

1 [Fire, Housing Codes - Residential Hotel Fire Safety Requirements Triggered by Sale or  
2 Transfer]

3 **Ordinance amending the Fire and Housing Codes to require automatic sprinklers in**  
4 **non-residential areas of residential hotels sold or transferred after August 1, 2017;**  
5 **affirming the Planning Department’s determination under the California Environmental**  
6 **Quality Act; making findings under the California Health and Safety Code; and directing**  
7 **the Clerk of the Board of Supervisors to forward this Ordinance to the California**  
8 **Building Standards Commission upon final passage.**

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

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

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. 170871 and is incorporated herein by reference. The Board affirms  
22 this determination.

23 Section 2. Findings under California Health and Safety Code.

24 The Board of Supervisors hereby finds that the following local conditions apply to the  
25 amendments to the Fire and Housing Codes enacted by this ordinance:

1 (a) The City and County of San Francisco is unique among California communities  
2 with respect to the possible causes and effects of fires, including fires in residential multi-unit  
3 buildings. Among other things, San Francisco is located on an active seismic zone; certain  
4 buildings in San Francisco are at an increased risk for earthquake-induced failure and  
5 consequent fire because of local hazardous microzones, slide areas, and local liquefaction  
6 hazards; enhanced fire, structural, and other protections are required due to high building  
7 density and high occupancy in many buildings.

8 (b) San Francisco has narrow and crowded sidewalks due to building and population  
9 density and unusual topography; and San Francisco has numerous high-rise buildings,  
10 including residential buildings with large numbers of people living therein. For these reasons,  
11 fires in San Francisco can be especially devastating, and the need for extra measures to  
12 prepare for and cope with fires is especially pressing, particularly regarding people who live in  
13 multi-unit residential buildings, and who may face fire dangers any day of the week and any  
14 hour of the day or night.

15 (c) California Health and Safety Code Sections 17958 and 17958.5 allow the City to  
16 make changes or modifications in the requirements contained in the provisions published by  
17 the California Building Standards Commission, including the California Fire Code, when those  
18 changes or modifications are reasonably necessary because of local climatic, geological, or  
19 topographical conditions. California Health and Safety Code Section 17958.7 provides that  
20 before making any such changes or modifications, the governing body must make express  
21 findings that such changes or modifications are reasonably necessary because of the  
22 specified local conditions, and those findings shall be filed with the California Building  
23 Standards Commission.

24 (d) Pursuant to the applicable California Health and Safety Code sections, the Board  
25 of Supervisors finds and determines that the conditions described above constitute a general

1 summary of the most significant local conditions giving rise to the need for variance from the  
2 California Fire and Housing Codes and any other applicable provisions published by the  
3 California Building Standards Commission. Further, the Board of Supervisors finds and  
4 determines that the proposed variances are reasonably necessary based on these local  
5 conditions, and that these conditions justify the more restrictive standards requiring installation  
6 of automatic sprinklers in non-residential areas of multi-unit residential buildings in San  
7 Francisco.

8

9 Section 3. The Fire Code is hereby amended by revising Sections 1103, 1103.5.1, and  
10 1103.5.2, to read as follows:

11 **SECTION 1103. – FIRE SAFETY REQUIREMENTS FOR EXISTING BUILDINGS.**

12 Sections 1103.1 through 1103.1.I and 1103.3 through 1103.4.10 are deleted from the  
13 International Fire Code.

14 \* \* \* \*

15 **1103.5.1. [For SF] Automatic Sprinkler System for Existing SRO Hotel Buildings.**

16 Every ~~Residential~~ Hotel building existing on October 16, 2001, that contains ~~twenty~~  
17 ~~(20)~~ or more guest rooms, as defined in the California Building Code, shall provide and  
18 maintain an automatic sprinkler system installed to comply with San Francisco Ordinance No.  
19 170-02 throughout the residential occupancy, including accessory areas. Residential Hotel  
20 buildings sold or transferred after August 1, 2017, shall have an automatic sprinkler system designed in  
21 accordance with NFPA 13 (2016 edition) throughout the building, including non-residential areas,  
22 within one year of sale or transfer. For purposes of this section, "Residential Hotel" means each  
23 and every hotel for which a Certificate of Use for any residential units has been issued  
24 pursuant to Administrative Code Chapter 41. Any Residential Hotel that does not maintain an  
25 installed automatic sprinkler system, as required by this subsection, ~~throughout the residential~~

1 ~~occupancy~~ is out of compliance and subject to immediate code enforcement action. The owner  
2 shall maintain the sprinkler system in accordance with Title 19 of the California Code of  
3 Regulations.

