

AS A BUILDING OWNER, WHAT IS THE PENALTY OR PENALTIES IF I DON'T PROMPTLY REPAIR A DEFECTIVE HEATING SYSTEM?

Where legal action must be taken by the City to compel an owner to repair a system, the owner can be required to pay court costs and administrative costs incurred by the City — as well as the costs to repair the system. Because violation of the Housing Code is a misdemeanor, the Department may issue the building owner a citation if the owner fails to promptly make needed repairs. A violator can be fined up to \$500 per day or be imprisoned for six months or be both fined and imprisoned.

WHO CAN I CALL IF I HAVE A HEATING COMPLAINT OR NEED MORE INFORMATION?

Please call the Housing Inspection Services at (415) 558-6220. We are located at:

1660 Mission Street, 6th Floor
San Francisco, CA 94103

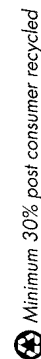
Our office hours are: Monday through Friday
from 8:00 am to 5:00 pm.



Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103-2414



Want a DBI Pro to brief your community / organization on permits and inspection issues? Please contact us at 415-558-6089 or DBICommunityOutreach@sfgov.org and we will make it happen.



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HEAT ORDINANCE



What You Should Know About The Heat Ordinance For Apartments And Residential Hotels In San Francisco



Department of Building Inspection
1660 Mission Street
San Francisco, CA 94103

General Information 415-558-6088
Code Questions 415-558-6084
Fax 415-558-6401
www.sfgov.org/dbi

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California housing codes require all dwelling units in the state to have heating systems capable of heating habitable rooms. When heating is not provided, people are more susceptible to catching colds, influenza and respiratory or other illnesses. The elderly and those already suffering from sicknesses are particularly at risk in buildings without heat or without enough heat.

The requirement for heating goes beyond mere comfort — it is considered essential to maintaining the health of individual occupants and the health, safety and welfare of the public at large. Because residential heating is an important part of building safety, it is strictly regulated by the San Francisco Housing Code.

This brochure has been prepared by the Department of Building Inspection to answer some of the most frequently asked questions about City heating requirements.

We hope this information is helpful to you whether you are a building owner, manager or occupant.

MUST APARTMENT UNITS AND RESIDENTIAL HOTEL DWELLING UNITS BE HEATED?

Yes. The San Francisco Housing Code, Section 701(c), requires these units be heated to at least 68°F at a point midway between the heat source and farthest wall and at 3'-0" above the floor.

MUST HEATING BE ON 24 HOURS PER DAY?

No. Heat capable of maintaining a room temperature of 68°F shall be made available to each occupied habitable room for 13 hours each day between 5:00 a.m. and 11:00 a.m. and 3:00 p.m. to 10:00 p.m. A time clock set to provide the amount and hours of heat is installed at or nearby the heating source (boiler furnace, etc.). A centrally located thermostat shall be installed in a habitable room in the building. Boiler type heat system may take approximately 1 hour to reach minimum requirements.

WHAT ROOMS IN AN APARTMENT OR DWELLING UNIT MUST BE HEATED?

Habitable rooms used for living, sleeping, cooking and eating must be heated. Bathrooms, closets, hallways, storage rooms and similar spaces need not be heated.

CAN PORTABLE HEATERS BE USED TO HEAT A UNIT OR BUILDING?

Generally not. Individual heaters must be permanently attached and properly wired in accordance with the Electrical Code to be considered a legal heat source.

WHAT CAN I DO IF THE BUILDING IS NOT HEATED AS IT SHOULD BE?

Call the Housing Inspection Services Division at (415) 558-6220. Let us know of your complaint and an assigned inspector will contact you (typically within 1 business day) to arrange a visit to your building to investigate the heating conditions.

IF THE BUILDING DOESN'T HAVE ENOUGH HEAT, WHAT WILL THE CITY DO?

The City will issue a Notice to the building owner or manager to repair the system so that heat is provided. Generally, heat must be provided within 48 hours of the Notice. In extreme situations, the City can issue an emergency order and actually perform the work. In such cases, the building owner is billed for the work including administrative costs.

AS A BUILDING OWNER, IF I RECEIVE A NOTICE OF VIOLATION STATING THERE IS NO HEAT OR NOT ENOUGH HEAT, WHAT SHOULD I DO?

Follow the instructions on the Notice and:

1. Be sure the heat is turned on;
2. Check the temperature in several of the apartments to see if there's enough heat;
3. If the system needs repair and you can't fix it, call a licensed heating and plumbing contractor and get the system working as soon as possible;
4. When the heating is repaired and working, call the Housing Inspector at (415) 558-6220 for a reinspection.