

1 [Fire Code - Repeal of Existing 2013 Code and Enactment of 2016 Edition]

2

3 **Ordinance repealing the current San Francisco Fire Code in its entirety and enacting a**
4 **new 2016 San Francisco Fire Code, consisting of the 2016 California Fire Code, as**
5 **amended by San Francisco, and portions of the 2015 International Fire Code, with an**
6 **operative date of January 1, 2017; adopting findings of local conditions pursuant to**
7 **California Health and Safety Code, Section 17958.7; directing the Clerk of the Board of**
8 **Supervisors to forward San Francisco’s amendments to the California Building**
9 **Standards Commission and State Fire Marshal; and making environmental findings.**

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

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

16

17 Section 1. Environmental Findings.

18 The Planning Department has determined that the actions contemplated in this
19 ordinance comply with the California Environmental Quality Act (California Public Resources
20 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
21 Supervisors in File No. 161082 and is incorporated herein by reference. The Board affirms
22 this determination.

23

24 Section 2. General Background for Repealing and Replacing the Fire Code.

25

1 The 2016 San Francisco Fire Code is designed to regulate and govern the
2 safeguarding of life and property from fire and explosion hazards arising from the storage,
3 handling, and use of hazardous substances, materials, and devices, and from conditions
4 hazardous to life or property in the occupancy of buildings and premises. The 2016 San
5 Francisco Fire Code is also designed to provide for the issuance of permits, inspections, and
6 other Fire Department services, as well as the assessment and collection of fees for those
7 permits, inspections, and services.

8 Generally, the State of California adopts a new California Fire Code every three years,
9 with the new code going into effect 180 days after publication. The California Fire Code
10 consists of a base model code with amendments made by various State agencies with
11 jurisdiction over the California Fire Code. The 2016 California Fire Code is based on the 2015
12 International Fire Code.

13 Local jurisdictions are required to enforce the California Fire Code. In addition, local
14 jurisdictions may enact more restrictive building standards than those set in the California Fire
15 Code, where those more restrictive standards are reasonably necessary because of local
16 conditions caused by climate, geology, or topography. For San Francisco to enact more
17 restrictive standards, the Board of Supervisors must make express findings regarding the
18 local conditions to support the more restrictive provisions. Local amendments to building
19 standards are not effective until the required findings are locally adopted and sent to the
20 California Building Standards Commission.

21 The California Building Standards Commission recently issued the 2016 California Fire
22 Code. That Code will go into effect on January 1, 2017. A copy of the 2016 California Fire
23 Code is on file with the Clerk of the Board of Supervisors in File No. 161082 and is
24 incorporated herein by reference. The San Francisco Fire Department must enforce the
25

1 California Fire Code. State and local law allow local amendments in the interim between code
2 adoptions.

3 As in past code cycles, San Francisco will repeal its existing Fire Code and enact a
4 new 2016 Fire Code. The current Fire Code incorporates by reference the 2013 California
5 Fire Code (Title 24, California Code of Regulations, Part 9), including appendices adopted by
6 the State. In addition, except as expressly deleted, modified, or amended, the 2013 San
7 Francisco Fire Code incorporates by reference those portions of the 2012 International Fire
8 Code that were not adopted by the California Building Standards Commission in the California
9 Fire Code. The 2013 San Francisco Fire Code also includes local amendments specific to
10 San Francisco.

11 The 2016 San Francisco Fire Code incorporates by reference the 2016 California Fire
12 Code (Title 24, California Code of Regulations, Part 9), including appendices adopted by the
13 State. In addition, except as expressly deleted, modified, or amended, the 2016 San
14 Francisco Fire Code incorporates by reference those portions of the 2015 International Fire
15 Code that were not adopted by the California Building Standards Commission in the California
16 Fire Code. The 2016 San Francisco Fire Code also includes local amendments specific to
17 San Francisco.

18 19 Section 3. Findings Regarding Local Conditions and Directions to Clerk.

20 The City and County of San Francisco is unique among California communities with
21 respect to local climatic, geological, topographical, and other conditions. Among other things,
22 (1) certain buildings/occupancies in San Francisco are at increased risk for earthquake-
23 induced structural failure and consequent fire due to local hazardous microzones, slide areas,
24 and local liquefaction hazards; (2) certain buildings/occupancies in San Francisco are at
25 increased risk of fire due to high density of buildings on very small lots, with many buildings

1 built up to the property lines; (3) the topography of San Francisco has led to development of a
2 high density of buildings on small lots, necessitating special provisions for exiting, fire
3 separation, or fire-resistive construction; (4) many buildings are built on steep hills and narrow
4 streets, requiring special safety considerations; (5) additional fire, structural, and other
5 protection is required due to high building density and crowded occupancy; and (6) the City is
6 experiencing a surge in high-rise and super-high-rise development, requiring special safety
7 considerations. Because of the great density of buildings, occupants, and pedestrians in San
8 Francisco, fires in San Francisco can be especially devastating.

9 California Health and Safety Code sections 17958 and 17958.5 allow the City and
10 County to change or modify requirements contained in the provisions published in the
11 California Building Standards Code, including the California Fire Code, when the City and
12 County determines that those changes or modifications are reasonably necessary because of
13 local climatic, geological, or topographical conditions. California Health and Safety Code
14 section 17958.7 provides that before making any such changes or modifications, the
15 governing body must make an express finding that such changes or modifications are
16 reasonably necessary because of specified local conditions, and those findings shall be filed
17 with the California Building Standards Commission. A list of the "Standard Findings for San
18 Francisco Fire Code Amendments" and a "2016 San Francisco Fire Code Findings" providing
19 a section-by-section statement of the reasons for each deviation from the 2016 California Fire
20 Code is set forth in the document entitled "Exhibit A," which is on file with the Clerk of the
21 Board of Supervisors in File No. 161082, and which is hereby declared to be a part of this
22 ordinance as if set forth fully herein.

23 Pursuant to the applicable California Health and Safety Code sections, the Board of
24 Supervisors finds and determines that the local climatic, geological, and topographical
25 conditions described above constitute a general summary of the most significant local

1 conditions compelling variance from the California Fire Code and any other applicable
2 provisions published by the California Building Standards Commission. Further, the Board of
3 Supervisors finds and determines that, as set forth in Exhibit A, the proposed variances are
4 reasonably necessary based on these local conditions and that these conditions justify more
5 restrictive standards applicable to buildings and occupancies in San Francisco.

6 Upon enactment of this ordinance, the Clerk of the Board of Supervisors is hereby
7 directed to transmit this ordinance, including Exhibit A, to the California Building Standards
8 Commission and the State Fire Marshal for filing, pursuant to the applicable provisions of
9 California law.

10
11 Section 4. Repeal of 2013 San Francisco Fire Code; Adoption of 2016 San Francisco
12 Fire Code.

13 The San Francisco Fire Code is hereby repealed in its entirety. The 2013 San
14 Francisco Fire Code being repealed consists of Ordinance 200-13, as amended by
15 Ordinances 144-15, 60-16, 154-16, 163-16, and 165-16. These ordinances are available on
16 the website of the Board of Supervisors.

17 The repealed 2013 San Francisco Fire Code is being replaced with the following 2016
18 San Francisco Fire Code. The 2016 San Francisco Fire Code incorporates by reference Title
19 24, California Code of Regulations, Part 9, including appendices adopted by the State
20 ("California Fire Code"). In addition, except as expressly deleted, modified, or amended
21 herein, the 2016 San Francisco Fire Code incorporates by reference those portions of the
22 2015 International Fire Code that were not adopted by the California Building Standards
23 Commission in the California Fire Code.

24 The 2016 San Francisco Fire Code is adopted to regulate and govern the safeguarding
25 of life and property from fire and explosion hazards arising from the storage, handling, and

1 use of hazardous substances, materials, and devices, and from conditions hazardous to life or
2 property in the occupancy of buildings and premises as herein provided. The 2016 San
3 Francisco Fire Code is also designed to provide for the issuance of permits, inspections, and
4 other Fire Department services, as well as the assessment and collection of fees for those
5 permits, inspections, and services.

6 The following sections supplement, modify, amend, or delete specified provisions of the
7 2016 California Fire Code and the 2015 International Fire Code, as follows:

8
9 **CHAPTER 1. – SAN FRANCISCO GENERAL CODE PROVISIONS.**

10
11 **DIVISION 1. – SAN FRANCISCO ADMINISTRATION.**

12 **SECTION 1.1.**

13 The following 2016 San Francisco section replaces the corresponding 2016 California Fire
14 Code section:

15
16 1.1.1 [For SF] Title.

17 These regulations shall be known as the 2016 San Francisco Fire Code, may be cited as such,
18 and will be referred to herein as "this code." This code incorporates by reference the 2016 California
19 Fire Code (Title 24, California Code of Regulations, Part 9), including appendices adopted by the
20 State. In addition, this code incorporates by reference those portions of the 2015 International Fire
21 Code that were not adopted by the California Building Standards Commission in the California Fire
22 Code, except those portions of the 2015 International Fire Code that are expressly deleted, modified, or
23 amended herein.

24
25 1.1.2.1. [For SF] Promotion of General Welfare.

1 In undertaking the adoption and enforcement of this code, the City and County of San Francisco
2 is assuming an undertaking only to promote the general welfare. It is not assuming, nor is it imposing
3 on itself or its officers and employees, an obligation for breach of which it is liable in money damages
4 to any person who claims that such breach proximately caused injury.

5
6 1.1.8.3. [For SF] Adoption of New Code.

7 The Chief of the Fire Department shall review all adoptions of the California Fire Code by the
8 California Building Standards Commission. Within 180 days of publication of such adoptions, the Chief
9 shall recommend, through the Fire Commission, to the Board of Supervisors more restrictive standards
10 of this code as are reasonably necessary to accommodate local climate, geological, or topographical
11 conditions. This section does not prohibit amendments to this code in the interim between code
12 adoptions by the California Building Standards Commission.

13
14 **DIVISION II. – ADMINISTRATION.**

15
16 **PART 1. – GENERAL PROVISIONS.**

17
18 Section 101 is deleted from the International Fire Code.

19
20 **SECTION 102.**

21
22 102.3.1. [For SF] Group E.

23 All schools shall register with the Fire Department's Bureau of Fire Prevention prior to
24 occupancy.

1 Sections 102.6 through 102.8, and 102.10 through 102.12 are deleted from the International
2 Fire Code.

3
4 **SECTION 103.**

5
6 Sections 103.1 through 103.3 are deleted from the International Fire Code.

7
8 **SECTION 104. – GENERAL AUTHORITY AND RESPONSIBILITIES.**

9
10 104.1.1. [For SF] Administrative Bulletins.

11 The Fire Department is authorized to issue Administrative Bulletins that establish or clarify
12 requirements under this code, provide interpretations of this code, and set policies and procedures of
13 the Bureau of Fire Prevention. These bulletins shall be posted on the Fire Department's website.

14 104.1.2. [For SF] New Administrative Bulletins; Revisions to Existing Administrative Bulletins.

15 When the fire code official determines that it is appropriate to develop or revise an
16 Administrative Bulletin ("Bulletin"), the Fire Department shall post the proposed new or revised
17 Bulletin on its website for 30 days, and provide notice of that Bulletin to parties who have registered to
18 receive notice on the Department's website. The posting shall include instructions for providing written
19 comments on the proposed Bulletin and notice of a public hearing regarding the proposed Bulletin. The
20 fire code official shall conduct a public hearing on the proposed Bulletin, to obtain public comment.
21 The hearing shall be held after the 30-day posting period. The Fire Commission shall approve any
22 proposed new or revised Bulletin at a noticed meeting. A Bulletin shall not be effective until approved
23 by the Fire Commission. The fire code official and the Fire Commission may amend the proposed
24 Bulletin during the approval process without re-posting the Bulletin for 30 days.

25 104.6.2.1. [For SF] Inspection Photographs.

1 The fire code official is authorized to take photographs during inspections as deemed
2 appropriate by the fire code official.

3 104.10.2 [For SF] Investigation Photographs.

4 The fire code official is authorized to take photographs during fire investigations as deemed
5 appropriate by the fire code official.

6 104.10.3 [For SF] Reward.

7 The Mayor is authorized to offer a reward for the arrest and conviction of any person found
8 guilty of arson or attempted arson according to the California Penal Code.

