



BUILDING INSPECTION COMMISSION (BIC)
Department of Building Inspection (DBI)

NOTICE OF REGULAR MEETING
Wednesday, February 15, 2017 at 9:30 a.m.
City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416
Aired Live on SFGTV Channel 78

AGENDA

(The BIC will take public comment on every item appearing on the agenda. Members of the public who address the Commission have the discretion on whether they wish to identify themselves for the record.)

1. Call to Order and Roll Call.
2. President’s Announcements.
3. General Public Comment: The BIC will take public comment on matters within the Commission’s jurisdiction that are not part of this agenda.
4. Election of BIC President and Vice-President.
5. Commissioner’s Questions and Matters.
 - a. Inquiries to Staff. At this time, Commissioners may make inquiries to staff regarding various documents, policies, practices, and procedures, which are of interest to the Commission.
 - b. Future Meetings/Agendas. At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could be placed on the agenda of the next meeting and other future meetings of the Building Inspection Commission.

MEMBERS OF THE COMMISSION Angus McCarthy, President Debra Walker, Vice-President Kevin Clinch, Commissioner Gail Gilman, Commissioner John Konstin, Commissioner Frank Lee, Commissioner James Warshell, Commissioner	DEPARTMENT & COMMISSION STAFF Tom Hui, Director (415) 558-6131 Sonya Harris, Secretary (415) 558-6164 Annie Chow, Assistant Secretary (415) 558-6164 CITY ATTORNEY REPRESENTATIVE Dep. City Atty. John Malamut (415) 554-4622
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- 6.** Discussion on Accela permit and project tracking system.
- 7.** Discussion and possible action regarding a proposed ordinance (Board of Supervisors File #161353) replacing a provision of the Planning Code with a new provision of the Administrative Code requiring all City buildings that are accessible to the public to install and maintain at least one baby diaper-changing accommodation that is accessible to women and one that is accessible to men, or a single diaper-changing accommodation that is accessible to all genders; amending the Police Code to require businesses that make a baby diaper-changing accommodation available in a restroom accessible to women to also install and maintain a baby diaper-changing accommodation in a restroom accessible to men or accessible to all genders; and amending the Building Code to require that new public-serving establishments, and substantially renovated public-serving establishments, install baby diaper-changing accommodations, in addition to other requirements.
- 8.** Discussion regarding an Ordinance amending Administrative Code, Chapter 41, to update the Hotel Conversion Ordinance, including: adding or refining definitions of tourist and transit use; comparable unit, conversion, and low-income household; revising procedures for permits to convert residential units; harmonizing fees and penalty provisions with the Building Code; eliminating seasonal short-term rentals for residential hotels that have violated provisions of the Hotel Conversion Ordinance in the previous year; authorizing the Department of Building Inspection to issue administrative subpoenas; adding an operative date; and affirming the Planning Department's determination under the California Environmental Quality Act.
- 9.** Update on the annual cost of construction increase applied to the Department of Building Inspection's Cost Schedule.
- 10.** Discussion and possible action regarding a proposed update to Administrative Bulletin AB-093 Implementation of Green Building Regulations to reflect the requirements of the 2016 San Francisco Green Building Code.
- 11.** Discussion and possible action regarding a proposed ordinance amending the Building Code to establish a process for the Building Inspection Commission's review of legislation proposed by the Board of Supervisors, in addition to other requirements.
- 12.** Discussion and possible action regarding a possible San Francisco Building Code amendment to the 2016 California Plumbing Code deleting Section 911 Circuit Venting.
- 13.** Discussion and possible action regarding a possible deletion of an existing San Francisco Building Code amendment to the 2016 California Electrical Code Section 411.5 that inadvertently revised the section title from Specific Location Requirements to Locations not permitted.
- 14.** Discussion and possible action on the proposed budget of the Department of Building Inspection for fiscal years 2017/2018 and 2018/2019.

15. Director's Report.

- a. Update on DBI's finances.
- b. Update on proposed or recently enacted State or local legislation.
- c. Update on major projects.
- d. Update on Code Enforcement.