4 \* \* \* \*

5 **1103.5.2. [For SF] Automatic Sprinkler System for Existing High-Rise Buildings.**

6 All existing high-rise buildings shall maintain an automatic sprinkler system~~s~~ installed to  
7 ~~com-ply~~ comply with San Francisco Ordinance No. 377-93.

8 \* \* \* \*

9 Section 4. The Housing Code is hereby amended by revising Section 904, to read as  
10 follows:

11 **SEC. 904. AUTOMATIC SPRINKLER SYSTEM**

12 \* \* \* \*

13 (e) **Residential Hotels.**

14 (1) An automatic sprinkler system, designed in accordance with NFPA 13  
15 (1999 Edition), shall be installed throughout the residential occupancy of every R~~residential~~  
16 H~~hotel~~ building existing on October 16, 2001, and which contains 20 or more guest rooms, as  
17 defined in the California Building Code. "Residential H~~hotel~~" for purposes of this s~~sub~~section  
18 shall mean each and every hotel for which a certificate of use for any residential units has  
19 been issued pursuant to ~~San Francisco~~ Administrative Code Chapter 41. The design criteria for  
20 the installation of the sprinkler system shall be approved by the San Francisco Fire  
21 Department and shall comply with NFPA 13 (1999 Edition). Those buildings that have  
22 installed a sprinkler system prior to August 20, 2001, that complies with a previous NFPA  
23 standard shall be exempt from this s~~sub~~section. Where a partial sprinkler system has been  
24 previously installed in a building subject to this Section 904, the design criteria for such  
25 existing sprinkler system, or any new system, may be approved or modified by the Chief of

1 the San Francisco Fire Department or his/her authorized representative. Property owners who  
2 are subject to the requirements of this subsection shall be prohibited from relocating tenants  
3 for the sole purpose of complying with this subsection. Residential Hotels subject to this  
4 subsection must submit a building permit application and plans to the Department of Building  
5 Inspection and the Fire Department by September 1, 2002, and complete the fire sprinkler  
6 installation as required within subsection s (a) and (b) by December 31, 2002. All buildings  
7 governed by this subsection which fail to comply with the September 1, 2002, filing deadline  
8 shall remain regulated by the original sprinkler installation deadline of June 30, 2002, and  
9 subject to immediate code enforcement action.

10 (2) In addition to compliance with the requirements of subsection (e)(1), Residential  
11 Hotels sold or transferred after August 1, 2017, shall have an automatic sprinkler system designed in  
12 accordance with NFPA 13 (2016 edition) throughout the building, including non-residential areas,  
13 within one year of sale or transfer. Residential Hotels subject to this subsection shall submit a building  
14 permit application and plans to the Department of Building Inspection and Fire Department within one  
15 year of sale or transfer. Property owners who are subject to the requirements of this subsection shall  
16 be prohibited from relocating tenants for the sole purpose of complying with this subsection.

17  
18 Section 5. Effective Date. This ordinance shall become effective 30 days after  
19 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
20 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
21 of Supervisors overrides the Mayor's veto of the ordinance.

22  
23 Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
24 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
25 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal

1 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
2 additions, and Board amendment deletions in accordance with the "Note" that appears under  
3 the official title of the ordinance.

4  
5 Section 7. Undertaking for the General Welfare. In enacting and implementing this  
6 ordinance, the City is assuming an undertaking only to promote the general welfare. It is not  
7 assuming, nor is it imposing on its officers and employees, an obligation for breach of which it  
8 is liable in money damages to any person who claims that such breach proximately caused  
9 injury.

10  
11 Section 8. Directions to Clerk. The Clerk of the Board of Supervisors is hereby directed  
12 to forward a copy of this ordinance to the California Building Standards Commission upon final  
13 passage as required by State law.

14  
15  
16 APPROVED AS TO FORM:  
17 DENNIS J. HERRERA, City Attorney

18 By: \_\_\_\_\_  
19 ROBB KAPLA  
20 Deputy City Attorney

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