9
10 **SECTION 105. – PERMITS.**

11
12
13 The following San Francisco section replaces the corresponding California Fire Code section:

14
15 105.1.1. [For SF] Permits Required.

16 Any person who engages in an activity for which an operational permit is required under
17 Section 105.6 shall obtain the appropriate permit from the fire code official prior to engaging in the
18 activity. Any person installing or modifying systems or equipment that require construction permits
19 under Section 105.7 shall obtain a building permit from the Department of Building Inspection prior to
20 the start of work. Any person applying for a permit shall pay permit fees, as required by Section 113,
21 and any fees required by other departments as applicable, prior to the applicable department issuing
22 the permit. The permit holder shall keep the permit on the premises designated therein at all times and
23 shall make the permit readily available for inspection by the fire code official.

24
25 The following San Francisco section replaces the corresponding California Fire Code section:

1
2 105.1.3. [For SF] Multiple Permits for the Same Location.

3 When more than one Fire Department permit is required for the same location, the fire code
4 official may consolidate the permits into a single permit at the time of issuance. The applicant shall pay
5 a fee for permit consolidation as specified in Section 113.2.1.

6
7 The following San Francisco section replaces the corresponding International Fire Code
8 section:

9
10 105.2.3. [For SF] Time Limitation of Application.

11 The fire code official is authorized to cancel a permit application when the applicant fails to
12 make corrections or to provide additional information required by the fire code official within 180 days
13 after filing the application.

14 105.2.5. [For SF] Hearing for Certain Permits.

15 Certain permit applications are subject to hearings in accordance with Business and Tax
16 Regulation Code, Article 1, Section 22.

17
18 The following San Francisco section replaces the corresponding International Fire Code
19 section:

20
21 105.3.1. [For SF] Expiration.

22 An operational permit shall remain in effect until re-issued, renewed, or revoked or for such a
23 period of time as specified in the permit. Construction permits shall be administered through the San
24 Francisco building permit process in accordance with the San Francisco Building Code. Permits are

1 not transferable, and a new permit is required for any change in occupancy, operation, tenancy, or
2 ownership.

3 105.3.9. [For SF] License.

4 When Business and Tax Regulation Code, Article 1, Section 23, requires a license in
5 conjunction with the issuance of a permit, the fire code official shall forward an approved permit to the
6 Tax Collector for issuance.

7 **Exception:** Permits for permitted activities occurring on Port of San Francisco property are
8 administered separately.

9
10 The following San Francisco section replaces the corresponding California Fire Code section:

11
12 105.4.1. [For SF] Submittals.

13 Construction permit applicants shall submit documents and supporting data in accordance with
14 procedures established in the 2016 San Francisco Building Code and Fire Department Administrative
15 Bulletins when applicable.

16
17 The following San Francisco section replaces the corresponding California Fire Code section:

18
19 105.4.6. [For SF] Retention of Construction Documents.

20 The building official shall be the custodian of approved construction documents in accordance
21 with procedure established in the San Francisco Building Code.

22
23 The following San Francisco section replaces the corresponding California Fire Code section:

24
25 105.6.24. [For SF] Hot Work Operations.

1 An operational permit is required for hot work including, but not limited to:

2 1. Public exhibitions and demonstrations where hot work is conducted.

3 2. Use of portable hot work equipment inside a structure.

4 **Exception:** Work that is conducted under a construction permit.

5 3. Fixed-site hot work equipment such as welding booths.

6 4. Hot work conducted within a wildfire risk area.

7 5. Application of roof coverings and any other associated work while roofing or waterproofing
8 the exterior surfaces of a building with the use of an open-flame device.

9 6. When approved, the fire code official shall issue a permit to carry out a hot work program.

10 This program allows approved personnel to regulate their facility's hot work operations. The approved
11 personnel shall be trained in the fire safety aspects denoted in this chapter and shall be responsible for
12 issuing permits requiring compliance with the requirements found in Chapter 35. These permits shall
13 be issued only to their employee for hot work operations under their supervision.

14
15 The following San Francisco section replaces the corresponding International Fire Code
16 section:

17
18 105.6.28. [For SF] LP-Gas.

19 An operational permit is required for storage and use of LP-gas.

20 **Exception:** A permit is not required to use one LP-fueled cooking device per building or to
21 store one additional cylinder with a 20 lb. (9.1-kg) aggregate water capacity outside of the building of
22 residential occupancies. See Section 308.1.4 for additional requirements.

23
24 The following San Francisco sections replace the corresponding International Fire Code
25 sections:

1
2 105.6.33. [For SF] Open Flame and Torches.

3 An operational permit is required to use a torch or open-flame device in a wildfire risk area.

4 105.6.50. [For SF] Operational Permits for Battery Systems.

5 An operational permit is required for stationary storage systems having a liquid capacity of
6 more than 50 gallons (189L). See Section 608.

7 105.6.51. [For SF] Operational Permits for Mobile Fueling.

8 An operational permit is required for mobile fueling operations carrying a liquid capacity in
9 excess of 10 gallons, in aggregate, of flammable or combustible liquids. (38L).

10 105.7.19 [For SF] Car Stacking Parking Systems.

11 A construction permit is required to install car stacking parking systems in buildings.

12
13 **SECTION 108. – [DELETED].**

14
15 Section 108 is deleted from the International Fire Code.

16
17 **SECTION 109. – VIOLATIONS.**

18
19 Section 109 of the California Fire Code is replaced with the following San Francisco section:

20
21 109.1. [For SF] Unlawful Acts.

22 (a) It shall be unlawful for a person to erect, construct, enlarge, alter, repair, move, improve,
23 remove, convert, demolish, equip, use, occupy, or maintain a building, occupancy, premises, system, or
24 vehicle, or any portion thereof, or cause the same to be done, in violation of any of the provisions of
25 this code.

1 (b) It shall be unlawful for a person to engage in any activity for which a permit is required
2 under this code without the required permit, or to engage in any activity in violation of conditions set in
3 a permit issued under this code.

4 109.2. [For SF] Person Responsible.

5 (a) Except as provided in subsection (c), the person responsible for a violation that pertains to
6 a building, occupancy, premises, system, or vehicle is the owner of the building, occupancy, premises,
7 system, or vehicle.

8 (b) The person responsible for a violation that pertains to an activity conducted without a
9 permit required under this code or in violation of a permit issued under this code is the person
10 engaging in that activity, except that if the person engaging in the activity is the employee of a business
11 and is performing the activity in the course and scope of his or her employment, and/or the owner of
12 the business is the person responsible.

13 (c) The person responsible for a violation of Section 107.5 or Section 1030.2 is the owner of the
14 business operating at the building or premises.

15 109.3. [For SF] Remedies Available.

16 The fire code official may enforce the provisions of this code by: issuing a notice of violation
17 under Section 109.4; issuing an administrative citation under Section 109.5; and issuing criminal
18 penalties under Section 109.6.

19 109.4. [For SF] Notice of Violation.

20 (a) When the fire code official finds a building, occupancy, premises, system, or vehicle, or any
21 portion thereof, that is in violation of this code, the fire code official shall, within 15 days, prepare a
22 written notice of violation, which shall identify the code sections violated, describe the violation, and,
23 where applicable, require correction of the violation. The notice of violation shall also set forth the
24 penalties, fees, and costs for the violation. The notice of violation shall also identify the violation as a
25 priority complaint, for violations presenting immediate life safety issues, or a standard complaint, for

1 all other violations. When correction is not immediate, the notice of violation shall specify a time for
2 compliance and re-inspection.

3 (b) When the fire code official finds a person performing any activity requiring a permit under
4 this code without the required permit, or conducting an activity in violation of conditions set in a
5 permit issued under this code, the fire code official may prepare a written notice of violation, which
6 shall identify the code sections violated and describe the violation. The notice of violation shall also
7 set forth the penalties, fees, and costs for the violation. The notice of violation shall also identify the
8 violation as a priority complaint, for violations presenting immediate life safety issues, or a standard
9 complaint, for all other violations. In addition, the fire code official may issue a stop work order under
10 Section 111, requiring the person to immediately cease performing the activity.

11 109.4.1. [For SF] Service of Notice of Violation.

12 (a) When a notice of violation pertains to a specific building, occupancy, premises, system, or
13 vehicle, the fire code official shall mail a copy of the notice of violation to the owner of the building,
14 occupancy, premises, system, or vehicle by regular U.S. mail. The fire code official shall post the
15 notice of violation in a conspicuous place on the subject property.

16 (b) When a notice of violation pertains to a person engaged in an activity for which a permit is
17 required without the required permit, or in violation of a permit issued under this code is the person
18 engaging in that activity, the fire code official shall serve the notice of violation upon the person
19 responsible for the activity as follows: by personal service, by regular U.S. mail and certified mail, or
20 by leaving it with a person of responsibility at site of the activity. The fire code official shall post the
21 notice of violation in a conspicuous place on the subject property.

22 (c) Service by certified or registered mail is effective on the date of mailing if the certified or
23 registered letter is mailed, postage prepaid, return receipt requested, to the person responsible at that
24 person's current address as listed with the Assessor's Office. If the Assessor's Office records do not
25 include an address for a person entitled to notice, then the fire code official shall serve that person by

1 mailing the letter to the address of the building, occupancy, premises, or system involved in the
2 proceedings.

3 109.4.2. [For SF] Re-Inspection Fee.

4 When the fire code official issues a notice of violation and sets a date for compliance and re-
5 inspection to certify compliance with code requirements, the fire code official shall charge a fee for the
6 re-inspection and the person responsible shall pay that fee.

7 109.4.3. [For SF] Hearing on Notice of Violation.

8 (a) If the person responsible to correct a violation identified as a priority complaint fails to do
9 so within the time period specified in the notice of violation, the fire code official shall set the matter
10 for hearing, to be heard within 60 days of the deadline. If the person responsible to correct any other
11 violation fails to do so within the time period specified in the notice of violation, the fire code official
12 shall set the matter for hearing, to be heard within 180 days of the deadline.

13 (b) Notice of hearing. If the fire code official determines to set the matter for hearing, the fire
14 code official shall serve a notice of hearing that provides at least 10 days notice of the hearing. The
15 notice shall include the following information: (1) the street address of the building, occupancy,
16 premises, or system that is in violation of the code, or the date and location of any activity conducted
17 without a required permit or in violation of permit conditions; (2) the date, hour and place of the
18 hearing; (3) a statement that the hearing is an opportunity for all interested parties to appear before
19 the fire code official to show cause why the fire code official should not order the building, occupancy,
20 premises, or system repaired or altered to be brought into compliance with code, or vacated or
21 demolished, or require a permit or compliance with permit requirements; (4) a warning that describes
22 the penalties for violation as set forth in subsection (k) below and Section 109.4.4; and (5) a copy of the
23 notice of violation.

24 (c) Service of hearing notice. The fire code official shall serve the notice of hearing on each of
25 the following persons: (1) the person, if any, in real or apparent charge and control of the building,

1 occupancy, premises, or system, or responsible for any activity; (2) the owner of record of any
2 building, occupancy, premises, or system, or where an activity occurred; (3) the holder of any
3 mortgage, deed of trust, lien or encumbrance of record; (4) the owner or holder of any recorded lease;
4 and (5) the holder of any other recorded estate or interest in the building, occupancy, premises, or
5 system, or the land upon which it is located. The fire code official shall include an affidavit or
6 declaration under penalty of perjury, certifying to the time and manner in which the notice was served.
7 The fire code official shall serve the notice of hearing as follows: by personal service; or by regular
8 U.S. Mail and certified or registered mail. Service by certified or registered mail is effective on the date
9 of mailing if the certified or registered letter is mailed, postage prepaid, return receipt requested, to
10 each person entitled to notice as that person's address appears on the last annual tax roll of the county
11 or at the address to which the Tax Collector mailed the most recent real property tax bill for the
12 building, occupancy, premises, or system. If the annual tax roll or the Tax Collector records do not
13 include an address for a particular person entitled to notice, then the fire code official shall serve the
14 notice to that person at the address of the building, occupancy, premises, or system involved in the
15 proceedings. The failure of any owner or other person to receive a notice of hearing shall not affect in
16 any manner the validity of any proceeding taken or order issued under this section.

17 (d) Posting of notice. The fire code official shall ensure that a copy of the notice of hearing and
18 notice of violation is posted in a conspicuous place on the building or property, and at the location of
19 the hearing. The notice shall be posted at both locations at least 10 days before the date set for the
20 hearing.

