

***BIC Regular Meeting  
of  
August 17, 2022***

***Agenda Item 6***



# Triennial Code Adoption

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# Background

Every three years  
Effective January 1, 2023

What happens:

- California state agencies review changes in the model code  
ICC, IAPMO, NEC, NFPA
- California makes amendments/additions to the 12-part California Code of Regulations



# 2022 CALIFORNIA SIGNIFICANT CHANGES

## Climate Action

Electric vehicle (EV) charging:  
new regulations to support EV-  
ready parking spaces

- Clarifies percentage of parking spaces required to be EV-ready and supporting electrical system

Photovoltaic (PV) Panels

- 2019 CA Energy Standards
  - PV not required for high-rise residential
- 2022 CA Energy Standards
  - Requires PV



Image Credit: SF Dept of the Environment

# 2022 CALIFORNIA SIGNIFICANT CHANGES

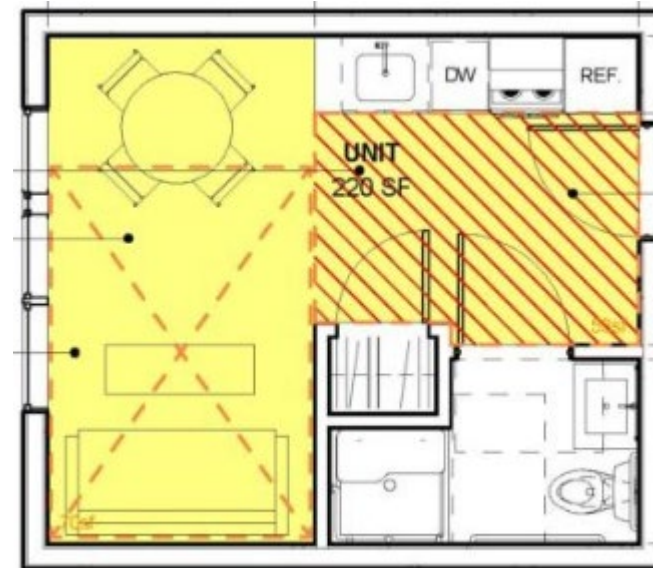
## Efficiency Dwelling Unit

2019:

- Defines living/sleeping room size requirements
- Identifies kitchen/bath facilities

2022:

- Further requires living/sleeping/dining be contained in single room
- Previously implied but not required