16. Review and approval of the minutes of the Regular Meeting of August 17, 2016.

17. Review and approval of the minutes of the Regular Meeting of September 21, 2016.

18. Adjournment.

Copies of all documents referred to in the agenda are available for public inspection and copying between the hours of 8:00 a.m. - 5:00 p.m., Monday through Friday, at the Building Inspection Commission, 1660 Mission Street, 6th Floor, San Francisco, CA 94103 and will be available at the February 15, 2017 meeting. **[Sonya Harris, 558-6164]**

If any materials related to an item on this agenda have been distributed to the Building Inspection Commission after distribution of the agenda packet, those materials are available for public inspection at the locations and during the times specified above.

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

(Chapter 67 of the San Francisco Administrative Code)

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices.

FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE, TO OBTAIN A COPY OF THE SUNSHINE ORDINANCE, OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT CHRIS RUSTOM BY MAIL TO ADMINISTRATOR, SUNSHINE TASK FORCE CITY HALL, ROOM 244, 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102-4689. OFFICE (415) 554-7724, FAX (415) 554-7854, E-MAIL: sotf@sfgov.org

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from Mr. Rustom or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, <http://www.sfgov.org/sunshine/> and at the San Francisco Public Library.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple

chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City accommodate these individuals.

MISSION STATEMENT

As a policy-making and supervisory body mandated by the City Charter, the seven-member citizen Building Inspection Commission will manage the Department of Building Inspection and the bodies subordinate to the Commission by overseeing the effective, efficient, fair and safe enforcement of the City and County's Building, Housing, Plumbing, Electrical and Mechanical Codes, along with Disability Access Regulations.

ACCESSIBLE MEETING INFORMATION POLICY

The meeting will be held at the City Hall Building, located at 1 Dr. Carlton B. Goodlett Place, 4th Floor, Room 416. The closest accessible BART station is the Civic Center Station at 8th (at the United Nations Plaza) and Market Streets.

Accessible MUNI/Metro lines servicing this location are the J-Church, K-Ingleside, L-Taraval, M-Ocean view, and N-Judah at Van Ness and Civic Center Stations; 9-San Bruno, 71-Haight, and 42-Downtown bus lines. For information about MUNI accessible services call (415) 923-6142.

The Commission meeting room is wheelchair accessible. Accessible curbside parking spaces have been designated on the Van Ness Avenue and McAllister Street perimeters of City Hall for mobility-impaired persons. There is accessible parking available within the Civic Center Underground Parking Garage at the corner of McAllister and Polk Streets, and within the Performing Arts Parking Garage at Grove and Franklin Streets.



Accessible seating for persons with disabilities (including those using wheelchairs) will be available. Assistive Listening devices will be available at the meeting. To request a sign language interpreter, reader, materials in alternative formats, or other accommodations for a disability, please contact the **Commission Secretary, Sonya Harris (415) 558-6164**. Providing 72 hours notice will help to ensure availability.

Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call (415) 558-6164 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such persons, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

LANGUAGE ACCESS

Please note: For questions about the Language Access Ordinance, please contact OCEIA at (415) 581-2360 and ask for the Executive Director or Language Access Compliance Officer. Language Assistance: To request an interpreter for a specific item during the meeting, please contact the **Commission Secretary, Sonya Harris, at (415) 558-6164** or by email at sonya.harris@sfgov.org at least 48 hours in advance of the hearing.

POLICY STATEMENT OF PUBLIC HEARING OR MEETING

Pursuant to Section 67.7-1(c) of the San Francisco Administrative Code, members of the public who are unable to attend the public meeting or hearing may submit written comments regarding a calendared item to the BIC Commission Secretary, Sonya Harris, at 1660 Mission Street, 6th Floor, San Francisco, CA 94103 or at the place of the scheduled hearing before the proceedings begin. These written comments shall be made a part of the official public record and these comments will be brought to the attention of the members of the Building Inspection Commission. [Twenty copies are necessary.]

POLICY STATEMENT OF PUBLIC COMMENT

Pursuant to Section 67.16 of the San Francisco Administrative Code, each member of the public may address the Commission once for up to three minutes on any agenda item.

SAN FRANCISCO LOBBYIST ORDINANCE

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; web site: sfgov.org/ethics.