21 (e) [Reserved]

22 (f) Hearing. The fire code official or designee shall conduct a public hearing on the matter, at
23 the date, time and location specified in the notice of hearing. The fire code official or designee may
24 continue the hearing for good cause, except that any continuance shall not exceed 30 days, and only
25 one continuance is allowed. Subject to any procedures prescribed by the fire code official for the

1 orderly conduct of the hearing, the fire code official may permit persons with an interest in the
2 building, occupancy, premises, or system, or with knowledge of facts material to the allegations of the
3 notice of violation, to present evidence for the fire code official to consider. The fire code official shall
4 promulgate procedures for implementation of the hearing.

5 (g) Decision and order. The fire code official shall give full and fair consideration to the
6 evidence received at the hearing, and within 30 days of the conclusion of the hearing, shall issue a
7 written decision either: (1) finding no violation and issuing an Order of Rescission that withdraws the
8 notice of violation and dismisses the proceedings; or (2) finding that the building, occupancy, premises,
9 or system, or any portion thereof, is in violation of this code and ordering that the person responsible
10 take action as ordered by the fire code official to bring the building, occupancy, premises, or system
11 into compliance with this code. The order may also direct that the building, occupancy, or premises be
12 vacated pending compliance with the requirements of this code. Any order to correct a violation of this
13 code or to vacate a building, occupancy or premises shall include the following: the street address of
14 the building, occupancy, premises, or system; findings and conclusions about the specifics of the
15 violations and the code section violated; a statement of work the person responsible must perform to
16 remedy the violation and, if applicable, an order to vacate; and time requirements for compliance with
17 the order. The fire code official shall require the person responsible to commence work required under
18 the order within not more than 30 days from the date of the decision, and shall set a reasonable period
19 of time, not to exceed six months from commencement, for the person responsible to complete the
20 required work.

21 (h) Service of, posting, and recording decision. The fire code official shall serve the decision
22 and order on the persons and in the manner specified in subsection (c) above. The fire code official
23 shall post the decision and order in the manner specified in subsection (d) above. The fire code official
24 shall record the decision and order in the Assessor-Recorder's Office.

1 (i) Extension. The person responsible may submit a written application to extend the date to
2 commence work required under the decision and order or to extend the date to complete required work.
3 The fire code official may grant a request to extend the time to commence or to complete work, for
4 good cause shown, only where there is no imminent risk to life or property, and for a time not to exceed
5 90 days.

6 (j) Compliance, Order of Compliance. When the fire code official determines that the person
7 responsible has completed all work required under the order, and that the building, occupancy,
8 premises, or system complies with the requirements of this code, the fire code official shall issue an
9 Order of Compliance, acknowledging that the person responsible has complied with the original order.
10 The fire code official shall serve and post the Order of Compliance, and file it in the Assessor-
11 Recorder's Office.

12 (k) Penalties for disregarding order. Any person responsible who fails to comply with an order
13 under this section shall be guilty of a misdemeanor as set forth in Section 109.6. Any person in
14 possession who fails to comply with an order to vacate shall be guilty of a misdemeanor as provided in
15 Section 109.6. Any person who removes any notice or order posted as required in this section shall be
16 guilty of a misdemeanor as provided in Section 109.6.

17 109.4.4. [For SF] Civil Action and Penalties.

18 Any person violating this code, or who violates, disobeys, omits, neglects or refuses to comply
19 with any notice of violation or decision and order under this code, shall be liable for a civil penalty of
20 up to \$1,000 for each day the violation is committed or permitted to continue, in addition to attorney's
21 fees and costs, which penalty shall be assessed and recovered in a civil action brought by the City and
22 County of San Francisco in any court of competent jurisdiction. In assessing the amount of the civil
23 penalty, the court shall consider any one or more of the relevant circumstances presented by any of the
24 parties to the case, including but not limited to, the following: the nature and seriousness of the
25 misconduct, the number of violations, the persistence of the misconduct, the length of time over which

1 the misconduct occurred, the willfulness of the defendant's misconduct, and the defendant's assets,
2 liabilities and net worth. Any penalties imposed pursuant to this section shall be paid to the City
3 Treasurer and credited to the Fire Department. The remedies in this Section are in addition to any
4 other remedies provided by law. No provision in this section shall preclude prosecution of actions for
5 criminal penalties concurrently, sequentially, or individually.

6 109.4.4.1 [For SF] Allocation of Civil Penalty Fines.

7 All fines and late payment fees shall be credited to the Fire Department and used to support
8 Community Outreach fire safety and prevention programs.

9 109.4.5. [For SF] Presumption of Noncompliance.

10 Notwithstanding any other provision of this code, any person served with a notice of violation
11 that sets a date to correct the violations shall be presumed, in civil proceedings, to have failed to
12 comply with that notice of violation if the date to correct the violation has passed without correction of
13 the violation.

14 109.5. [For SF] Administrative Citations.

15 Violations of this code may be punishable by administrative citation. Chapter 100 of the
16 Administrative Code is herein incorporated in its entirety and shall govern the amount of fees and the
17 procedure for imposition, enforcement, collection and administrative review of administrative citations
18 under this section, except that the amount of the penalties for the code sections set in Section 109.5.2
19 shall be the amount specified in that section, and all fines shall be allocated as specified in Section
20 109.5.3.

21 109.5.1. [For SF] City Employees Who May Issue Administrative Citations.

22 The City employees specified in Section 109.7 may issue administrative citations for any
23 violation of this code.

24 109.5.2. [For SF] Fines for Administrative Citations for Specific Code Violations.

1 The fine for violation of Sections 105.1.1, 107.6, 111.4, 901.8, 907.7.4, and 1031.2 shall be
2 \$1000.

3 109.5.3 [For SF] Allocation of Administrative Citation Fines.

4 All fines and late payment fees shall be payable to the Fire Department and shall be used to
5 support fire safety and prevention programs.

6 109.6. [For SF] Criminal Penalties.

7 Pursuant to California Government Code Section 36900, any person who violates, disobeys,
8 omits, neglects, or refuses to comply with any of the provisions of this code or any lawful order issued
9 under this code shall be guilty of an infraction or a misdemeanor. The fire code official shall
10 determine, and the citation shall specify, whether the violation charged is a misdemeanor or an
11 infraction. If charged as an infraction, the penalty shall be a fine not to exceed \$100 for a first
12 violation, not to exceed \$500 for a second violation of the same section or subsection within one year of
13 the date of the first violation, and not to exceed \$1,000 for each additional violation of the same section
14 or subsection within one year of the date of the second or any subsequent violation. If charged as a
15 misdemeanor, the penalty shall be a fine of not less than \$500 or more than \$1,000 or imprisonment in
16 the county jail not exceeding six (6) months, or both fine and imprisonment, no part of which may be
17 suspended. Every day such violation, disobedience, omission, neglect or refusal continues is a new
18 offense. Any person engaging in any work in violation of the provisions of this code, and any person
19 having charge of such work who permits it to be done, shall be liable for the penalty provided.

20 109.6.1 [For SF] Allocation of Criminal Penalty Fines.

21 All fines and late payment fees shall be payable to the Fire Department and shall be used to
22 support Community Outreach fire safety and prevention programs.

23 109.7. [For SF] Designated Officers and Employees.

1 Pursuant to California Penal Code Section 836.5, the classes of officers or employees of the
2 City and County of San Francisco listed below are empowered to enforce all provisions of this code
3 against violations as a misdemeanor or infraction by exercising arrest and citation authority:

<u>Classification No.</u>	<u>Class Title</u>
<u>H-51</u>	<u>Assistant Deputy Chief II</u>
<u>H-50</u>	<u>Assistant Chief</u>
<u>H-42</u>	<u>Assistant Fire Marshal</u>
<u>H-40</u>	<u>Battalion Chief</u>
<u>H-32</u>	<u>Captain Division of Fire Prevention and Investigation</u>
<u>H-30</u>	<u>Captain</u>
<u>H-24</u>	<u>Lieutenant Bureau of Fire Investigation</u>
<u>H-22</u>	<u>Lieutenant Bureau of Fire Prevention</u>
<u>H-20</u>	<u>Lieutenant</u>
<u>H-10</u>	<u>Chief's Aide</u>
<u>H-6</u>	<u>Investigator</u>
<u>H-4</u>	<u>Fire Inspector</u>
<u>6281</u>	<u>Fire Safety Inspector II</u>

18 109.8. [For SF] Civil Action to Recover Costs.

19 Under California Health and Safety Code Section 13009, any person who negligently, or in
20 violation of the law, sets a fire, allows a fire to be set, or allows a fire kindled or attended by him or her
21 to escape onto any public or private property is liable for the fire suppression costs incurred in fighting
22 the fire and for the cost of providing rescue or emergency medical services, and those costs shall be
23 charged against that person. The City and County of San Francisco may initiate a civil action in any
24 court of competent jurisdiction to recover all amounts authorized under Health and Safety Code

1 Section 13009 and Section 13009.1. Any amounts recovered shall be paid to the City Treasurer and
2 credited to the Fire Department.

3 109.9. [For SF] Remedies are Non-Exclusive.

4 Notwithstanding the provisions of Sections 109.1 through 109.8, the City may institute civil
5 proceedings for injunctive and monetary relief, including civil penalties, against any person for
6 violations of the Fire Code under any circumstances, without regard to whether a complaint has been
7 filed or the fire official has issued a notice of violation under Section 109.4 or an order to correct
8 under Section 109.4.3(g).

9 **SECTION 111. – STOP WORK ORDER.**

10
11 The following San Francisco section replaces the corresponding California Fire Code section:

12
13 111.4. [For SF] Failure to Comply.

14 Any person who continues any work after having been served with a stop work order, except
15 such work as that person is directed to perform to remove a violation or unsafe condition, shall be in
16 violation of this code.

17
18 **SECTION 112. – SERVICE UTILITIES.**

19
20 The following San Francisco section replaces the corresponding International Fire Code
21 section:

22
23 112.1. [For SF] Authority to Disconnect Service Utilities.

24 The fire code official may order disconnection of utility service to a building, structure, or
25 system in order to safely execute emergency operations or to eliminate an immediate hazard.

1
2 **SECTION 113. – FEES.**

3
4 The following San Francisco Section 113 replaces the corresponding International Fire Code

5 Section 113:

6
7 113.1. [For SF] General.

8 The Fire Department shall assess fees in accordance with the provisions of this section.

9
10 113.2. [For SF] Operational Permit Filing Fees.

11 The filing fee for operational permits is set forth in Table 113-A. Inspections necessary for
12 permit issuance that require more than two hours to complete shall be subject to an additional fee of
13 \$120 for each hour. The Fire Department shall not issue a permit until the fees are paid.

14 113.2.1 [For SF] Consolidation of Operational Permits Fee.

15 The fee for consolidation of operational permits is \$95 for each activity added to the original
16 permit.

17 113.2.2. [For SF] Posting Fee.

18 The fee for posting notice of application for certain permits are set in the San Francisco
19 Business and Tax Regulation Code, Article I, Section 27.

20 113.2.3. [For SF] Permit Fees for Vendors at Street Fairs Involving Temporary Street Closures
21 (ISCOTT).

22 Permit fees for vendors at street fairs involving temporary street closures are set in the
23 Transportation Code, Division I, Article 6, Section 6.6.

24 113.3. [For SF] Construction Permit Fees.

1 The Central Permit Bureau at the Department of Building Inspection collects construction
2 permit (building permit) fees in accordance with the San Francisco Building Code. When the Fire
3 Department conducts plan review for buildings or portions of buildings under its authority, the
4 Department will assess plan review fees in accordance with Section 113.4. When the Fire Department
5 conducts inspections for buildings or portions of buildings under its authority, the Department will
6 assess inspection fees in accordance with Section 113.5.

7 113.4. [For SF] Plan Review Fees.

8 Upon application for a permit for the erection of a new building or for alteration work for
9 which plans are required by the Department of Building Inspection, the Central Permit Bureau shall
10 charge and collect a fee to compensate the Fire Department for its costs of reviewing plans submitted
11 with building permit applications for compliance with fire safety regulations. The fee shall be based on
12 the valuation of the work as determined by the Department of Building Inspection. The fee for each
13 permit is set in Table 113-B. The Fire Department shall assess a fee in the amount of \$120 per hour to
14 review revisions to any previously approved plans. The Central Permit Bureau shall collect the fee
15 before issuing the permit.