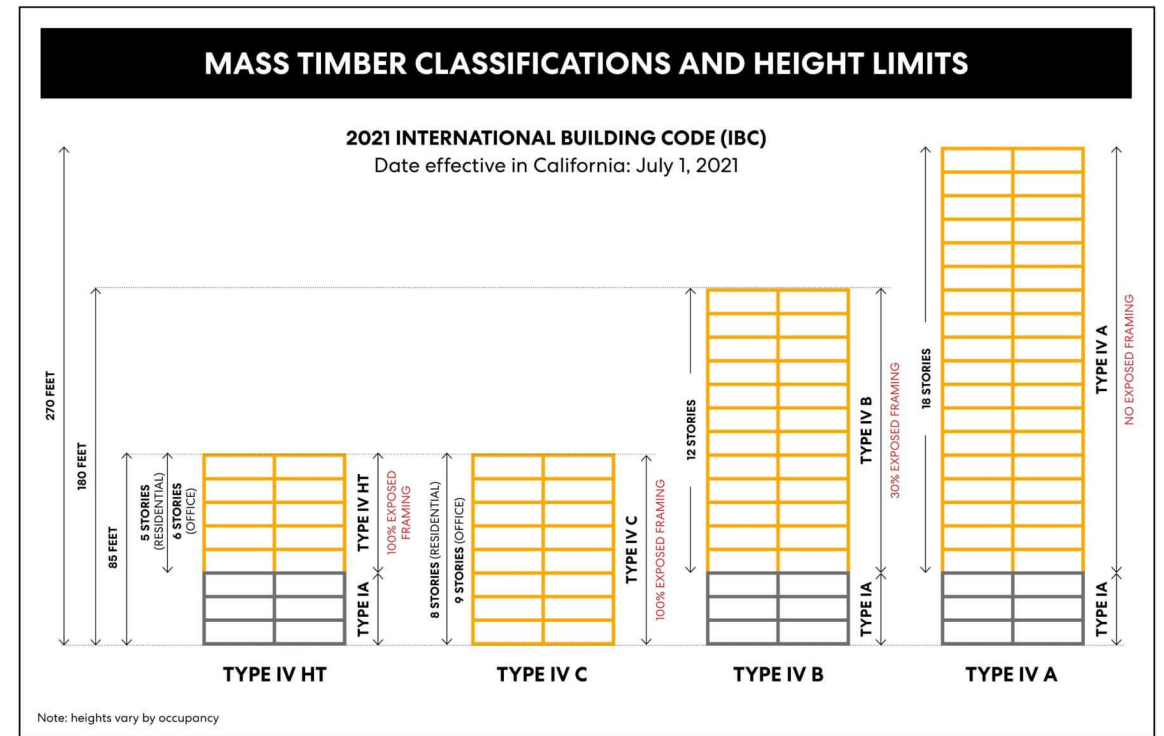


# 2022 CALIFORNIA SIGNIFICANT CHANGES

## Mass Timber

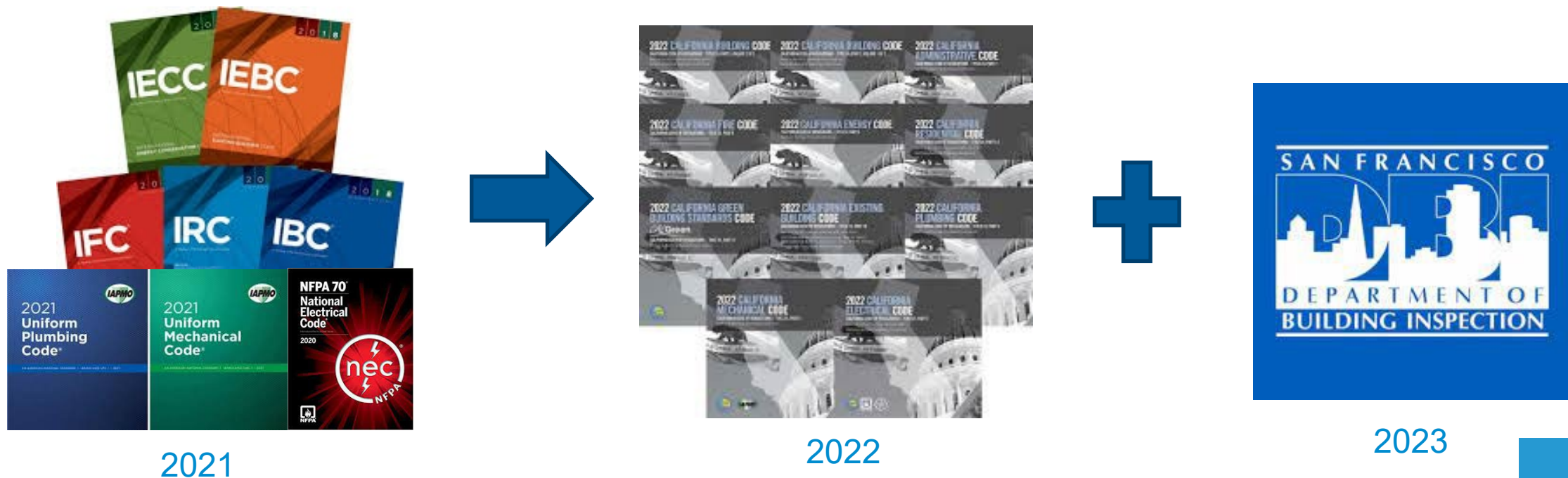
### Mass Timber added to Model Code

- Historically: type IV-HT
  - Fire resistance = wood size
  - Limited to 5 stories
- Three new construction types:  
IV-A, IV-B, IV-C
- Significance for construction?
  - Allows up to 18 stories



# The Triennial Code Adoption Process

The San Francisco Building Code is readopted and amended every three years according to the Triennial Adoption of the California State Building Standards Code



# The Triennial Code Adoption Process

## SF Code Amendments

- SF Building Code
- SF Existing Building Code
- SF Mechanical Code
- SF Electrical Code
- SF Plumbing Code
- SF Green Building Code



# Code Adoption Package

## Expectations

- Carry forward existing SF amendments
- Administrative to align SF codes with state changes:
  - clean-up
  - chapter numbering
  - remove redundancy
  - align current practice

# Code Adoption Package

## Formatting

- Unchanged language from the 2022 California Codes is shaded, and may include bold and/or italicized formatting.
- Repealed San Francisco amendments appear in ~~red~~ ~~strikeout~~.
- New San Francisco amendments appear in red underline.

# Examples of SF Changes

Types of Change	Example
Chapter number changes	<p><b>SECTION 1511 – Roof top structures</b> Updated from 1510 to 1511 – Rooftop Structures</p> <p><b>SECTION 3116 – Wood burning appliances</b> Updated from 3114 to 3116</p>
Remove redundant SF code section	<p><b>SECTION 406.3 Private garages and carports</b> Strike out – in CBC</p>

# Examples of SF Changes

Types of Change	Example
Align current practice	<b>SECTION 106A.3.2 – Submittal Documents</b> <ul style="list-style-type: none"><li>• Remove “original signature” which implies wet signed</li><li>• Facilitate electronic plan review</li></ul>
Remove Sunset	<b>SFEBBC SECTION 327.5.1 – Notification Requirements</b> <ul style="list-style-type: none"><li>• Requirement has sunset: 327.5.3</li></ul>



**THANK YOU**