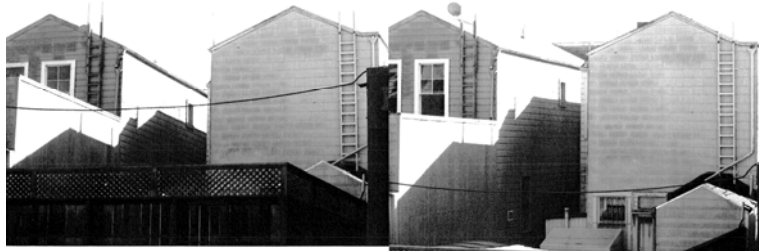




November 21, 2008

**NOTICE OF NEW HOUSING LAW  
AMENDS THE SAN FRANCISCO HOUSING CODE  
BANS EXTERIOR WOODEN FIXED UTILITY LADDERS**

Examples of Now-Prohibited Wooden Fixed Utility Ladders



Dear Property Owner/Operator:

Wooden exterior fixed utility ladders –See the examples pictured above-- are now prohibited on residential buildings and must immediately be removed with a proper building permit. This action is a result of passage by the San Francisco Board of Supervisors of Ordinance File No. 081010 creating Section 605 of the San Francisco Housing Code. This new law takes effect on December 8, 2008. Due to the potential danger of these structures, the Department is already citing property owners to encourage immediate removal of these ladders under the general maintenance provisions of the Housing Code.

These wooden ladders may be replaced with metal ladders properly secured to the building constructed with an approved building permit. For replacement requirements see Title 8 of California Code of Regulations Sections 3276 & 3277 (Cal OSHA) and San Francisco Building Code Administrative Bulletin No AB-019 amended January 1, 2008.(visit [www.sfgov.org/dbi](http://www.sfgov.org/dbi) to see this Administrative Bulletin). Failure to voluntarily remove the wooden ladders will result in the issuance of a formal Notice of Violation to the property owner requiring removal within 30 days of issuance. For your information the new law states:

***SEC. 605. PROHIBITION ON WOODEN FIXED UTILITY LADDERS***

*Wooden Fixed Utility Ladders shall be prohibited on buildings which contain R-1, R-2, and R-3 Occupancies (hotels and apartment house [and dwellings]), as defined by Chapter 4 of this Code. "Fixed Utility Ladder" shall mean any ladder permanently attached to the exterior of a structure or building, but shall not include ladders required by the California Division of Occupational Safety and Health for workplace safety that have been installed with a proper permit, or ladders expressly authorized by the Department of Building Inspection for Building Code or Fire Code compliance purposes.*

*Wooden Fixed Utility Ladders shall be removed or replaced with metal ladders that comply with applicable Building, Fire, and Housing Code requirements.*

If you have questions or require further information regarding the removal of the wooden ladders please contact the Housing Inspection Services Division at (415) 558-6220, or the Technical Services Division at (415) 558-6205 for information regarding the code standards for metal replacement ladders. Please visit the DBI web site, [www.sfgov.org/dbi](http://www.sfgov.org/dbi) and click Housing Inspection Services to see detailed information on the ban on wooden utility ladders.

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**Housing Inspection Services**  
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Office (415) 558-6220 – FAX (415) 558-6249 – [www.sfgov.org/dbi](http://www.sfgov.org/dbi)