16 113.5. [For SF] Field Inspection Fees.

17 When the Fire Department determines a field inspection is required to verify that building
18 construction is in compliance with fire safety regulations and this code, it shall notate the application
19 accordingly to provide notice to the Central Permit Bureau. The Central Permit Bureau shall collect
20 the inspection fee due, before issuing a building permit. The fee for each permit is set in Table 113-C.
21 Initial field inspection fees will be charged for inspections of new fire alarm, sprinkler, and gaseous
22 suppression systems per the notation in Table 113-C.

23 After building permit issuance, when the fire code official notifies the applicant that additional
24 inspection time is required over the amount of time set in Table 113-C, the applicant shall purchase
25

1 additional inspection time before the inspector schedules additional inspections. The Fire Department
2 shall collect a fee of \$120 per hour for the cost of providing the inspection service.

3 113.6. [For SF] Pre-Application Plan Review.

4 When an applicant wishes to discuss specific design issues or submit preliminary designs for
5 review and comment by the Fire Department before the applicant submits a formal application for
6 permit, the Fire Department shall assess a fee of \$360. This fee provides the applicant with up to two
7 hours total for research and meeting with Fire Department personnel. When the time spent by the Fire
8 Department exceeds three hours, the Department shall assess additional fees at the rate of \$120 per
9 hour.

10 113.7. [For SF] Re-Inspection of Violation Fees.

11 If the fire code official issues a notice of violation under this code, the notice of violation may
12 set a period of time that is reasonable to remedy the violation and the fire code official may re-inspect
13 the property to verify that the person responsible has made the required correction. The Fire
14 Department shall collect a fee in the amount of \$240 for re-inspections. If the time required for the re-
15 inspection exceeds one hour, the Fire Department shall assess an additional fee at the rate of \$120 per
16 hour.

17 113.8. [For SF] High-Rise Inspection Fees.

18 For inspections of high-rise structures pursuant to Section 13217 of the California Health and
19 Safety Code, the owner of the structure shall pay a fee to cover the Fire Department's costs of
20 inspection. The Department shall calculate the fee on the basis of \$12.50 per 1000 square feet of gross
21 floor area.

22 113.8.1. [For SF] Gross Floor Area.

23 For purposes of this section, the term "gross floor area" is defined as the entire area of each
24 floor, attic, basement or shaft of a building included within the exterior walls of a building, including
25

1 any portion not included within the exterior walls that is under the horizontal projection of the roof or
2 floor above.

3 113.9. [For SF] Referral Fees.

4 If a government agency requests a preliminary site inspection or survey of a premise for
5 compliance with this code or other regulatory codes enforced by the Fire Department, the Fire
6 Department shall collect a service fee of \$120 per hour for the on-site inspections and consultations.
7 When the referral inspection is requested by another San Francisco agency, the requesting agency
8 shall transfer the fee to the Fire Department through electronic transfer. The requesting agency shall
9 pay the fee before scheduling the inspection or consultation. Fees referenced in the California Health
10 and Safety Code take precedence over this fee.

11 113.10. [For SF] Overtime Fee.

12 If a person requests an inspection or other service that requires the assigned Fire Department
13 employee to work outside of the employee's normal working schedule, the Department will charge an
14 overtime fee of \$134 per hour. The person requesting the services shall pay the fee before the
15 inspection or other service is performed. The minimum compensation is four hours.

16 113.11. [For SF] Collection of Other Fees.

17 The fire code official may collect fees as required by other portions of the San Francisco
18 Municipal Code for services by other City departments pertinent to the issuance of permits required by
19 this code.

20 113.12. [For SF] Water Flow Request Fee.

21 Upon a request from a person for water flow information, the Department will charge a water
22 flow fee of \$120. If the information requested requires that Fire Department employees perform an on-
23 site water flow test, the Department will charge a fee of \$240.

24 113.13. [For SF] False Alarm Fees.

1 The Fire Department shall charge a service fee of \$250 for each false fire alarm to which the
2 Department responds after the first two false fire alarms at that address within any calendar year. The
3 Fire Department shall charge a service fee of \$500 for each false fire alarm to which the Department
4 responds after the first five false fire alarms at that address within any calendar year. The fire code
5 official may waive the false alarm fee for good cause as determined by the Chief. The Fire Department
6 shall send notice of the fee to the responsible person, requiring payment within 30 days of the date of
7 the notice.

8 113.14. [For SF] Residential Apartment/Hotel Inspection Fee.

9 The Fire Department shall charge an inspection fee of \$157 to inspect buildings under the R1
10 and R2 Residential Apartment/Hotel Inspection Program.

11 113.15. [For SF] Voluntary Seismic Retrofit Fee Waiver.

12 Notwithstanding the fees established herein, if a project involves voluntary seismic retrofit
13 upgrades to soft-story, wood-frame buildings, as defined by the Director of the Department of Building
14 Inspection, the project applicant is exempt from the proportionate share of plan review fees specified
15 under this code that related to the retrofit work.

16 113.16. [For SF] Cost Recovery Related to Vehicle Incidents.

17 (a) The Fire Department may submit a claim to recover its reasonable costs incurred
18 responding to a motor vehicle incident in the City and County of San Francisco where a person has
19 willfully or negligently caused or permitted the contents of a motor vehicle to be deposited on a street
20 or highway, or its appurtenances, and the Fire Department removes those vehicle contents from the
21 street or highway, or its appurtenances. Vehicle contents may include gas, oil and vehicle debris. The
22 Fire Department shall submit the claim to the insurance company of the person responsible for willfully
23 or negligently causing or permitting the vehicle contents to be deposited on the street or highway, or its
24 appurtenances.

25 (b) The Fire Department shall submit claims in the following amounts:

<u>Description of Incident</u>	<u>Charge</u>
<u>One suppression unit provided vehicle content removal (one hour or less)</u>	<u>\$249</u>
<u>Two or more suppression units provided vehicle content removal (one hour or less)</u>	<u>\$498</u>
<u>Any incident where the vehicle content removal exceeds one hour</u>	<u>An amount based on the reasonable time and materials costs incurred</u>

(c) After a noticed hearing, the Chief of the Fire Department may promulgate rules to effectuate the purposes of this section or to facilitate the claim process.

113.17. Reserved.

113.18. Reserved.

113.19. Reserved.

113.20. Reserved

113. 21. [For SF] Fee-Setting Procedure.

No later than a date that the Controller shall prescribe, the Chief of the Department shall annually report the revenues received from each type of fee the Department collects. The report shall include the costs, both direct and indirect, the Department incurs in providing the services for which each fee is assessed, the anticipated costs for the ensuing fiscal year, the level of service the Department anticipates it will provide for each service for which it charges a fee, and the rate that would be necessary to support each service. The Controller shall file the report with the Board of Supervisors no later than July 1st of each year. If the fees are insufficient to recover SFFD costs, or if the fee recovers more than the actual costs, the Controller shall submit legislation to the Board of Supervisors to ensure that over time the City fees do not exceed the cost of providing the service for which the City charges the fee. The amount of the license fee for the Fire Department permit for the 2016-2017 fiscal year shall be as set forth in the Business and Tax Regulations Code Section 75 et seq.

TABLE 113-A. — OPERATIONAL PERMIT FEES.

<u>TYPE OF PERMIT</u>	<u>FEE</u>
<u>Aerosol Products, Regulated Activities</u>	<u>\$345</u>
<u>Amusement Buildings, Operation</u>	<u>\$345</u>
<u>Aviation Facilities, Regulated Activities</u>	<u>\$345</u>
<u>Aviation Facilities, Aircraft Refueling Vehicle</u>	<u>\$345</u>
<u>Battery System, Operation</u>	<u>\$345</u>
<u>Carnivals and Fairs, Operation</u>	<u>\$345</u>
<u>Cellulose Nitrate Film, Regulated Activities</u>	<u>\$345</u>
<u>Combustible Dust-Producing Operations</u>	<u>\$345</u>
<u>Combustible Fiber, Regulated Activities</u>	<u>\$345</u>
<u>Combustible Material, Regulated Activities</u>	<u>\$345</u>
<u>Compressed Gas, Regulated Activities</u>	<u>\$345</u>
<u>Conditional Use</u>	<u>\$95</u>
<u>Covered Mall Buildings, Operation</u>	<u>\$345</u>
<u>Cryogenic Fluids, Regulated Activities</u>	<u>\$345</u>
<u>Dry Cleaning Plant, Operation</u>	<u>\$345</u>
<u>Exhibits and Trade Shows, Operation</u>	<u>\$345</u>
<u>Explosives, Regulated Activities</u>	<u>\$345</u>
<u>Fireworks, Display</u>	<u>\$345</u>
<u>Firefighter Air Systems, Maintenance</u>	<u>\$345</u>
<u>Flammable and Combustible Finishes, Application of</u> <u>(Including Floor Finishes)</u>	<u>\$345</u>
<u>Flammable or Combustible Liquids, Regulated Activities</u>	<u>\$345</u>

1	<u>Fruit and Crop Ripening</u>	\$345
2	<u>Fumigation and Thermal Insecticidal Fogging</u>	\$345
3	<u>Hazardous Materials, Regulated Activities</u>	\$345
4	<u>Hazardous Production Material (HPM) Facilities</u>	\$345
5	<u>High-Piled Storage</u>	\$345
6	<u>Hot Work Operations, Regulated Activities</u>	\$345
7	<u>Industrial Ovens</u>	\$345
8	<u>Liquefied Petroleum Gases, Regulated Activities</u>	\$345
9	<u>Live Audience, Production Facility, Studio, Sound Stage</u>	\$345
10	<u>Lumberyards and Woodworking Plants</u>	\$345
11	<u>Magnesium Processing</u>	\$345
12	<u>Mobile Fueling</u>	\$345
13	<u>Open Burning</u>	\$345
14	<u>Open Flame and Candles in Assembly Areas</u>	\$345
15	<u>Organic Coating, Manufacturing</u>	\$345
16	<u>Place of Assembly</u>	\$345
17	<u>Place of Assembly-Permanent Occupancy for Non-Profit Group</u>	\$0
18	<u>Pyrotechnic Special Effects Material</u>	\$345
19	<u>Pyroxylin Plastics</u>	\$345
20	<u>Refrigeration Equipment</u>	\$345
21	<u>Repair Garages and Motor Fuel Dispensing Facilities</u>	\$345
22	<u>Rooftop Heliports</u>	\$345
23	<u>Temporary Membrane Structures and Tents</u>	\$345
24	<u>Tire Storage</u>	\$345
25	<u>Tire Rebuilding Plants</u>	\$345

1 Waste Handling, Regulated Activities

\$345

2
3 **TABLE 113-B. – PLAN REVIEW FEES.**

4 **VALUATION**

FEE

5 \$1 TO \$2,000

\$68.31 for the First \$1,000 or less plus \$67.273 for each
6 additional \$1,000 or fraction thereof, to and including \$2,000

7 \$2,001 TO \$50,000

\$135.58 for the First \$2,000 or less plus \$12.992 for each
8 additional \$1,000 or fraction thereof, to and including \$50,000

9
10 \$50,001 TO \$200,000

\$759.19 for the First \$50,000 or less plus \$5.2137 for each
11 additional \$1,000 or fraction thereof, to and including \$200,000

12
13 \$200,001 TO \$500,000

\$1,541.25 for the First \$200,000 or less plus \$2.4302 for each
14 additional \$1,000 or fraction thereof, to and including \$500,000

15
16 \$500,001 TO \$1,000,000

\$2,70.31 for the First \$500,000 or less plus \$1.6221 for each
17 additional \$1,000 or fraction thereof, to and including \$1,000,000

18
19 \$1,000,001 TO \$5,000,000

\$3,081.34 for the First \$1,000,000 or less plus \$1.2332 for each
20 additional \$1,000 or fraction thereof, to and including \$5,000,000

21 \$5,000,001

\$8,014.12 for the First \$5,000,000 or less plus \$0.6219 for each
22 additional \$1,000 or fraction thereof

23 **NOTATION TO TABLE 113-B:**

24 EVACUATION SIGNAGE: Plan review beyond thirty minutes will be assessed at an hourly rate
25 of \$120 per hour.

TABLE 113-C. — FIELD INSPECTION FEES (See notation for additional fees).

