tourist
2 season rental limit:

3 Inspection staff review - standard hourly Standard Inspection Hourly Rate
4 inspection fee

5 Statement of exemption - Hearing Officer fee ~~\$215.50~~ 340.00
6

7 7. Unsuccessful challenge:

8 Usage report:

9 Inspection staff review - standard hourly Standard Inspection Hourly Rate
10 inspection fee

11 Statement of exemption - Hearing Officer ~~\$215.50~~ 340.00
12 fee
13

14 Request for winter rental:

15 Standard hourly inspection fee Standard Inspection Hourly Rate
16

17 TABLE 1A-R – REFUNDS

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

21
22 1. Application or Permit Issuance Fee:
23
24
25

1 Building, plumbing, electrical or mechanical Amount paid less ~~50%~~ \$160.00 or
2 permit issuance fee actual costs, whichever is greater.
3 No refunds given after work started.

4 Plan Review Fees (each) Amount determined by the Building
5 Official less \$160.00
6 No Refund due after application
7 deemed acceptable for Department of
8 Building Inspection Plan Review

9
10 2. Miscellaneous Fees: Amount paid less \$52.00
11 No refunds less than \$52.00

12 If the Building Official determines that an error has been made in the assessment of
13 fees, a refund for the portion determined to be in error may be made upon written request by
14 the applicant.

15 Section 3. This Section is uncodified. The fees set forth herein shall apply to all
16 permits and permit applications that have not been deemed complete for building plan review
17 by the Department of Building Inspection on or after the effective date of this Ordinance.

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

21 By:

22 
23 John D. Malamut
24 Deputy City Attorney
25



City and County of San Francisco

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

Tails Ordinance

File Number: 090588

Date Passed:

Ordinance amending the Building Code to amend various sections and fee schedule tables concerning fees, permits requirements and terms, inspections, and other actions; and adopting environmental findings.

June 16, 2009 Board of Supervisors — PASSED ON FIRST READING

Ayes: 10 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Daly, Dufty, Mar, Maxwell,
Mirkarimi
Excused: 1 - Elsbernd

June 23, 2009 Board of Supervisors — FINALLY PASSED

Ayes: 11 - Alioto-Pier, Avalos, Campos, Chiu, Chu, Daly, Dufty, Elsbernd, Mar,
Maxwell, Mirkarimi

File No. 090588

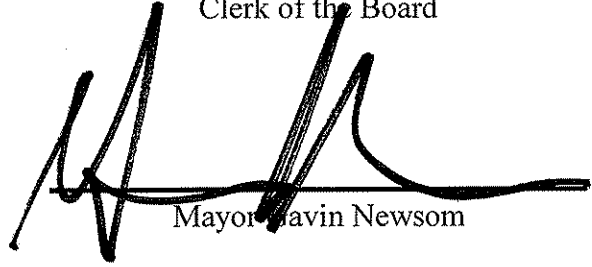
I hereby certify that the foregoing Ordinance was **FINALLY PASSED** on June 23, 2009 by the Board of Supervisors of the City and County of San Francisco.



Angela Calvillo
Clerk of the Board

6/29/2009

Date Approved



Mayor Gavin Newsom