<u>VALUATION</u>		<u>FEE/INSP. TIME CREDIT</u>
<u>Over</u>	<u>Not More Than</u>	
<u>\$0</u>	<u>\$10,000</u>	<u>\$120 ONE HOUR</u>
<u>\$10,001</u>	<u>\$50,00</u>	<u>\$240 TWO HOURS</u>
<u>\$50,001</u>	<u>\$500,000</u>	<u>\$360 THREE HOURS</u>
<u>\$500,001</u>	<u>\$5,000,000</u>	<u>\$600 FIVE HOURS</u>
<u>\$5,000,001</u>	<u>\$10,000,000</u>	<u>\$1200 TEN HOURS</u>
<u>\$10,000,001</u>	<u>\$25,000,000</u>	<u>\$2400 TWENTY HOURS</u>
<u>\$25,000,000</u>		<u>\$3600 THIRTY HOURS</u>

NOTATION TO TABLE 113-C:

<u>NEW FIRE ALARM SYSTEMS</u>	<u>\$240 TWO HOURS</u>
<u>NEW SPRINKLER SYSTEMS</u>	<u>\$360 THREE HOURS</u>
<u>NEW GASEOUS SUPPRESSION SYSTEMS</u>	<u>\$240 TWO HOURS</u>

This initial minimum inspection fee covers all inspections up to the hours specified above. If the inspections for the new system exceed the hours specified above, additional hourly fees will be assessed.

SECTION 114. [For SF] – FEE COLLECTION.

This section does not exist in the California Fire Code or International Fire Code.

114.1. [For SF] Collection of Fees.

1 For services that are conducted before the collection of fees, the Department shall proceed in
2 accordance with this section.

3 114.1.1. [For SF] First Notice.

4 When fees are due under sections 113.7, 113.8, 113.13, or 113.14, the Department shall send
5 the responsible person a notice of payment due.

6 114.1.2. [For SF] Second Notice.

7 If the Fire Department does not receive full payment within 60 days after it sent a notice of
8 payment due pursuant to Section 114.1.1, the Department shall sent a second notice of payment due to
9 the responsible person. That written notice shall state that the responsible person is liable for the
10 payment of the fee indicated on the notice and provide notice that if payment of the Fire Department
11 does not receive the fee within 30 days of the mailing date of the second notice, a penalty of 10 percent
12 plus interest at the rate of one percent per month on the outstanding balance shall be added to the fee
13 indicated on the notice from the date that notice of payment due was sent under Section 113.

14 114.1.3. [For SF] Report to Bureau of Delinquent Revenue Collection.

15 If the Department does not receive payment within 30 days following mailing of the second
16 notice, the Department may report all accounts receivable over \$300 to the Bureau of Delinquent
17 Revenue Collection in accordance with Administrative Code, Chapter 10, Article V. Accounts
18 receivable under \$300 shall be administered in accordance with Administrative Code Section 10.41-1.

19
20 **CHAPTER 2. – DEFINITIONS.**

21
22 The following San Francisco definition replaces the corresponding International Fire Code
23 definition in section 202:
24
25

1 [For SF] STANDPIPE SYSTEM, CLASSES OF. A standpipe system is a wet system of piping,
2 valves, outlets and related equipment designed to provide water at specified pressures and installed
3 exclusively for the fighting of fires, including the following:

4 Class I is a standpipe system equipped with 3-inch (76.2 mm) outlets.

5 Class II is a standpipe system directly connected to a water supply and equipped with 1½-inch
6 (38.1 mm) outlets and hose.

7 Class III is a standpipe system directly connected to a water supply and equipped with 3-inch
8 (76.2 mm) outlets or 3-inch (76.2 mm) and 1½-inch (38.1 mm) outlets when a 1½-inch (38.1 mm) hose
9 is required. Hose connections for Class III systems may be made through 3-inch (76.2 mm) hose valves
10 with easily removable 3-inch by 1 ½ -inch (76.2 mm by 38.1 mm) reducers.

11 CHAPTER 3. – GENERAL PRECAUTIONS AGAINST FIRE.

12 SECTION 308. – OPEN FLAMES.

13
14
15
16 The following San Francisco sections replace the corresponding International Fire Code
17 sections:

18
19 308.1.3. [For SF] Torches for Removing Paint.

20 The use of torches or other flame-producing devices to remove paint is prohibited.

21
22 The following San Francisco section replaces the corresponding International Fire Code
23 section:

24 308.1.6.2. [For SF] Portable Fueled Open-Flame Devices.

1 Portable open-flame devices fueled by flammable or combustible gases or liquids shall be
2 enclosed or installed in such a manner as to prevent the flame from contacting combustible material.

3 **Exceptions:**

4 1. LP-gas-fueled devices used for sweating pipe joints in accordance with Chapter 61.

5 2. Hot work and cutting and welding operations in accordance with Chapter 35.

6 3. Candles and open-flame decorative devices in accordance with Section 308.3.

7
8 Section 308.2 is deleted from the International Fire Code.

9
10 **SECTION 316. – HAZARDS TO FIREFIGHTERS.**

11
12 316.3.1. [For SF] Barbed or Razor Wire.

13 Barbed or razor wire shall not be on or attached to any fire escape, dry standpipe or other fire
14 extinguishing facility, fence, parapet, roof surface, or any other place on a building or structure where
15 it might hinder or obstruct firefighters in performing their duties. Where barbed or razor wire is on or
16 attached to any location, structure or surface specified in this section, it shall be removed.

17 **Exception:** Barbed or razor wire may be installed on fences provided it does not obstruct or
18 hinder egress, rescue operations, or access to hazardous areas, as determined by the fire code official,
19 in the event of fire or other emergency.

20 316.7. [For SF] Signage for Buildings with Certain Types of Construction.

21 If a building has roofs or floors of composite wood joist or truss construction, the owner shall
22 post a sign specifying this type of construction. The sign shall be located adjacent to the main entrance
23 door or in a location(s) as required by the fire code official. The sign shall comply with San Francisco
24 Fire Department Administrative Bulletin 5.05.

1 **CHAPTER 4. – EMERGENCY PLANNING AND PREPAREDNESS.**

2
3 **SECTION 403**

4
5 Sections 403.1 and 403.2.1 through 403.11.4 of the International Fire Code and California Fire
6 Code are deleted.

7
8 **SECTION 404**

9
10 Sections 404.1 through 404.4 of the International Fire Code and California Fire Code are
11 deleted.

12 The following three San Francisco sections replace the corresponding International Fire Code
13 sections:

14 404.1. [For SF] State of California Requirements.

15 Emergency plans and preparedness shall be provided in accordance with Title 19, California
16 Code of Regulations, and California Health and Safety Code, section 13220.

17 404.2. [For SF] Fire Safety Director.

18 Owners of buildings having floors used for human occupancy located more than 75 feet above
19 the lowest level of Fire Department access are responsible to provide or employ a fire safety director.
20 The fire safety director shall possess a current and valid certificate of completion of an approved fire
21 safety director training program. A certificate of completion shall be valid for not more than five
22 years.

23 404.3. [For SF] Emergency Procedures Information.

24 Emergency procedures information required by the California Code of Regulations, Title 19,
25 Section 3.09, shall comply with San Francisco Fire Department Administrative Bulletin 2.11.

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SECTION 405. – [DELETED].

Section 405 of the International Fire Code is deleted.

SECTION 406. – [DELETED].

Section 406 of the International Fire Code is deleted.

SECTION 408. – [RESERVED].

Section 408 is not found in either the California Fire Code or the International Fire Code.

SECTION 409. - FIRE SAFETY INFORMATION DISCLOSURE.

409.1. [For SF] Purpose.

It is the purpose of this Section 409 to reduce the risk of fires and of damage from fires by requiring owners of buildings with three or more dwelling units to disclose fire safety information to new residents on or before they begin to live in the building and once a year thereafter, post fire safety information in a place that is accessible to all residents, and also to require owners of buildings with 16 or more dwelling units to offer an annual fire safety training to all residents.

409.2. [For SF] Disclosure Requirements.

(a) The following information (the "Disclosure Information ") shall be disclosed to each resident of an Apartment House as defined in the Housing Code:

(1) The location of all fire extinguishers in the building, and the dates of last servicing:

1 (2) The location of all emergency exits in the building, and a statement that they must remain
2 unobstructed;

3 (3) The location of all fire escapes in the building, and the dates of last inspection;

4 (4) The location of the building fire alarm system, the date when the building fire alarm system
5 was last inspected and tested as required by Section 907.8.5 of this Code, and confirmation that the
6 building fire alarm system is certificated under Section 907.7.4 of this Code, if applicable;

7 (5) The location of all smoke alarms in the resident's dwelling unit, instructions on how to
8 confirm that the smoke alarms are in working condition, and a statement of when the smoke alarms
9 were last replaced;

10 (6) The location of all carbon monoxide detectors in the resident's dwelling unit, instructions
11 on how to confirm that the carbon monoxide detectors are in working condition, and a statement of
12 when the carbon monoxide detectors were last replaced;

13 (7) The phone number of the appropriate contact within the San Francisco Fire Department for
14 reporting suspected violations of this Section 409.

15 The Disclosure Information may also include any other information that would assist a resident
16 to escape or prevent a fire in the building.

17 (b) The owner of the Apartment House or the owner's agent shall provide an oral explanation
18 of the Disclosure Information to new residents before the new residents commence occupancy in the
19 building, a written copy of the Disclosure Information to new residents on or before the commencement
20 of occupancy, and a written copy, updated as appropriate, to all building residents on or before
21 January 31 of each year.

22 (c) The owner of the Apartment House shall maintain a record of its compliance with this
23 Section 409.2 by requesting that a resident from each dwelling unit execute a statement (the "Resident's
24 Statement") and transmit the Resident's Statement to the owner within 20 business days after the
25 resident has received the Disclosure Information, both upon commencement of occupancy and in each

1 subsequent year. The Resident's Statement shall identify the date that the resident received the
2 Disclosure Information. If the resident fails to complete and transmit a Resident's Statement as
3 requested, the owner shall execute a written statement (the "Owner's Statement") which confirms the
4 date that the owner provided the resident the Disclosure Information, and which states that the resident
5 did not execute the statement as requested. The owner shall provide the resident a copy of the Owner's
6 Statement within five business days after it is executed. The owner shall retain copies of all Resident's
7 Statements and Owner's Statements for at least two years. An owner's failure to maintain such records
8 shall create a rebuttable presumption that the owner has violated this Section 409.2.

9 (d) A resident's failure to complete and transmit a Resident's Statement shall not constitute just
10 cause under Administrative Code Section 37.9(a).

11 (e) It is recommended that residents test the smoke alarms and carbon monoxide detectors in
12 their dwelling units on a monthly basis, and immediately report any problems or needed repairs to the
13 building owner.

14 (f) This Section 409.2 shall become operative six months after the effective date of this Section
15 409. (Oper. 3/10/2017)

16 409.3. [For SF] Posting Requirements.

17 (a) The information required to be disclosed under Section 409.2, subdivisions (a)(1), (a)(2),
18 (a)(3), (a)(4), and (a)(7) (collectively, the "Posted Information"), shall be posted in a common area on
19 each floor of the building frequented by the residents in each Apartment House, as defined in the
20 Housing Code.

21 (b) The Posted Information shall be updated as appropriate on or before January 31 of each
22 year.

23 (c) A sign or sticker shall be affixed at the main point of entry to the Apartment House, or at
24 such other location that the Fire Marshal approves in writing, that contains the phone number of the
25

1 owner, property manager, or other person who can give the Fire Marshal or other building inspector
2 prompt access to the building to conduct safety inspections.

3 (d) The Department of Building Inspection shall enforce this Section 409.3 pursuant to periodic
4 health and safety inspections required by code.

5 (e) This Section 409.3 shall become operative six months after the effective date of this Section
6 409.

7 409.4. [For SF] Training Requirements.

8 (a) The owner of any building with 16 or more dwelling units must offer building residents an
9 annual fire safety training that covers the following information:

10 (1) The Disclosure Information,

11 (2) Best practices for how to prevent and escape from building fires; and

12 (3) Any other fire safety information that the building owner deems appropriate.

13 Owners are encouraged to walk through their buildings with residents to address the location of
14 fire extinguishers, emergency exits, and other fire safety information.

15 (b) The owner shall provide residents advance written notification of the training, and shall
16 provide a written summary of the training to each dwelling unit that did not send at least one resident
17 to attend.

18 (c) The owner shall maintain a record going back at least two years that shows the notice
19 provided to residents before each training, confirmation that each training occurred, a list of attendees
20 at each training, and confirmation that the owner provided a written summary of the training to each
21 dwelling unit that did not send at least one resident to attend. An owner's failure to maintain such
22 records shall create a rebuttable presumption that the owner has violated this Section 409.4.

23 (d) A resident's failure to attend trainings required by this Section 409.4 shall not constitute
24 just cause under Administrative Code Section 37.9(a).

25 (e) This Section 409.4 shall become operative one year after the effective date of this Chapter.

1 409.5. [For SF] Printing Requirements.

2 (a) The Posted Information, Disclosure Information, and training materials if applicable shall
3 be printed, and posted in the case of Posted Information, in compliance with Section 11B-703.5 of the
4 California Building Code, as it may be amended from time to time.

5 409.6. [For SF] Penalties and Enforcement.

6 The Chief of the Fire Department or his or her designee may assess and collect administrative
7 penalties from the owner for any violation of this Section 409 in accordance with Administrative Code
8 Chapter 100, "Procedures Governing the Imposition of Administrative Fines, " as may be amended
9 from time to time. Chapter 100, which is incorporated herein in its entirety, shall govern the amount of
10 fees and the procedures for imposition, enforcement, collection, and administrative review of
11 administrative citations. Each day a violation of one of the aforementioned sections occurs shall
12 constitute a separate violation of that section.

13
14 **CHAPTER 5. – FIRE SERVICE FEATURES.**

15
16 **SECTION 503. – FIRE APPARATUS ACCESS ROADS.**

17 Section 503 of the California International Fire Code is adopted

18 The following San Francisco section replaces the corresponding International Fire
19 Code section:

20
21 503.4. [For SF] Obstruction of Fire Apparatus Access Roads.

22 Fire apparatus access roads shall not be obstructed in any manner, including the
23 parking of vehicles. Subject to Health and Safety Code Sections 13104, 13108, 13114,
24 18941.5, and California Fire Code Sections 1.11.2, 104.1 and 503, the portion of the sidewalk
25 or median, immediately adjoining and extending into a roadway that has no utility pole, street

1 light, street furniture, fire hydrant, trees, shrubbery, or other structure or natural growth
2 attached thereto and that has a height that does not exceed six inches above the roadway
3 shall not constitute an obstruction of a fire apparatus access road. The minimum widths and
4 clearances established in Section 503.2.1 shall be maintained at all times.

5 **SECTION 504. – ACCESS TO BUILDING OPENINGS AND ROOFS.**

6
7 504.2.1 [For SF] Breakable Window Marking.

8 Red reflectors shall be installed to indicate the location of existing breakable, tempered glass
9 windows required under previous codes. Reflectors inside buildings shall be at least 1½ inches (381
10 mm) in the least dimension. They shall be on the glass and within 6 inches (1524 mm) of a lower corner
11 of the pane. Reflectors outside buildings shall be at least 3 inches (762 mm) in the least dimension.
12 They shall be placed on the wall below the lowest window in each vertical line of windows containing
13 tempered glass. A 24-inch (609-mm) clear space shall be maintained around the reflectors.

14 504.3.1 [For SF] Access to Roofs With Doors and Hatches.

15 Doors and hatches to a roof must be able to be opened from the inside without the use of a key,
16 code or any special knowledge.

17 **Exceptions:**

18 1. Doors that can be unlocked upon a signal from a central control station or other unlocking
19 system approved by the fire code official. Upon failure of electrical power, the locking mechanisms
20 shall retract to the unlocked position.

21 2. Doors may be locked when approved by the fire code official.

22 504.5. [For SF] Identification on Steel Doors.

23 When rolling steel shutters or similar steel doors are located on any building or structure and
24 there is no easily accessible opening giving access to the building or structure within 25 feet (7620 mm)
25 of the shutter or door, an approved marking shall be affixed on the shutter or door designating or

1 outlining an area which, when removed by burning or cutting, will give access to locking devices,
2 hoisting chains or other devices that control the operation of the shutter or door.

3
4 **SECTION 506. – KEY BOXES.**

5
6 506.2.1. [For SF] Key Box Installation and Maintenance.

7 Key boxes shall be installed and maintained in accordance with San Francisco Fire Department
8 Administrative Bulletin 5.09.

9
10 **SECTION 507. – FIRE PROTECTION WATER SUPPLIES.**

11
12 The following San Francisco section replaces the corresponding California Fire Code section:

13
14 507.4. [For SF] Water Flow and Supply Information.

15 The Fire Department will provide water flow and supply information when requested by the
16 applicant. The Department shall assess fees for this service as stated in section 113.12.

17 507.5.3.1 [For SF] Clear space around underground emergency water supply tanks.

18 A 5-foot (1524 mm) clear space shall be maintained around the circumference of cistern
19 manhole openings, except as otherwise required or approved. Manhole openings shall be on the same
20 surface level of cistern.

21
22 The following San Francisco section replaces the corresponding California Fire Code section:

23
24 507.5.5. [For SF] Clear space around hydrants.

1 A 5-foot (1524 mm) clear space shall be maintained around the circumference of fire hydrants,
2 except as otherwise required or approved.

3 507.6. [For SF] Other Water Supplies.

4 Water tanks or pools within, on or about any building premises shall be connected with
5 approved 6-inch (152-mm) pipe leading from the bottom of the tank to a point designated by the fire
6 code official. Piping for tanks located at or below grade shall be designed and installed for drafting by
7 Fire Department apparatus.

8 **Exceptions:**

9 1. Industrial process water tanks.

10 2. Tanks or pools with a capacity of less than 75,000 gallons (94.6 m3).

11 3. Tanks or pools used to supply automatic fire sprinkler systems.

12 4. Water tanks or pools installed in R3 Occupancies.

13 507.7 [For SF] Auxiliary Water Supply System.

14 The requirements for the installation and modification of the Auxiliary Water Supply System
15 shall comply with the Subdivision Code and any requirements of the San Francisco Public Utilities
16 Commission.

17 **SECTION 508. – FIRE COMMAND CENTER.**

18
19 508.1.6.1. [For SF] Local Additional Features.

20 The fire command center shall contain the following additional features:

21 1. The stock of spare sprinklers required by National Fire Protection Association (“NFPA”) 13
22 (2016).

23 2. Permanent signage with the name and telephone number of the applicable elevator service
24 company.

25 3. Building contact phone numbers.

1 4. Utility shut-off location map.

2 5. Public address system instructions.

3 6. Smoke control system procedures.

4 7. Sprinkler shut-off valve and standpipe isolation valve locations.

5 8. Emergency evacuation/relocation procedures, location of tenant areas of refuge, and
6 location of any tenants requiring evacuation assistance.

7 9. Hazardous materials inventory statement and management plan, when required by the fire
8 code official.

9
10 **SECTION 510.-EMERGENCY RESPONDER RADIO COVERAGE.**

11
12 510.1.1. [For SF] Local Standard for Emergency Responder Radio Coverage.

13 The applicable standard for the design, installation, testing, maintenance and use of Emergency
14 Responders Radio Converge Coverage systems shall be NFPA 1221-2016 Sections 5.10 and
15 9.6.

16
17 **SECTION 511. — LOCAL FIRE SAFETY FEATURE REQUIREMENTS.**

18
19 511.2. [For SF] Local Standards for High-Rise Buildings and Tunnels.

20 Except as stated in the next paragraph, an approved air replenishment system shall be installed
21 in all buildings having floors used for human occupancy located more than 75 feet (22,860 mm) above
22 the lowest level of Fire Department vehicle access. This requirement shall apply for all buildings
23 meeting this definition when the building permit application for construction was made after March 30,
24 2004.

1 Exception: All buildings that are covered by this section but that are equipped with a fire
2 service access elevator ("FSAE") pursuant to California Building Code Section 3007 are not required
3 to install an air replenishment system.

4 The air replenishment system will provide a means for firefighters to refill air bottles for self-
5 contained breathing apparatus (SCBA) through a permanently installed piping distribution system.
6 The system shall be tested and maintained in accordance with San Francisco Fire Department
7 Administrative Bulletin 5.07.

8 The air replenishment system may be installed in all new underground transportation or
9 pedestrian tunnels exceeding 300 feet (91,440 mm).

10
11 **CHAPTER 6. – BUILDING SERVICES AND SYSTEMS.**

12
13 **SECTION 607. – ELEVATOR RECALL AND MAINTENANCE.**

14
15 607.10. [For SF] Maintenance of Elevators.

16 At least one passenger elevator shall be maintained in working order and accessible for
17 immediate use by the Fire Department at all times.

18
19 **CHAPTER 9. — FIRE-PROTECTION SYSTEMS.**

20
21 **SECTION 901.—GENERAL.**

22
23 901.8.3. [For SF] Subsurface Construction.

24 Any person performing any subsurface work in close proximity or adjacent to any valve, gate,
25 hydrant, main, street cistern, or other part of the auxiliary water supply system (high pressure system).

1 any hydrant, hydrant piping, or hydrant gate valve connected to the mains of the Water Department
2 shall comply with all Fire Department regulations and specifications, which are on file with the
3 Department of Public Works Bureau of Engineering.

4
5 **SECTION 902.—DEFINITIONS.**

6
7 The following definition shall be added to Section 902.1 of the California Fire Code:

8
9 [For SF] CERTIFICATED FIRE ALARM SYSTEM is a fire alarm system for which a serially
10 numbered certificate has been issued to the property owner by an organization that is part of the
11 Occupational Safety and Health Administration Nationally Recognized Testing Laboratory Program.
12 The certificate is a tool for assuring the reliability of fire alarm systems and is the alarm company's
13 declaration that the system will be installed, maintained, tested and monitored in accordance with the
14 applicable codes and standards. San Francisco Fire Department Administrative Bulletin 3.03 contains
15 details of the fire alarm certification program.

16
17 **SECTION 903.—AUTOMATIC SPRINKLER SYSTEMS.**

18
19 Table 903.2.11.6 Add a new line to the Table as follows:

20
21 TABLE 903.2.11.6.

22
23 **ADDITIONAL REQUIRED FIRE SUPPRESSION SYSTEMS**

24 **SECTION SUBJECT**

25 3202.3.4 Pedestrian Walkways over Public Streets

1
2 903.3.6.1. [For SF] Fire Department Hose Connection Type.

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

4
5 **SECTION 904.—ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS.**

6
7 The following San Francisco section replaces the corresponding California Fire Code section:

8
9 904.12.6.2 [For SF] Extinguishing System Service.

10 Automatic fire-extinguishing systems shall be serviced at least every 6 months and after
11 activation of the system. Inspection shall be by qualified individuals, and the owner shall maintain the
12 certificate of inspection on site for at least 1 year following the inspection.

13
14 **SECTION 905.—STANDPIPE SYSTEMS.**

15
16 905.2.1. [For SF] Local Installation Standard.

17 Standpipe systems shall be installed using 3-inch (76.2 mm) national standard hose thread.

18 Each standpipe outlet shall be placed to provide a minimum of six inches on all sides of the handle and
19 18 inches on all sides of the outlet, or located as approved by the fire code official.

20
21 The following San Francisco sections replace the corresponding California Fire Code sections:

22
23 905.3.4. [For SF] Stages.

1 Stages greater than 1,000 square feet in area (93 m2) shall be equipped with a Class III wet
2 standpipe system with 1-1/2-inch and 3-inch (38 mm and 76.2 mm) hose connections on each side of
3 the stage.

4 905.3.12. [For SF] Buildings with Limited Fire Department Access.

5 Horizontal and/or vertical Class I standpipes shall be installed and maintained in any building,
6 regardless of the height thereof, wherever, in the opinion of the fire code official, standpipes are
7 necessary to make hose connections available to firefighters.

8
9 The following San Francisco section item only replaces the corresponding California Fire Code
10 section item:

11
12 905.4 Location of Class I Standpipe Hose Connections

13 1. In every required stairway, a hose connection shall be provided for each story above or
14 below grade. Hose connections shall be located at an intermediate landing between stories, unless
15 otherwise approved by the fire code official. See Section 909.20.2.3 of the California Building Code for
16 additional provisions in smokeproof enclosures.

17 905.4.3. [For SF] Local Requirement for Location of Class I-Standpipe Hose Connections.

18 There shall be at least one two-way outlet above the roofline when the roof has a slope of less
19 than 4 units vertical in 12 units horizontal (33.3% slope).

20
21 **SECTION 907.—FIRE ALARM AND DETECTION SYSTEMS.**

22
23 The following San Francisco sections replace the corresponding California Fire Code sections:

24
25 907.2.9.5 [For SF] Automatic Smoke Detection System.

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

4 **Exceptions:**

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

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

10 2.1. The building is equipped throughout with a supervised automatic sprinkler system installed
11 in accordance with Section 903.3.1.1 or 903.3.1.2;

12 2.2. The notification devices will activate upon sprinkler water flow; and

13 2.3. At least one manual fire alarm box is installed in an approved location.

14 907.2.9.1. [For SF] Manual fire alarm system

15 The following San Francisco section items replace only the corresponding California Fire Code
16 section items:

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

18 4. Congregate living facilities or congregate residences three or more stories in height or
19 having an occupant load of 11 or more.

20 907.2.11.10. [For SF] Smoke Alarm Information Disclosure.

21 (a) Annual Smoke Alarm Information Notice. On or before January 31, 2017, and on or before
22 January 31 of each year thereafter, owners of a dwelling unit intended for human occupancy in which
23 one or more units is rented or leased shall provide each tenant with a written notice regarding smoke
24 alarm requirements on a form provided by the Fire Department. The Fire Department shall develop the
25 notice in consultation with the Department of Building Inspection and shall make the notice available

1 on its website in English, Spanish, and Chinese. The Fire Department shall update the notice as
2 necessary from time to time to reflect changes in the law, and the owner shall provide the most recent
3 notice to tenants. The notice shall include, but not be limited to, the following information:

4 (1) information regarding the importance of maintaining smoke alarms in working condition for
5 life safety;

6 (2) a brief summary of legal requirements for smoke alarms in dwelling units;

7 (3) a statement that the landlord is obligated to provide operable smoke alarms in good working
8 condition in the dwelling unit in accordance with the Housing Code and Fire Code and the landlord
9 must promptly repair or replace inoperable smoke alarms upon request; and

10 (4) attached as a separate appendix to the notice, a list, to be prepared by the Rent Board, of
11 tenants' rights organizations that provide counseling to tenants on issues related to fires, and contact
12 information for those organizations.

13 (b) Posting Requirement. For all Apartment Houses as defined in the Housing Code, the
14 building owner shall post the notice referenced in subsection (a) in at least one conspicuous location in
15 a common area of each floor of the building.

16 907.5.2.2.6. [For SF] Local Requirements for Emergency Voice Alarm-Signaling System.

17 Multichannel capability is required for new emergency voice/alarm communication systems in
18 high-rise buildings.

19 907.6.4.1.2. [For SF] Local Annunciation Requirement.

20 Building fire alarm systems shall include visible annunciation in buildings with more than four
21 floors, or when required by the fire code official. Visible annunciation shall be a light-emitting diode
22 (LED) type display. The annunciator panel shall indicate the type of device by floor, zone or other
23 approved designation from which the signal originated.

24 907.6.4.1.3. [For SF] Graphic Annunciation.

25 Graphic annunciation shall be installed when required by the fire code official.

1 907.6.4.3.1. [For SF] High-Rise Building Fire Alarm Annunciation.

2 Item:

3 6. Status of emergency equipment such as the emergency generator, fire pump, and secondary
4 water supply. Shall comply with San Francisco Fire Department Administrative Bulletin 3.01

5 907.7.4. [For SF] Fire Alarm Certification Required.

6 All new fire alarm systems shall be certificated. Fire alarm systems providing service that
7 complies with all requirements of this code shall be certificated by an organization that is part of the
8 Occupational Safety and Health Administration Nationally Recognized Testing Laboratory Program.
9 A document attesting to the certification shall be located on or near the fire alarm system control unit
10 or, if no control unit exists, on or near a fire alarm system component.

11 Exceptions:

12 1. Household fire-warning systems and fire alarm systems in one- or two-family dwellings or
13 three-unit apartment houses.

14 2. Fire alarm control panels whose primary function is to monitor a sprinkler system.

15
16 The following San Francisco section replaces the corresponding California Fire Code section:

17
18 907.8.5. [For SF] Maintenance, Inspection, and Testing.

19 (a) Testing, Inspection and Filing Requirements. The building owner is responsible to maintain
20 the fire and life safety systems in an operable condition at all times. The building owner must have the
21 system(s) tested and inspected every year by service personnel who meet the qualification requirements
22 of NFPA 72, as amended from time to time, for maintaining, inspecting, and testing of the systems.

23 (1) Filing Statement of Compliance. With regard to fire alarm systems in Apartment Houses, as
24 defined in the Housing Code, the building owner shall file a Statement of Compliance with this annual
25 testing and inspection requirement with the Fire Department, on a form provided by the Fire

1 Department, in accordance with the following schedule: (A) for buildings with nine or more units, on
2 or before January 31, 2017. and thereafter on or before January 31 of each odd-numbered year, and
3 (B) for buildings with less than 9 nine units, on or before January 31, 2018, and thereafter on or before
4 January 31 of each even- numbered year. The Fire Department shall consult with the Department of
5 Building Inspection in developing the Statement of Compliance form. The Fire Department shall post
6 all Statements of Compliance it receives on a City website maintained by the Fire Department no later
7 than 60 days from January 31 each year.

8 (2) Posting Statement of Compliance in Common Area. In addition to filing the Statement of
9 Compliance, the building owner shall post a copy of the most recently filed Statement of Compliance in
10 at least one conspicuous location in a common area of each floor of the building or, if no such common
11 area(s) exist, the building owner shall provide a copy to each residential tenant in the building. The
12 building owner shall comply with this requirement no later than 60 days from the date of filing of the
13 Statement of Compliance.

14 (3) Enforcement. For purposes of enforcement of this subsection (a), the Fire Department shall
15 be responsible only for posting the Statement of Compliance forms on the City website, and the Fire
16 Department and/or the Department of Building Inspection shall respond to any complaint received by
17 the respective department pertaining to compliance with this subsection in the case of the Fire
18 Department, or compliance with Section 908 of the Housing Code in the case of the Department of
19 Building Inspection. The Departments may also enforce these requirements pursuant to periodic health
20 and safety inspections required by code.

21 (b) Recordkeeping. The building owner shall maintain written records of inspection and testing,
22 as specified in NFPA 72, as amended from time to time, until the next test and for one year thereafter.

23 (c) Sticker. The building owner shall place, or shall cause service personnel to place, a sticker
24 on the exterior of the fire alarm control panel cover that includes the company name, phone number,
25 and the date of the last inspection or testing.

1 907.8.6. [For SF] Certificated Fire Alarm System for Existing Buildings.

2 Existing buildings are required to have certificated fire alarm systems in accordance with

3 Section 1103.7.10.

4
5 **SECTION 912- FIRE DEPARTMENT CONNECTIONS**

6
7 912.8. Number of connections required.

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

10
11 **SECTION 913- FIRE PUMPS**

12
13 913.2.3. [For SF] Integrity of the fire pump room.

14 The integrity of the fire pump room shall not be compromised. All non-fire pump related
15 equipment, piping, drains, electrical equipment, and electrical services shall not be routed through or
16 located within the fire pump room. Examples include, but are not limited to:

17 (1) Non-fire water system piping

18 (2) Domestic water equipment and piping

19 (3) Drain piping

20 (4) HVAC equipment, ducts, fans, and piping

21 (5) Boilers or furnaces, fuel equipment, and piping (unless feeding a diesel fire pump motor)

22 (6) Electrical equipment and service (e.g. transformers and switchgear)

23
24 **SECTION 914. – FIRE PROTECTION BASED ON SPECIAL DETAILED**
25 **REQUIREMENTS OF USE AND OCCUPANCY.**

1
2 The following San Francisco sections replace the corresponding California Fire Code sections:

3
4 914.3.1.1. [For SF] Number of Sprinkler Risers and System Design.

5 Each zone of the sprinkler system shall connect to at least two risers on each floor. Hydraulic
6 calculations shall be based solely on the riser with the greatest hydraulic demand.

7 914.3.1.2.2. Fire pump drives.

8 The drive for each pump (including power sources, power supply lines, motors or engines, fuel
9 supplies, and controllers) shall be independent of the drive for the other pump.

10 914.3.1.3. [For SF] Fire Department Connections.

11 A Fire Department connection shall be located on each side of a building that fronts a street,
12 and shall provide four inlets for each connection.

13 914.3.2.1 [For SF] Integrity of fire water storage tank.

14 The integrity of the fire water storage tank shall not be compromised. Any non-fire water
15 related system piping, electrical wiring, or drain piping shall not be routed through or located within
16 the fire water storage tank. Examples include, but are not limited to:

17 (1) Domestic water lines

18 (2) Sanitary sewer lines

19 (3) Electrical conduit

20 914.3.2.2. [For SF] Tank overflow line and drain line routing.

21 The tank overflow line and drain line shall be routed to a remote drain that is designed to
22 handle the maximum flow without flooding or damaging the fire pump room, its equipment, or any
23 other room in the building. The routing shall not be located in the fire pump room.

24 914.3.2.2.1. [For SF] Drain ejector pumps (Sump Pumps).

1 Drain ejector pumps shall be permitted to manage fire water tank overflow. Ejector pumps are
2 only to be used when gravity drainage is not available (CPC 709.1). Where overflow lines route to a
3 drain-ejector pump, the following shall apply:

4 (1) Redundant or backup drain ejector pump(s) shall be provided.

5 (2) All drain ejector pumps shall be installed in a remote location approved by the Fire
6 Department, and shall not be located inside or near the fire pump room.

7 (3) All drain ejector pumps shall be sized and rated for the maximum fill flow rate of the water
8 tank.

9 (4) All drain ejector pumps shall be provided with approved emergency/standby power.

10 (5) All drain ejector pumps shall discharge to a safe location that will not subject any portion
11 of the building to flooding.

12 914.12. [For SF] Piers.

13 Group A and F occupancies located on piers of combustibile construction shall include an
14 approved installed automatic sprinkler system.

15
16 **CHAPTER 10 – MEANS OF EGRESS**

17
18 **SECTION 1010. – DOORS, GATES AND TURNSTILES.**

19
20 The following San Francisco section replaces the corresponding California Fire Code section:

21
22 1010.1.2. [For SF] Door Swing

23 Exception 6:

24 In other than Group A, E, H, I, R, and high-rise building occupancies, special purpose
25 horizontal sliding, accordion, or folding door assemblies complying with Section 1010.1.4.3.

1
2 The following San Francisco section replaces the corresponding California Fire Code section:

3
4 1010.1.4.3. [For SF] Special Purpose Horizontal sliding door, accordion or folding doors
5 In other than Group A, E, H, I, R, and high-rise building occupancies, special purpose
6 horizontal sliding, accordion, or folding door assemblies permitted to be a component of a means of
7 egress in accordance with Exception 6 of Section 1010.1.2 shall comply with all of the following
8 criteria:

9
10 **SECTION 1013. – EXIT SIGNS.**

11
12 1013.1.1 Fire escape signs. Doorways or other openings leading to a fire escape, except
13 within individual dwelling units, shall be provided with a sign reading "FIRE ESCAPE" in letters not
14 less than 6 inches (152 mm) high, in high contrast with the background.

15
16 **SECTION 1030. – EMERGENCY ESCAPE AND RESCUE.**

17
18 1030.1.1. [For SF] Direct Access to Public Way
19 When buildings are constructed on lot lines an emergency escape and rescue egress may pass
20 through the building via an exit passageway (per SFFC Section 1024) with approval from the AHJ.

21
22 **SECTION 1031. – MAINTENANCE OF THE MEANS OF EGRESS.**

23
24 1031.2.2. [For SF] Fire Escape Obstructions.

1 Fire escapes and related balconies, ladders, landings, and operating devices shall not be
2 obstructed in any manner. No object shall be stored on or attached to a fire escape without the
3 approval of the fire code official.

4
5
6 **CHAPTER 11. – CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS.**

7
8 **SECTION 1101. – [DELETED].**

9
10 Sections 1101.1 through 1101.4.3 are deleted from the International Fire Code.

11
12 **SECTION 1102. – [DELETED].**

13
14 Sections 1102.1 is deleted from the International Fire Code.

15
16 **SECTION 1103. – FIRE SAFETY REQUIREMENTS FOR EXISTING BUILDINGS.**

17
18 Sections 1103.1 through 1103.1 and 1103.3 through 1103.4.10 are deleted from the
19 International Fire Code.

20
21 The following San Francisco sections replace the corresponding International Fire Code
22 sections:

23
24 1103.5. [For SF] Sprinkler Systems.

1 An automatic sprinkler system shall be provided and maintained in accordance with Sections
2 1103.5.1, 1103.5.2, and 1103.5.3.

3 1103.5.1. [For SF] Automatic Sprinkler System for Existing SRO Hotel Buildings.

4 Every residential hotel building existing on October 16, 2001, that contains twenty (20) or more
5 guest rooms, as defined in the California Building Code, shall provide and maintain an automatic
6 sprinkler system installed to comply with San Francisco Ordinance 170-02 throughout the residential
7 occupancy, including accessory areas. For purposes of this section, "Residential Hotel" means each
8 and every hotel for which a Certificate of Use for any residential units has been issued pursuant to
9 Administrative Code Chapter 41. Any Residential Hotel that does not maintain an installed automatic
10 sprinkler system throughout the residential occupancy is out of compliance and subject to immediate
11 code enforcement action. The owner shall maintain the sprinkler system in accordance with Title 19 of
12 the California Code of Regulations.

13 1103.5.2. [For SF] Automatic Sprinkler System for Existing High-Rise Buildings.

14 All existing high-rise buildings shall maintain an automatic sprinkler systems installed to
15 comply with San Francisco Ordinance 377-93.

16 **Exceptions:**

17 1. Qualified historical buildings as defined in the California Health and Safety Code
18 section 18950.

19 2. Apartment houses, condominiums, or other R-2 Occupancies.

20 3. A mixed-use occupancy building containing an R-2 Occupancy.

21 Any existing high-rise not exempted from this section that does not provide an automatic
22 sprinkler system throughout the residential occupancy is out of compliance and subject to immediate
23 code enforcement action. The owner shall maintain the sprinkler system in accordance with Title 19 of
24 the California Code of Regulations.

25 1103.5.3. [For SF] Automatic Sprinkler System for Existing Hotels.

1 All hotels described in San Francisco Ordinance 319-86 shall maintain an automatic sprinkler
2 system installed to comply with San Francisco Ordinance 319-86 throughout all common areas of the
3 hotel. Any existing hotel that does not provide an automatic sprinkler system in accordance with the
4 ordinance is out of compliance and subject to immediate code enforcement action. The owner shall
5 maintain the sprinkler system in accordance with Title 19 of the California Code of Regulations.

6
7 Section 1103.7.1 and 1103.7.2 are deleted from the International Fire Code.

8
9 Sections 1103.7.4 through 1103.7.7 are deleted from the International Fire Code.

10
11 1103.7.6.1. [For SF] Sleeping Area Requirements.

12 For all buildings that are required to have a fire alarm system under this Code, the Building
13 Code, the Housing Code or any other law, the building owner shall upgrade the fire alarm system, if
14 necessary, to comply with the sound level requirement for sleeping areas set forth in Section 18.4.5.1 of
15 NFPA 72 (2013 edition), as amended from time to time, upon either (a) completion of work under a
16 building permit with a cost of construction of \$50,000 or more or (b) July 1, 2021, whichever occurs
17 first.

18 1103.7.10. [For SF] Certificated Fire Alarm Systems for Existing Buildings.

19 The fire code official may require owners to obtain a certificate for existing fire alarm systems
20 based on severity of life safety hazards or problems identified with a system. Occupancies required to
21 install certificated fire alarm systems are as follows:

22 1. Tourist and residential hotels with 20 or more guest rooms or three or more stories in
23 height.

24 2. Apartment houses with 16 or more units.

25 3. Public assembly occupancies with an occupant load greater than 300 persons.

1 4. Day care facilities with 50 or more occupants.

2
3 Sections 1104 through 1106 are deleted from the International Fire Code.

4
5 **CHAPTER 35. – HOT WORK.**

6
7 **SECTION 3511. – HOT WORK ON PIERS.**

8
9 3511.1. [For SF] Scope.

10 Burning or hot work conducted on marine terminals, piers, and wharves or moored vessels
11 shall be in accordance with this section.

12 3511.2 [For SF] Repairs on Vessels.

13 An applicant for a permit to perform hot work on a vessel shall provide a copy of a Marine
14 Chemist's Certificate authorizing hot work with the permit application. If a permit is issued, the permit
15 holder shall post a copy of the Certificate in a conspicuous place near the gangway of the vessel under
16 repair. The permit holder shall perform all work in accordance with NFPA 306, Control of Gas
17 Hazards on Vessels. Hot work is prohibited while a vessel is fueling, loading or unloading hazardous
18 materials, or when Class "A" or "B" explosives are on board or within 100 feet (30,480 mm) of the
19 vessel.

20 3511.3. [For SF] Repairs on Piers.

21 Hot work is prohibited at marine terminals and on piers, wharves, or moored vessels under any
22 of the following conditions:

23 1. During gas freeing operations;

24 2. Within 100 feet (30,480 mm) of bulk cargo operations involving the loading or unloading of
25 flammable or combustible materials;

1 3. Within 100 feet (30,480 mm) of fueling (bunkering) operations; and

2 4. Within 100 feet (30,480 mm) of explosives or 50 feet (15 240 mm) of other hazardous
3 materials.

4 3511.4. [For SF] Requirements for Hot Work.

5 Any person performing hot work shall perform the work in compliance with this code and the
6 regulations of the U.S. Department of Transportation, U.S. Department of Labor, and U.S. Coast
7 Guard.

8
9 **CHAPTER 56. – EXPLOSIVES AND FIREWORKS.**

10
11 **SECTION 5601. – GENERAL.**

12
13 The following San Francisco section replaces the corresponding International Fire Code
14 section:

15
16 5601.2. [For SF] Permit Required for Explosives, Explosive Materials, Fireworks, and
17 Pyrotechnics.

18 No person may manufacture, assemble, test, use, possess, handle, store, or sell explosives,
19 explosive materials, fireworks, and pyrotechnic materials within the City and County unless the person
20 has obtained a permit from the fire code official.

21
22 The following San Francisco section replaces the corresponding International Fire Code
23 section:

24
25 5601.2.4. [For SF] Financial Responsibility and Insurance.

1 Before a permit is issued to use explosives, explosive materials, fireworks, or pyrotechnic
2 special effects, the applicant shall submit to the fire code official a certificate evidencing Commercial
3 General Liability insurance with limits not less than \$1,000,000 each occurrence, \$2,000,000 general
4 aggregate, combined single limit for bodily injury and property damage, including coverage for
5 Contractual Liability, independent contractors, Explosion, Collapse, and Underground (XCU),
6 Personal Injury, Broadform Property Damage, products, and completed operations, along with an
7 additional insured endorsement naming the City and County of San Francisco, its officers, agents and
8 employees as an additional insured. The insurance policy and endorsement shall be from an insurer
9 approved by the City's Risk Manager and in a form approved by the Risk Manager. In consultation
10 with the Risk Manager, the fire code official may specify a greater or lesser amount for the policy
11 when, in the fire code official's opinion, conditions at the location of use indicate a greater or lesser
12 amount is required.

13 **Exception:** Government entities are exempt from this requirement.

14 **CHAPTER 81. [For SF] – PARKING LOTS AND GARAGES.**

15 This Chapter does not exist in the California Fire Code or International Fire Code.

16 **SECTION 8101. – [For SF] SCOPE.**

17
18 Premises used for parking of motor vehicles and classified as Group S, Division 2 occupancies
19 or as a parking lot shall be in accordance with Chapter 81. See the Building Code for construction
20 requirements. Garages used to service or repair motor vehicles shall comply with Chapter 23.

21 **SECTION 8102. – [For SF] DEFINITIONS.**

1 PARKING LOTS AND GARAGES are lots and garages where the operator charges a fee for the
2 storage of motor vehicles. Parking lots shall include those premises that are open to the sky.

3
4 **SECTION 8103. – [For SF] GENERAL REQUIREMENTS.**

5
6 8103.1. [For SF] Aisles.

7 A parking lot or garage shall include at least one aisle with a minimum width of 30 inches (762
8 mm) and arranged to provide access to all portions of the parking lot or garage.

9
10 8103.2. [For SF] Exit Width.

11 Vehicle exits and entrances shall be at least 15 feet (4572 mm) wide.

12 8103.3. [For SF] Vehicle Barriers.

13 The operator of a parking lot or garage shall install approved vehicle barriers to prevent
14 encroachment on any public right of way and to prevent damage to adjoining property.

15 8103.4. [For SF] Illumination.

16 The operator of a parking lot shall illuminate the entire lot with light having intensity of not less
17 than 1 foot-candle (10.76 lx) at the pavement.

18 8103.5. [For SF] Sign.

19 The operator of any unattended parking lot shall post a sign in a conspicuous location, stating
20 the name and telephone number of the operator.

21 8103.6. [For SF] Vehicle Servicing.

22 Service or repair of motor vehicles is prohibited in parking lots.

23
24 **APPENDIX D.— FIRE APPARATUS ACCESS ROADS.**

25 **Section D105 of the California Fire Code is adopted**

1 Section 5. Abatement.

2 Nothing contained in this ordinance shall be construed as abating any action now
3 pending under or by virtue of any ordinance of the City herein repealed; or as discontinuing,
4 abating, modifying, or altering any penalties accruing, or to accrue, or as waiving any right of
5 the City under any ordinance in force at the time of enactment of this ordinance regulating the
6 hazards of fire and explosion arising from the storage, handling, and use of hazardous
7 substances, materials, and devices, or from conditions hazardous to life or property in the use
8 or occupancy of buildings or premises.

9
10 Section 6. Severability.

11 If any section, subsection, sentence, clause, phrase, or word of this ordinance, or any
12 application thereof to any person or circumstance, is held to be invalid or unconstitutional by a
13 decision of a court of competent jurisdiction, such decision shall not affect the validity of the
14 remaining portions or applications of the ordinance. The Board of Supervisors hereby
15 declares that it would have passed this ordinance and each and every section, subsection,
16 sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to
17 whether any other portion of this ordinance or application thereof would be subsequently
18 declared invalid or unconstitutional.

19
20 Section 7. Effective and Operative Dates.

21 This ordinance shall become effective 30 days after enactment. Enactment occurs
22 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
23 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
24 Mayor's veto of the ordinance.

1 The operative date of Section 4 of this ordinance shall be January 1, 2017, consistent
2 with the operative date of the 2016 California Fire Code.

3
4
5 APPROVED AS TO FORM:
6 DENNIS J. HERRERA, City Attorney

7 By:


8 JANA CLARK
9 Deputy City Attorney

10 n:\egana\as2016\1700127\01146865.doc



City and County of San Francisco

Tails
Ordinance

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

File Number: 161082

Date Passed: November 15, 2016

Ordinance repealing the current San Francisco Fire Code in its entirety and enacting a new 2016 San Francisco Fire Code, consisting of the 2016 California Fire Code, as amended by San Francisco, and portions of the 2015 International Fire Code, with an operative date of January 1, 2017; adopting findings of local conditions pursuant to California Health and Safety Code, Section 17958.7; directing the Clerk of the Board of Supervisors to forward San Francisco's amendments to the California Building Standards Commission and State Fire Marshal; and making environmental findings.

October 31, 2016 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

October 31, 2016 Land Use and Transportation Committee - RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

November 01, 2016 Board of Supervisors - PASSED, ON FIRST READING

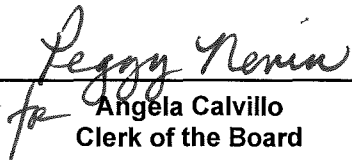
Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

November 15, 2016 Board of Supervisors - FINALLY PASSED

Ayes: 9 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin and Tang
Excused: 2 - Wiener and Yee

File No. 161082

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 11/15/2016 by the Board of Supervisors of the City and County of San Francisco.


Angela Calvillo
Clerk of the Board


Mayor

11/22/2016
Date Approved